

308 WALNUT STREET
BENOIT | BOLIVAR COUNTY, MS
\$150,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (662) 846-1425

308 WALNUT STREET

PROPERTY PROFILE

LOCATION:

- 308 Walnut Street
Benoit, MS 38725
- Bolivar County
- 20.2± Miles N of Greenville
- 22.7± Miles SW of Cleveland

PROPERTY USE:

- Residential
- Rental Income
- H-2A Housing
- Investment

COORDINATES:

- 33.64713, -91.0081

TAX INFORMATION:

- 2024 - TBD
- Parcel # 06-20-900-43-00100

PROPERTY INFORMATION:

- 0.46± Acre Lot
- 1,581± SqFt Home
- 3 Bedrooms/1 Bathroom
- Sunroom
- Storage Shed
- Fenced Backyard
- Established Garden



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BILLY CARPENTER

LAND SPECIALIST

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O: 662-846-1425

billy@smalltownproperties.com

701 W. Sunflower Rd - Cleveland, MS 38732

smalltownproperties.com

Information is believed to be accurate but not guaranteed.



WELCOME TO 308 WALNUT STREET

308 WALNUT STREET IS SITUATED ON A 0.46± ACRE CORNER LOT IN THE HEART OF THE MISSISSIPPI DELTA. Located in the town of Benoit, in a pleasant, established neighborhood with a peaceful, rural feel, the property is roughly 20 miles north of Greenville and about 23 miles southwest of Cleveland. The Bolivar County home offers 1,581± square feet of living space with three bedrooms and one bathroom. The well-maintained property features a layout perfect for a variety of lifestyles, including a den/family room that flows seamlessly into a sunroom at the rear of the house—ideal for relaxing with a book, enjoying natural light, or entertaining.



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MORE ABOUT 308 WALNUT STREET

The fenced-in backyard provides ample space for pets, children, or gardening and includes a storage shed and an established vegetable garden that is starting to produce.

Whether you're a first-time homebuyer, a small family, or an investor looking for a solid rental opportunity or potential H-2A housing, this home offers affordability, functionality, and value.

Versatile appeal, convenient location, and thoughtful features make this property a unique opportunity to own a quality home.

**Contact Billy Carpenter today to schedule a private showing
and make 308 Walnut Street your address.**



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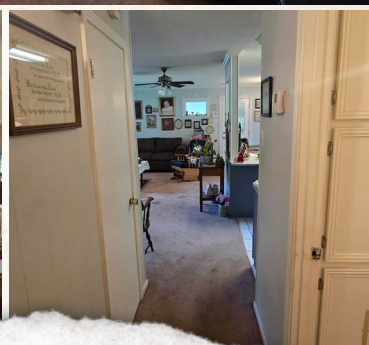
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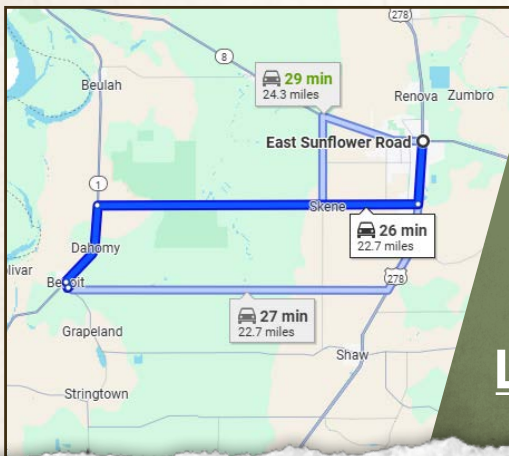
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land **id.** LINK



Directions from Highway 8 & 61:
Travel 3 miles south on US 61. Turn right onto MS-446 and proceed 15 miles. Turn left onto MS-1 and continue 4.1 miles. Turn left onto Preston Street and travel 3 miles. The home is at the corner of 8th Street and Walnut Street.

Physical Address:

308 Walnut Street, Benoit, MS 38725

LINK TO GOOGLE MAP DIRECTIONS



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