

Life on the Farm
37 Good Hope Rd.
Columbia, MS 39429

\$265,000
3.6± Acres
Marion County



Life on the Farm
Columbia, MS / Marion County

SUMMARY

Address

37 Good Hope Rd.

City, State Zip

Columbia, MS 39429

County

Marion County

Type

Residential Property, Farms, Single Family

Latitude / Longitude

31.364635 / -89.783246

Dwelling Square Feet

2,036

Bedrooms / Bathrooms

4 / 2.5

Acreage

3.6

Price

\$265,000

Property Website

<https://www.mossoakproperties.com/property/life-on-the-farm/marion/mississippi/94708/>



PROPERTY DESCRIPTION

ATTRACTIVE PRICE REDUCTION

SELLER TO PAY UP TO \$10,000 TOWARDS CLOSING COSTS!

Don't miss the chance to make the rolling hills in the pasture your back patio view!

Nestled in a quiet rural setting just ten minutes from town, this spacious and charming brick country home rests gracefully on nearly four acres, offering a serene retreat filled with warmth, comfort, and modern country elegance. Completely fenced and truly **farm-ready**, the property features a sprawling pasture with multiple gates and a barn tucked toward the back-perfect for welcoming your horses, goats, or any cherished farm animals. Every evening invites you to slow down and savor the gentle beauty of country life, whether you're enjoying cozy conversations or weekend cookouts on the inviting back porch. The extended patio provides a peaceful vantage point to overlook the rolling pasture, creating a dreamy spot to unwind as the golden hour settles across the land. Both the front and back yards offer generous space for children to run, play, and explore, all while surrounded by tranquil country charm.

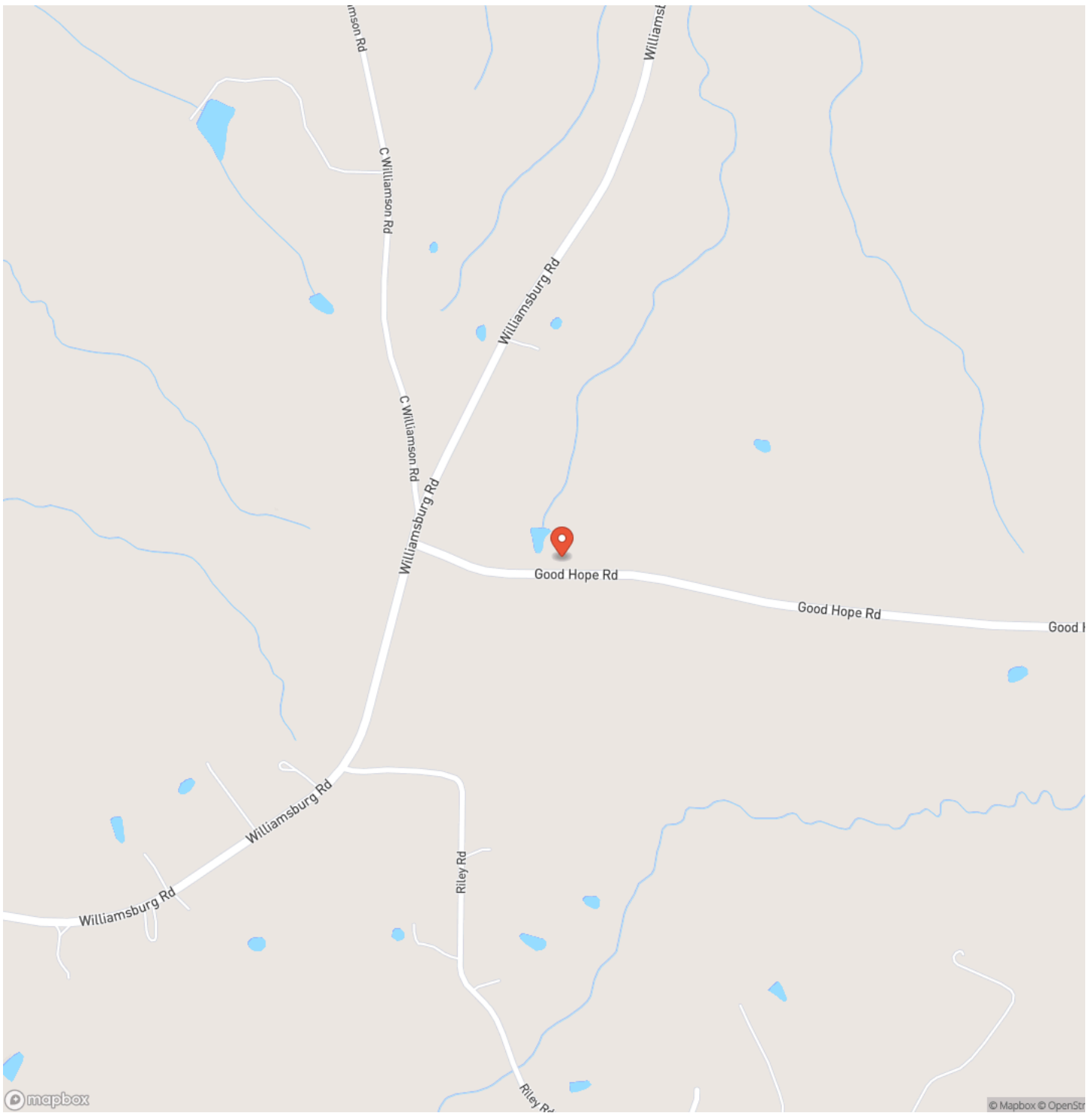
Stepping inside, you'll find that the home blends comfort and style with ease. Gorgeous wood floors and ceramic tile flow throughout, adding warmth, character, and a clean, timeless feel to every room. Updated with lovely butcher-block countertops and thoughtful touches throughout, the interior feels both cozy and refreshingly modern-an inviting mix that makes the home feel instantly welcoming. Though listed as a **3-bedroom, 1-bath**, an additional bonus room currently serves as a fourth bedroom and would also make a delightful office, creative space, or relaxing retreat. The three-quarter bath feels light and modern, featuring a stand-alone shower, chic vanity, and plenty of room should you wish to add a soaking tub to transform it into your own personal spa-like oasis.

As you enter the large living room, your eyes are drawn to the stunning brick fireplace with its charming gas insert-a focal point that brings a sense of comfort and grace to the heart of the home. With its beautifully updated interior, gentle rural ambiance, and nearly four acres of open land ready for your farming dreams, this property offers the perfect blend of classic charm, modern comfort, and country serenity. It's a peaceful, inviting haven ready to welcome you home.

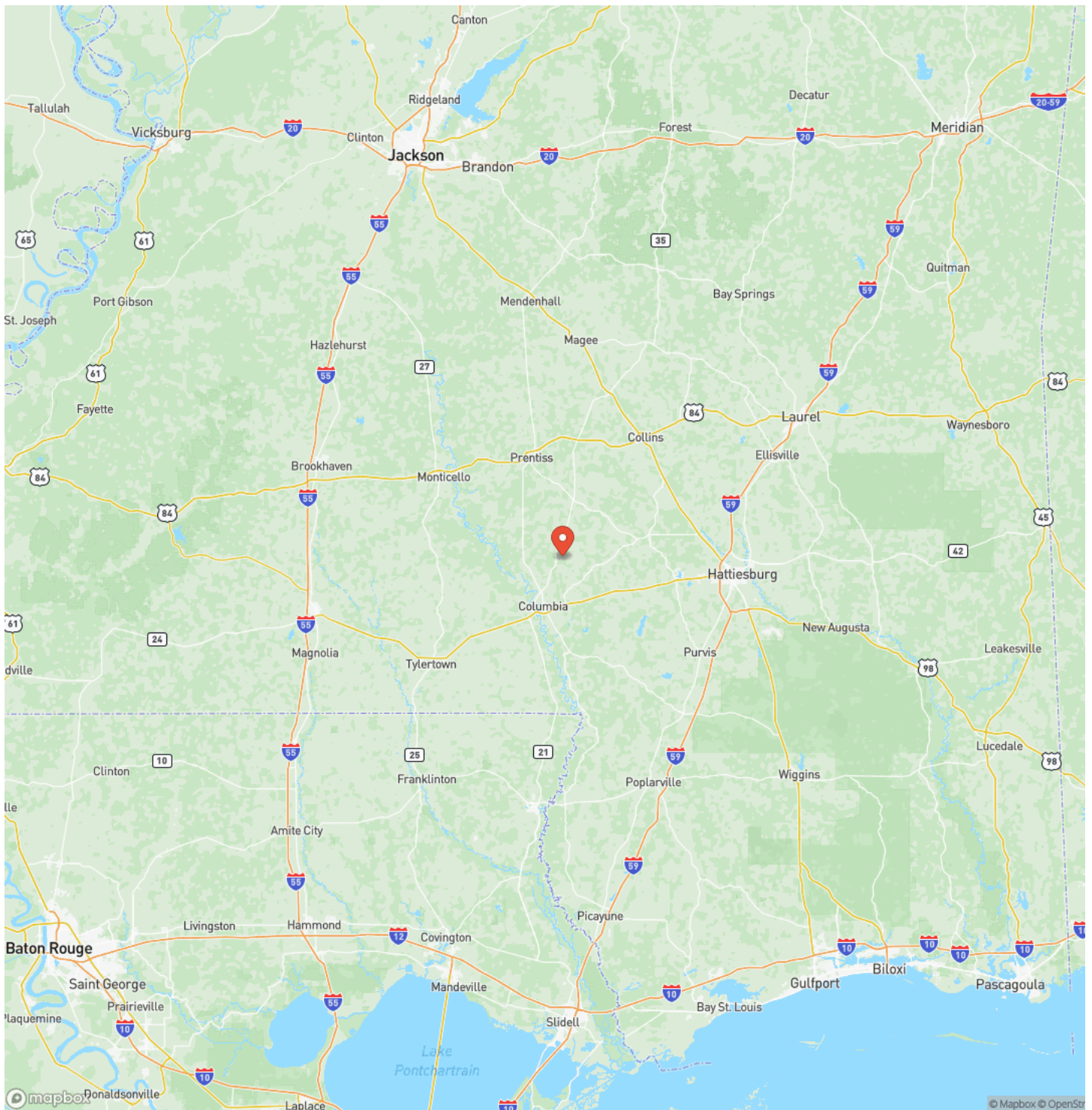
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Locator Map



Locator Map



Satellite Map



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