

The Butler 37 and Cabin
8177 Butler Rd
Macon, MS 39341

\$219,900
37± Acres
Noxubee County



The Butler 37 and Cabin
Macon, MS / Noxubee County

SUMMARY

Address

8177 Butler Rd

City, State Zip

Macon, MS 39341

County

Noxubee County

Type

Hunting Land, Single Family

Latitude / Longitude

33.03014 / -88.774999

Dwelling Square Feet

792

Bedrooms / Bathrooms

2 / 1

Acreage

37

Price

\$219,900

Property Website

<https://www.mossoakproperties.com/property/the-butler-37-and-cabin/noxubee/mississippi/104346/>



The Butler 37 and Cabin Macon, MS / Noxubee County

PROPERTY DESCRIPTION

Nestled in the heart of Noxubee County, Mississippi, awaits a truly captivating retreat: The Butler 37 and Cabin. This remarkable 37-acre property seamlessly blends the thrill of prime hunting land with the comfort of a charming single-family residence, offering an idyllic escape for outdoor enthusiasts and those seeking a peaceful rural lifestyle. With its two-bedroom, one-bathroom cabin, this offering is more than just land; it's an invitation to embrace nature without sacrificing comfort. Included are two storage buildings, and one has a concrete floor and is set up as a skinning shed.

Location

Situated in the serene landscape of Macon, Mississippi, within the sought-after Noxubee County, this property benefits from a tranquil setting while maintaining convenient access to local amenities. The area is renowned for its natural beauty and community spirit, providing a perfect backdrop for both adventure and relaxation.

Land and terrain

The 37 acres of land present a diverse and engaging terrain, offering ample space for various activities. Buyers will appreciate the freedom to explore and shape this expansive parcel to suit their personal vision, whether for recreational pursuits or simply enjoying the natural surroundings.

Improvements and infrastructure

The property features a cozy cabin with two bedrooms and one full bathroom, providing comfortable living quarters amidst the natural beauty. The furniture stays with the cabin, making it truly a rare turn key purchase. This existing structure offers a wonderful foundation, allowing new owners the flexibility to personalize and enhance the space to their exact specifications and desires.

Wildlife and vegetation

The expansive acreage is a haven for diverse wildlife, making it an exceptional destination for nature lovers and hunters alike. The natural vegetation contributes to a rich ecosystem, offering a vibrant environment for local fauna and enhancing the property's appeal as a private sanctuary.

Current and potential use

Currently serving as excellent hunting land with a comfortable single-family residence, the property boasts immense versatility. Its potential uses are extensive, ranging from a private recreational haven, a tranquil primary residence, or a weekend getaway, allowing owners to craft their ideal lifestyle.

Access and easements

The property offers clear and defined access on a paved road, ensuring ease of entry and exit for residents and visitors. The specifics of any easements are transparent, providing full clarity and confidence for prospective buyers in managing their land.

Wendell Giesbrecht

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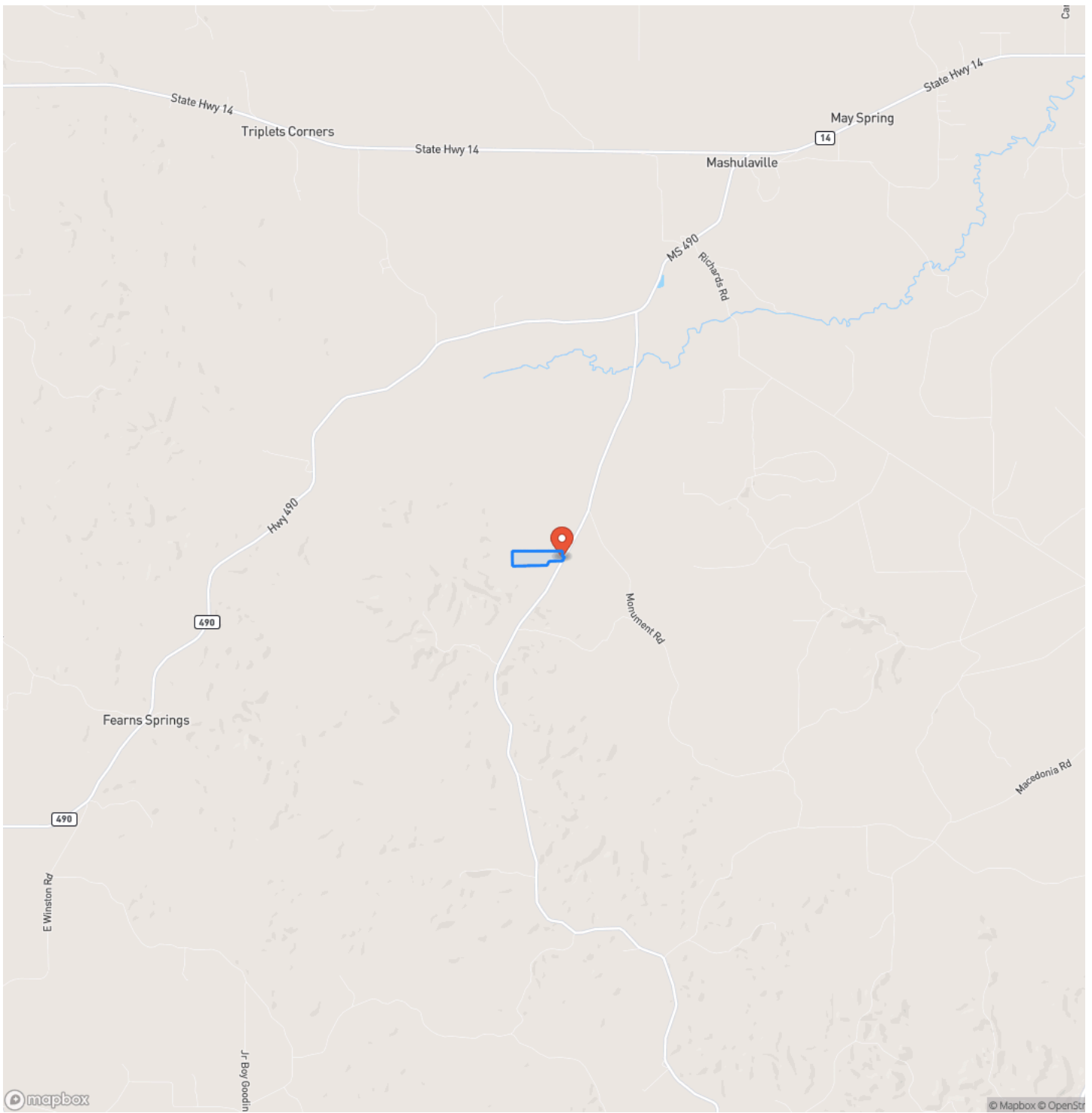
Office: [662-495-1121](tel:662-495-1121)



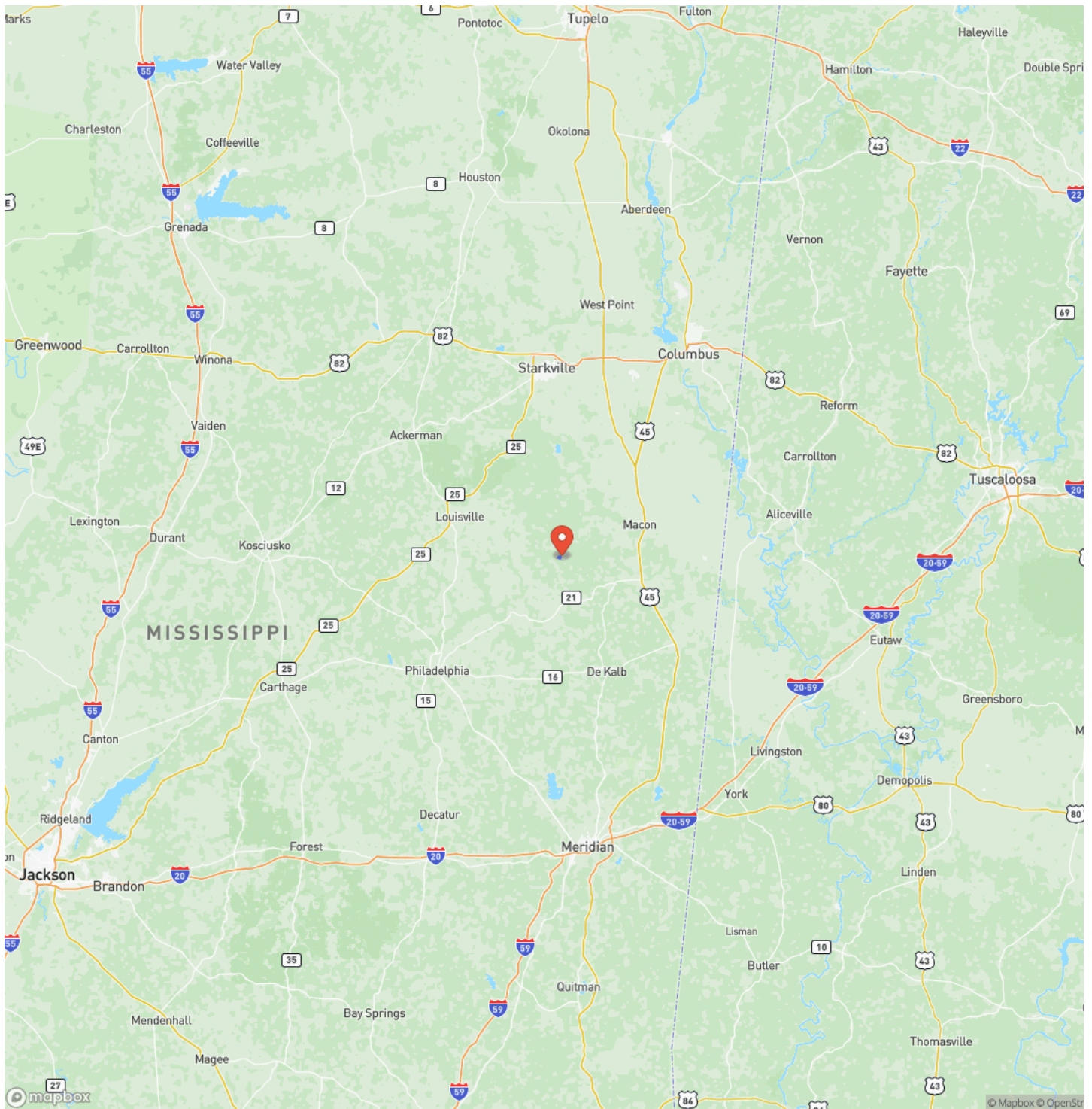
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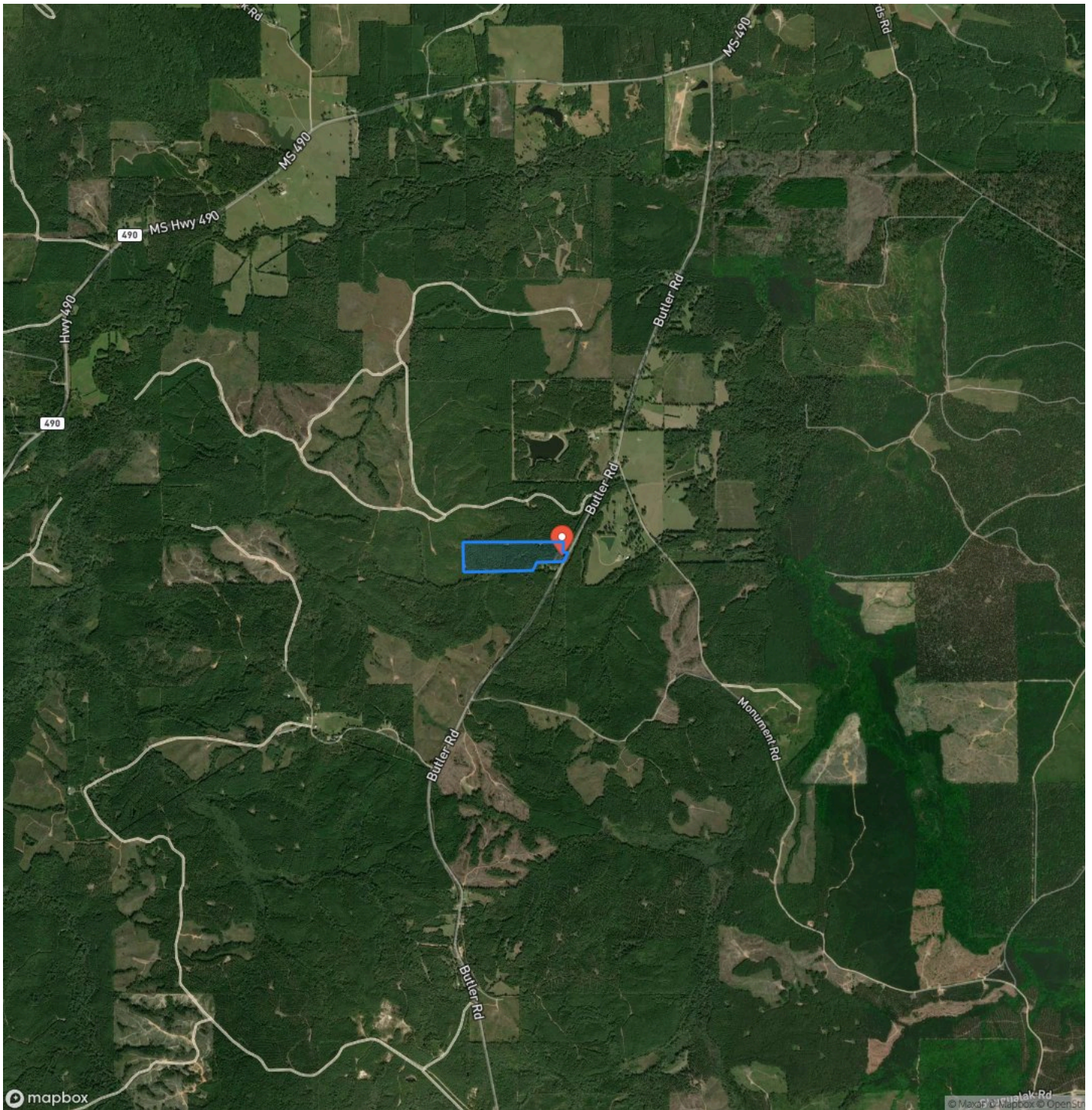
Locator Map



Locator Map



Satellite Map



DISCLAIMERS

All information is taken from public records. Listing agent did not measure. Buyer assumes all responsibility to verify all information.



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