

House and 17 Acres
40231 Rye Bottom Road
Hamilton, MS 39746

\$244,000
17± Acres
Monroe County



**House and 17 Acres
Hamilton, MS / Monroe County**

SUMMARY

Address

40231 Rye Bottom Road

City, State Zip

Hamilton, MS 39746

County

Monroe County

Type

Residential Property, Hunting Land, Single Family, Recreational Land

Latitude / Longitude

33.747733 / -88.35386

Dwelling Square Feet

1,760

Bedrooms / Bathrooms

3 / 3

Acreage

17

Price

\$244,000

Property Website

<https://www.mossoakproperties.com/property/house-and-17-acres/monroe/mississippi/86372/>



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PROPERTY DESCRIPTION

17± Acres with 3 Bed, 3 Bath Home | Lake Site Potential | Monroe County, MS

Welcome to this peaceful 17± acre retreat located in Monroe County, Mississippi—just 15 miles from Columbus and 48 miles from Tupelo. This property offers rural charm and accessibility, featuring a well-maintained 3 bedroom, 3 bathroom home with a two-car garage, set against a backdrop of rolling acreage and scenic views.

The home is thoughtfully designed for comfort and functionality, with recent upgrades including a **new roof** and **new flooring** throughout. With **handicap accessibility** in place, it's ideal for a wide range of buyers seeking long-term comfort and convenience.

One of the standout features of this property is the **ideal lake site**—offering the opportunity to create a private lake with a stunning natural view. Whether you're seeking a private homestead, mini-farm, or recreational getaway, this property has the space and potential to fit your vision.

Property Highlights:

- 17± acres of beautiful Monroe County land
- 3 bedroom, 3 bathroom home with updated roof and floors
- 2-car garage
- Excellent **lake site potential** with picturesque views
- **Handicap accessible** home for added comfort and accessibility
- Peaceful rural setting with convenient access:
 - 15 miles to Columbus, MS
 - 48 miles to Tupelo, MS

Don't miss the opportunity to own this versatile property with space to grow, relax, and enjoy the natural beauty of Northeast Mississippi. Contact us today to schedule a private showing!

Hunter McCool, CLS

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House and 17 Acres
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Locator Map



Locator Map



Satellite Map



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