

**Golden Acres 74.94 with House, Shop and Barn**  
2270 State Line Rd NE  
Golden, MS 38847

**\$339,900**  
74.940± Acres  
Itawamba County





**Golden Acres 74.94 with House, Shop and Barn**  
**Golden, MS / Itawamba County**

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**SUMMARY**

**Address**

2270 State Line Rd NE

**City, State Zip**

Golden, MS 38847

**County**

Itawamba County

**Type**

Farms, Hunting Land, Recreational Land, Residential Property,  
Lakefront, Timberland, Single Family

**Latitude / Longitude**

34.358493 / -88.18248

**Dwelling Square Feet**

1260

**Bedrooms / Bathrooms**

2 / 1

**Acreage**

74.940

**Price**

\$339,900

**Property Website**

<https://www.mossyoakproperties.com/property/golden-acres-74-94-with-house-shop-and-barn-itawamba-mississippi/80781/>



## Golden Acres 74.94 with House, Shop and Barn

### Golden, MS / Itawamba County

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#### **PROPERTY DESCRIPTION**

#### **74.94 Acres of Southern Living with 2 bed/1 bath House & Great Hunting**

Welcome to Golden Acres! This **beautiful 74.94-acre property** offers peaceful country living, recreational opportunity, and land investment potential. Whether you're looking for a homestead, weekend getaway, or a hunting paradise this place checks all the boxes.

#### **Property Features Include:**

- **2 Bedroom / 1 Bath Cottage-Style Home**
  - Bonus room ideal for dining, office, or guest space
  - Cozy back porch with a swing, perfect for enjoying the quiet evenings
  - Appliances included—washer, dryer, refrigerator, stove, and more
- **60 x 32 ft Barn** for storage, equipment, or livestock
- **18 x 35 ft Shop** with **power & water**—ideal for projects, tools, or hobbies
- **Underground Storm Shelter** for peace of mind during stormy seasons
- **Rolling Hills** with a mix of terrain offering beautiful views and great access
- **Seasonal Creek, Natural Spring, and a Pond**
- **Wildlife Habitat:**
  - 3 shooting houses
  - 4 well-established food plots
  - Excellent **deer and turkey hunting** opportunities
- **Blueberry Bushes** for your own seasonal harvest
- **CRP Pine Plantation** (yearly income)
- **Mature Pine and Hardwood Timber**

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Whether you're hunting, hiking, gardening, or just relaxing on the porch swing, this property is the kind of place that makes you want to stay awhile. The balance of timber, water features, and open ground provides great opportunity. Plus, with the included structures and appliances, it's ready for you to move in and start enjoying immediately.

Call us today and let's go check this property out today!

**Hunter McCool, Certified Land Specialist**

**Licensed in MS and AR**

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

[662-295-7447](tel:662-295-7447)



[hmccool@mossyoakproperties.com](mailto:hmccool@mossyoakproperties.com)



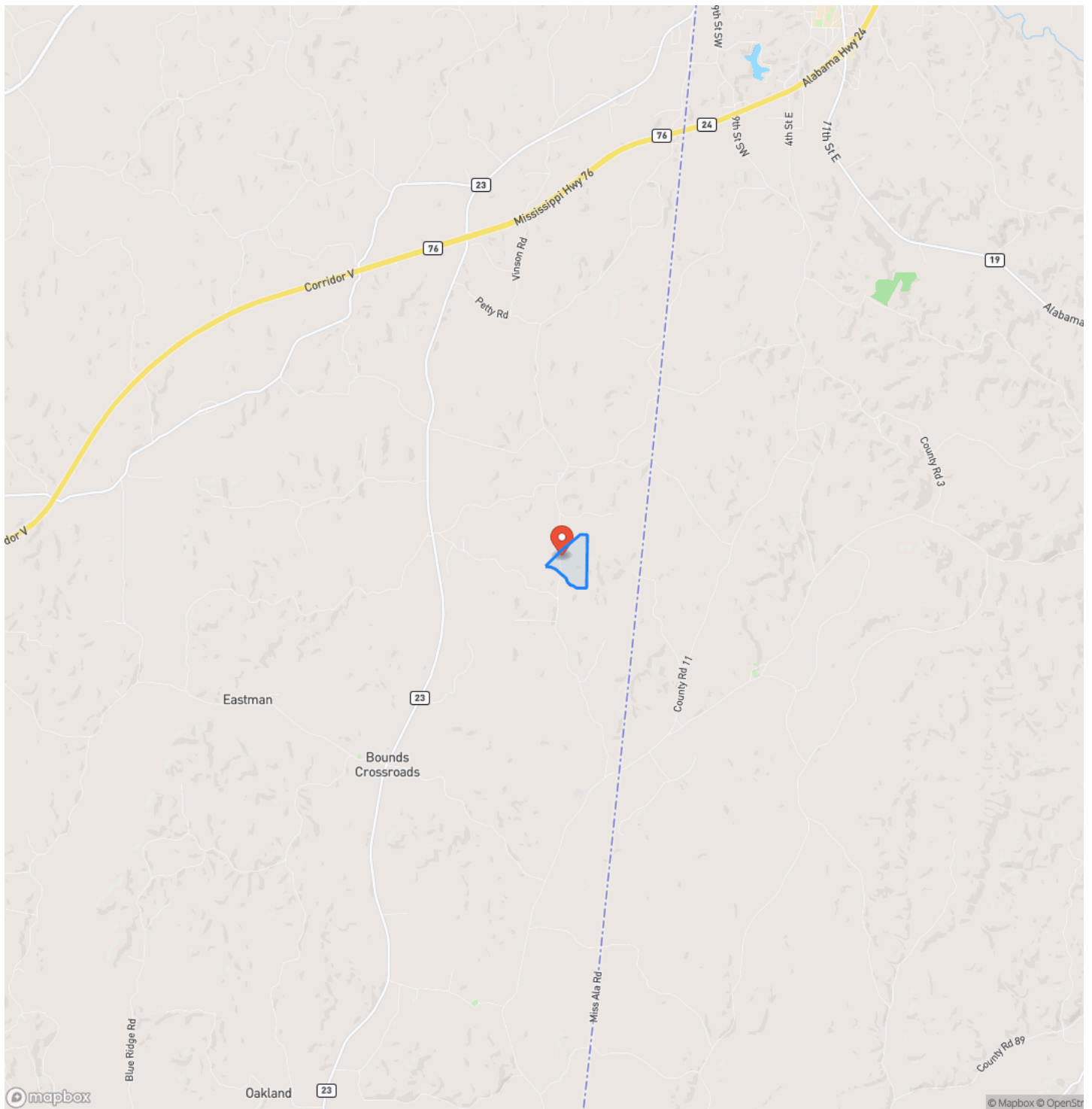
**MORE INFO ONLINE:**  
**MossyOakProperties.com**



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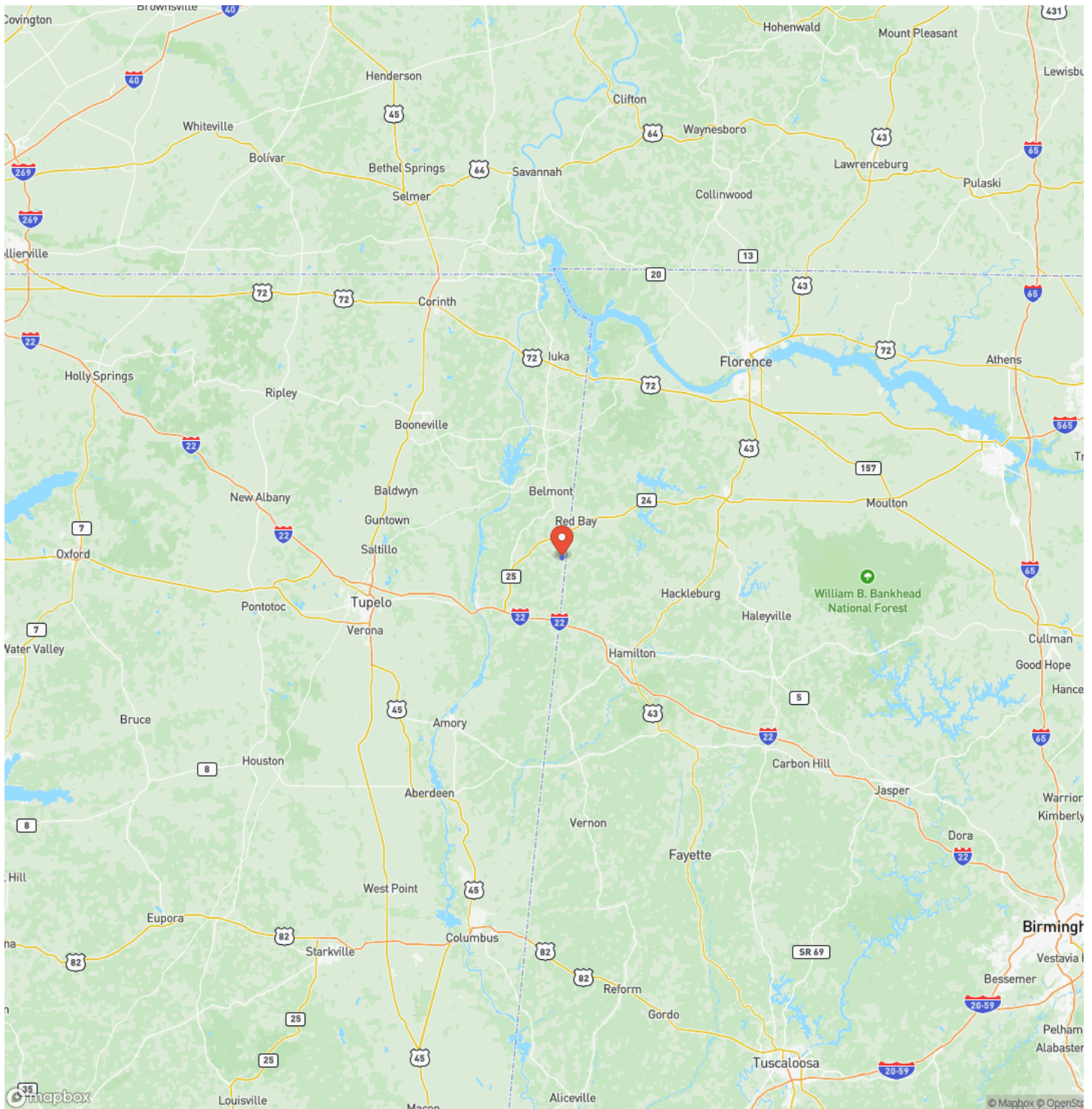


## Locator Map



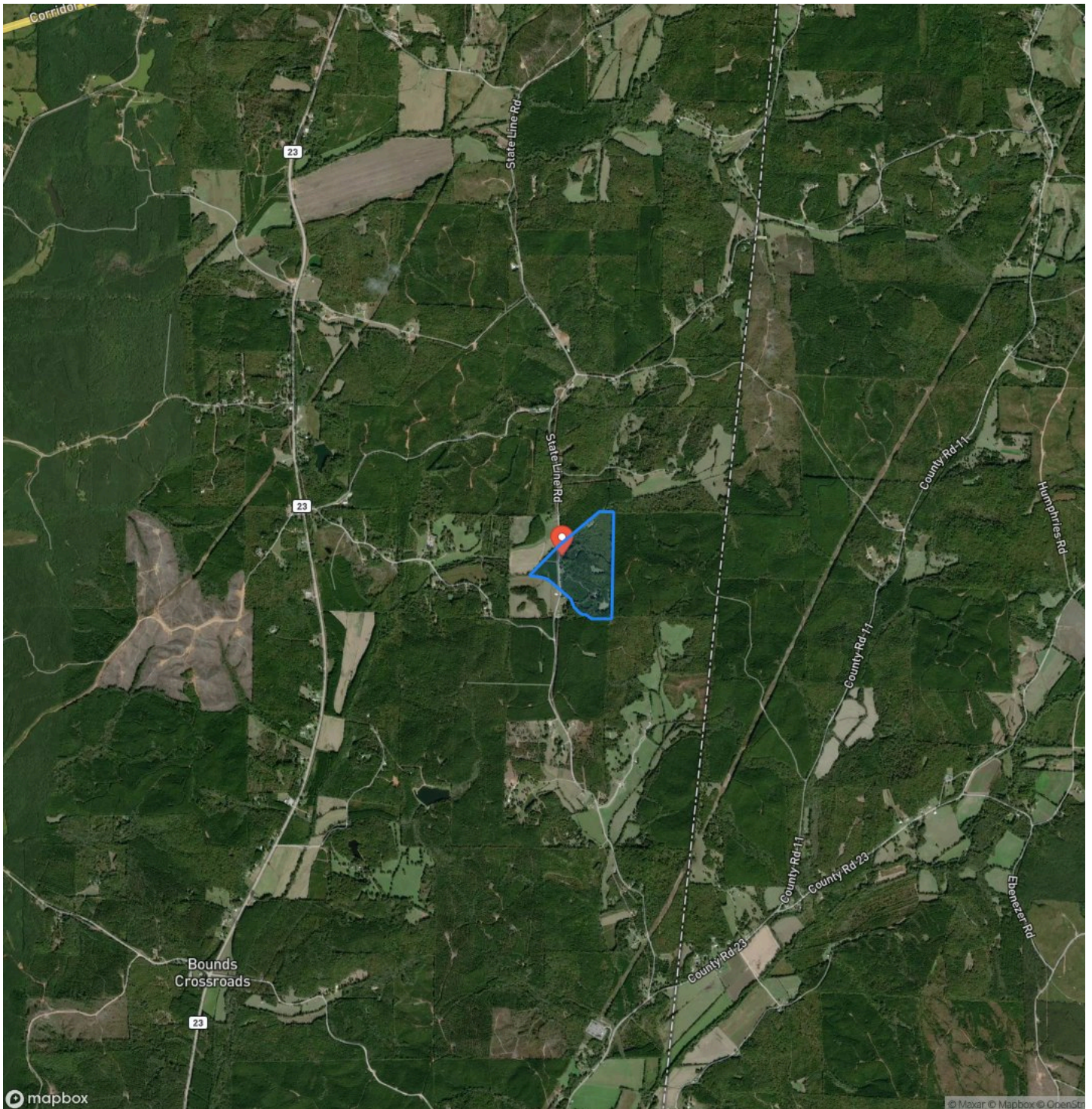


## Locator Map





## Satellite Map





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**Golden, MS / Itawamba County**

## LISTING REPRESENTATIVE

**For more information contact:**



## Representative

Hunter McCool

## Mobile

(662) 295-7447

## Office

(662) 495-1121

## Email

hmccool@mossyoakproperties.com

**Address**

108 Lone Wolf Drive

## City / State / Zip

## NOTES

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## This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



**MORE INFO ONLINE:**  
**MossyOakProperties.com**



## **DISCLAIMERS**

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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**Mossy Oak Properties Bottomland Real Estate**

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West Point, MS 39773

(662) 495-1121

[MossyOakProperties.com](http://MossyOakProperties.com)

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