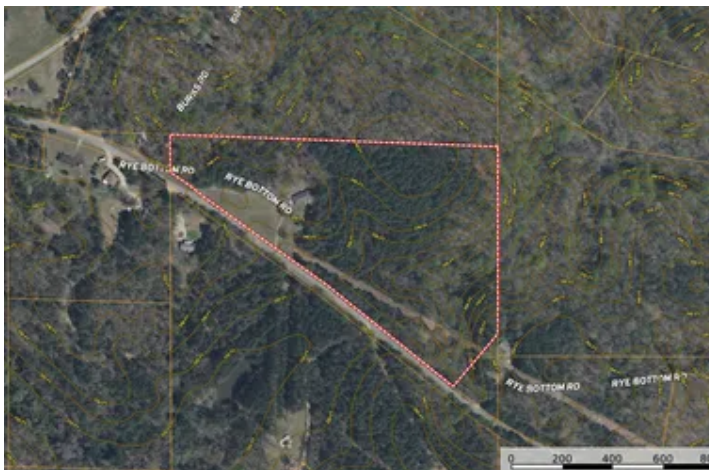


House and 17 Acres  
40231 Rye Bottom Road  
Hamilton, MS 39746

**\$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

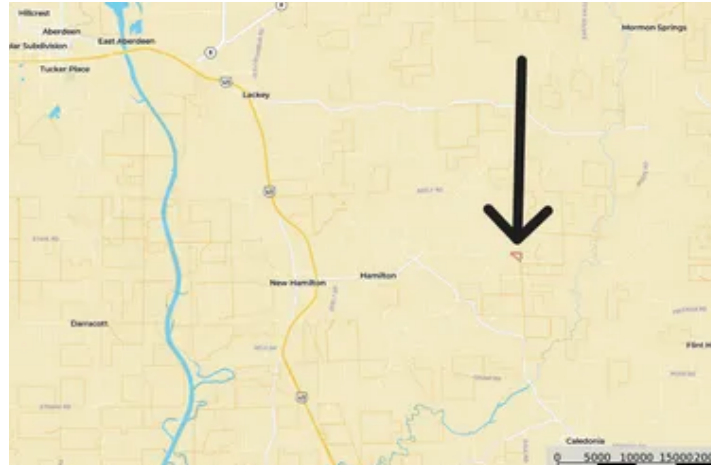
17

#### Price

\$244,000

#### Property Website

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



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

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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

Licensed in MS & AR

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

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

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

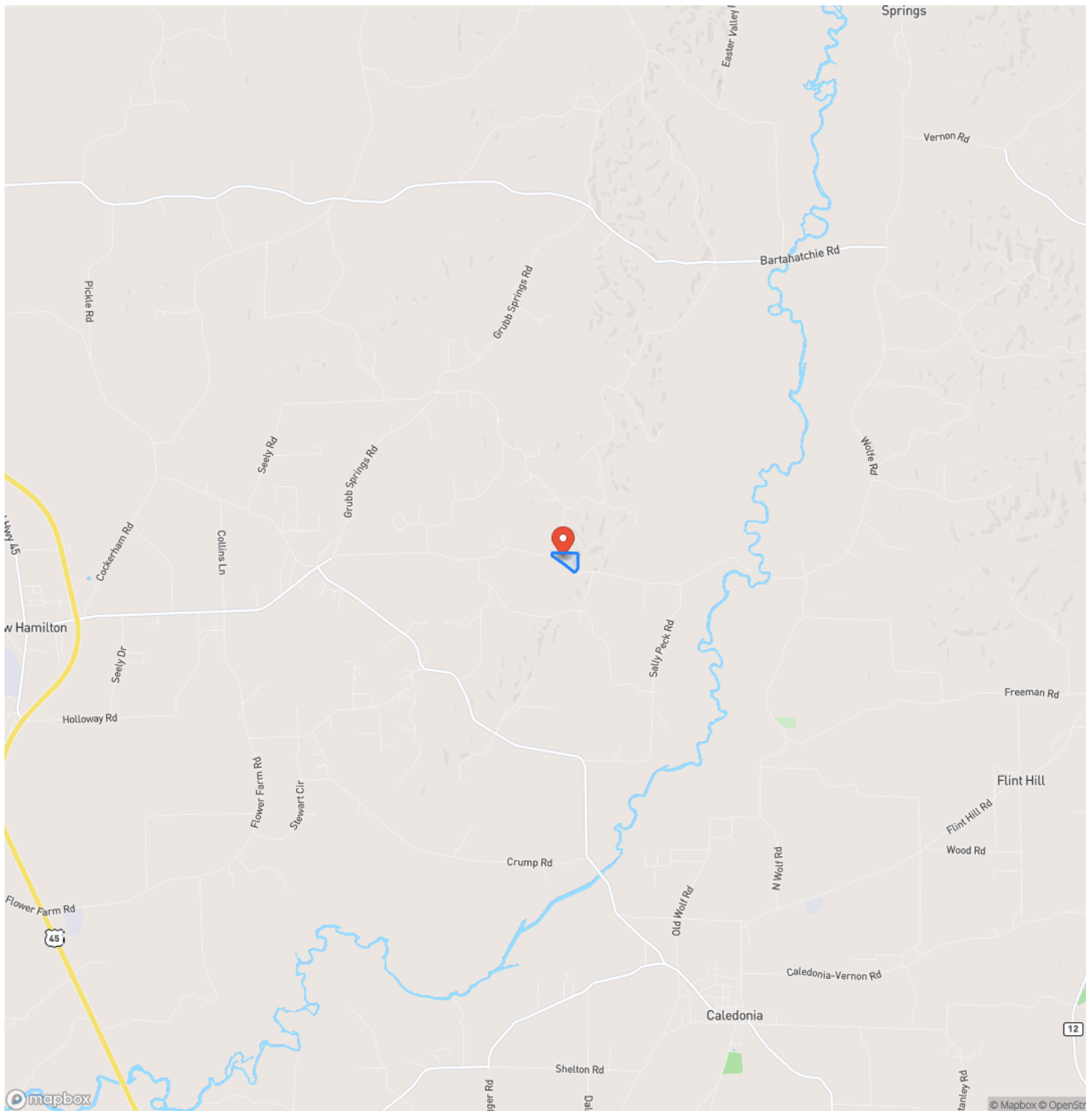




House and 17 Acres  
Hamilton, MS / Monroe County

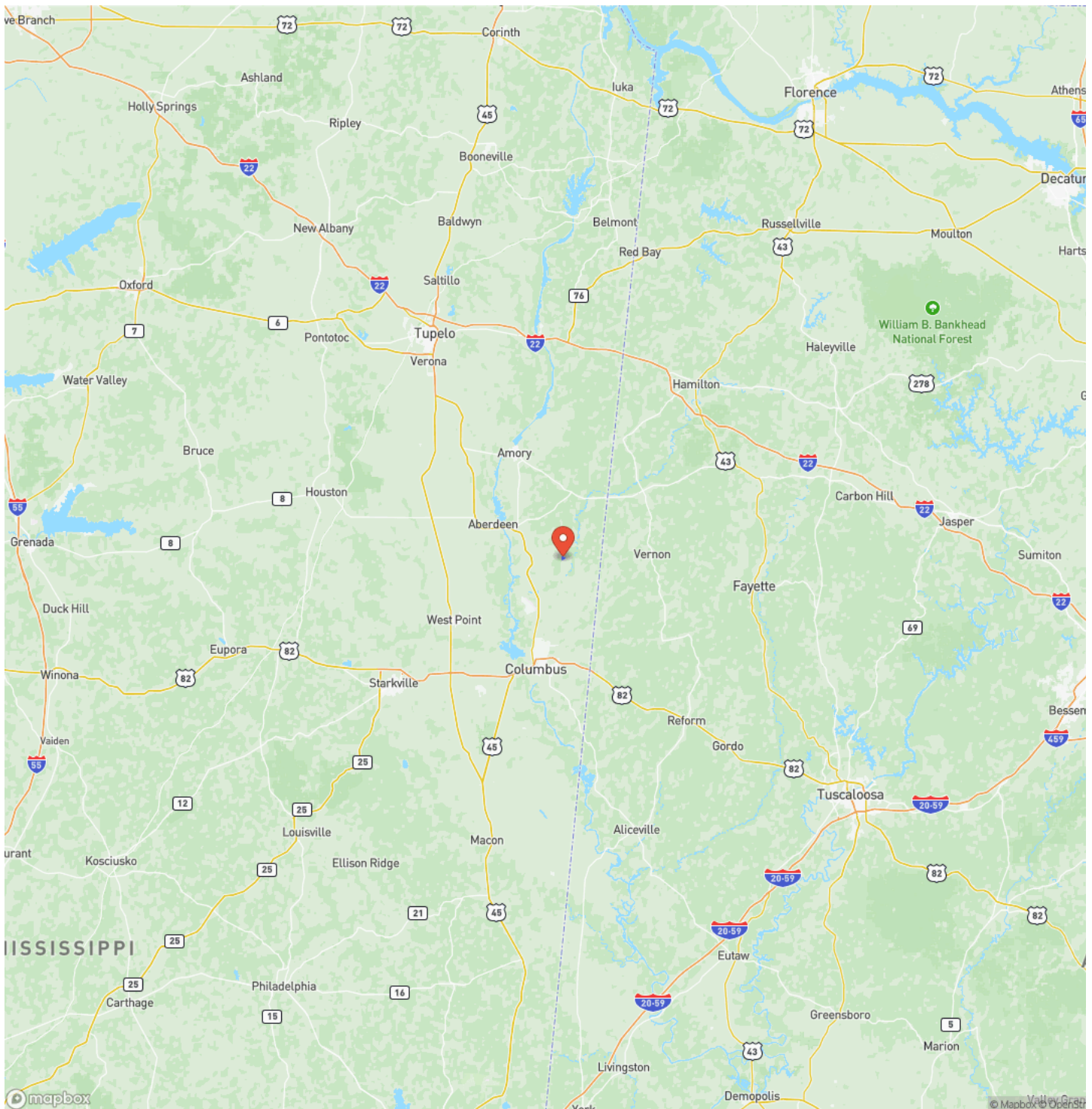


## Locator Map



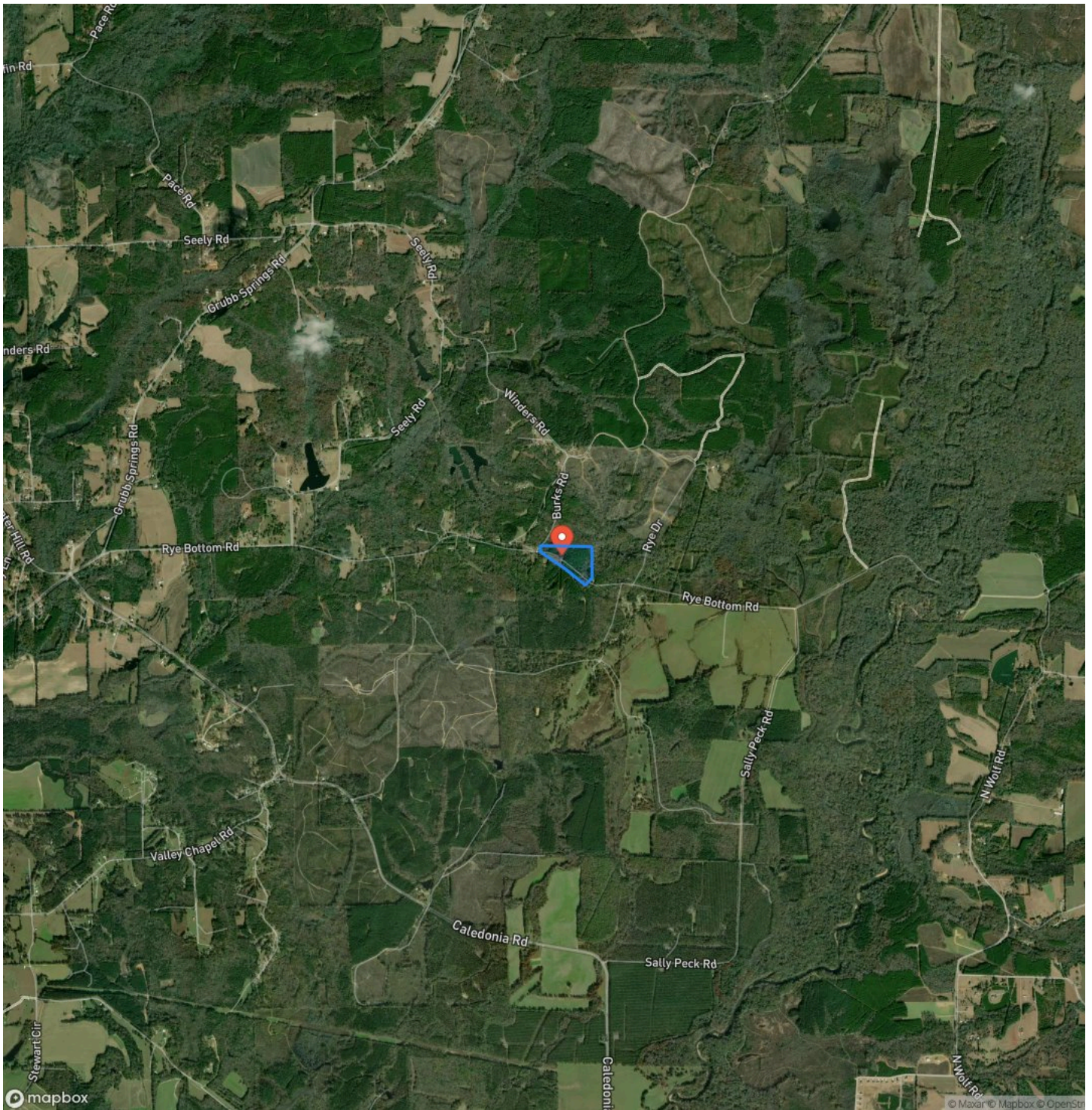


## Locator Map





## Satellite Map



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

Madison, MS 39110

## NOTES



**MORE INFO ONLINE:**

**MossyOakProperties.com**



## This image shows a single 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.



**MossyOakProperties.com**

## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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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