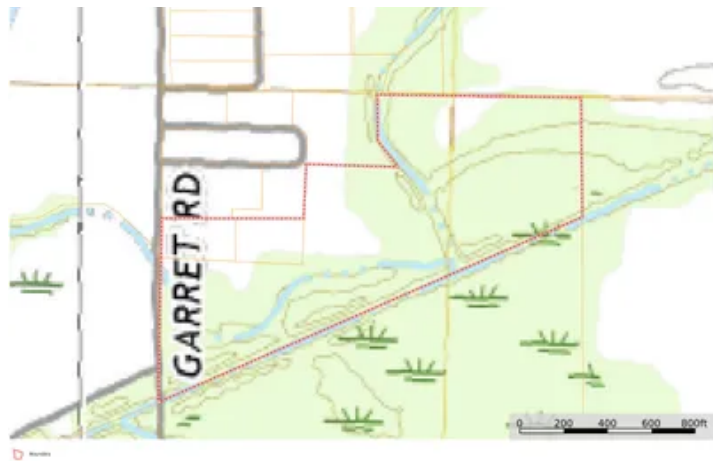


Garrett Road
Garrett Road
Clarksdale, MS 38614

\$109,000
33± Acres
Coahoma County



Garrett Road
Clarksdale, MS / Coahoma County

SUMMARY

Address

Garrett Road

City, State Zip

Clarksdale, MS 38614

County

Coahoma County

Type

Hunting Land, Ranches, Recreational Land, Undeveloped Land

Latitude / Longitude

34.151826 / -90.495881

Taxes (Annually)

93

Acreage

33

Price

\$109,000

Property Website

<https://www.mossyoakproperties.com/property/garrett-road-coahoma-mississippi/67395/>



PROPERTY DESCRIPTION

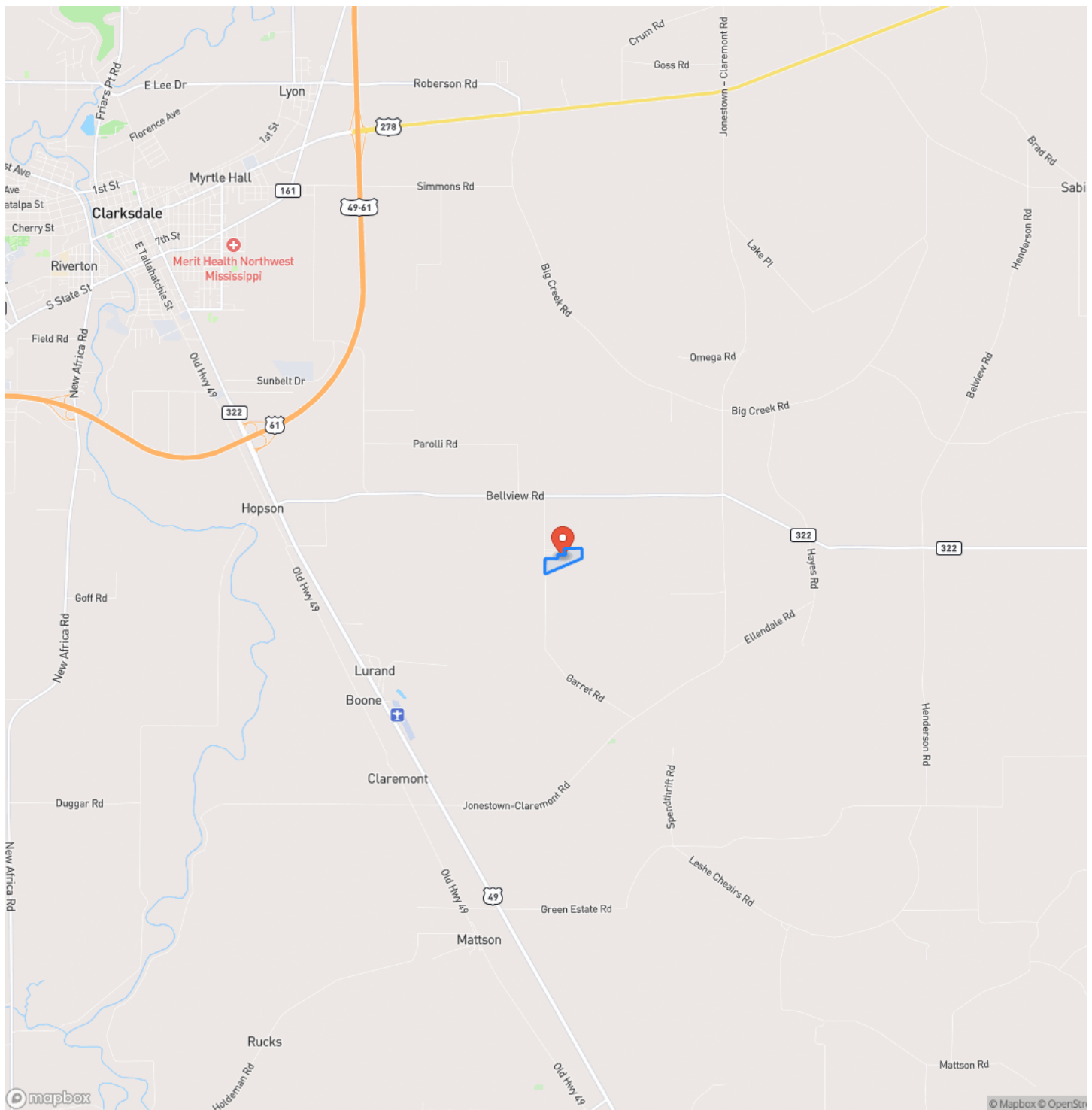
Nestled just south of the intersection at Mississippi Highway 322 (Bellview Road), this charming 33-acre tract on the east side of Garrett Road combines rural appeal with practical features. The property offers diverse landscapes, making it ideal for both recreational pursuits and livestock care. Key highlights include:

- **Fenced Pastureland:** Approximately three acres are fenced and cross-fenced, perfect for horses or livestock, with mature pecan trees providing shade and character.
- **Natural Woodlands:** The balance of the property consists of native woodlands and scrub vegetation, offering excellent hunting opportunities or a secluded retreat into nature.
- **Prime Location:** Conveniently close to town, making it a great option for those looking for a small hunting tract with the added benefit of pastureland nearby.

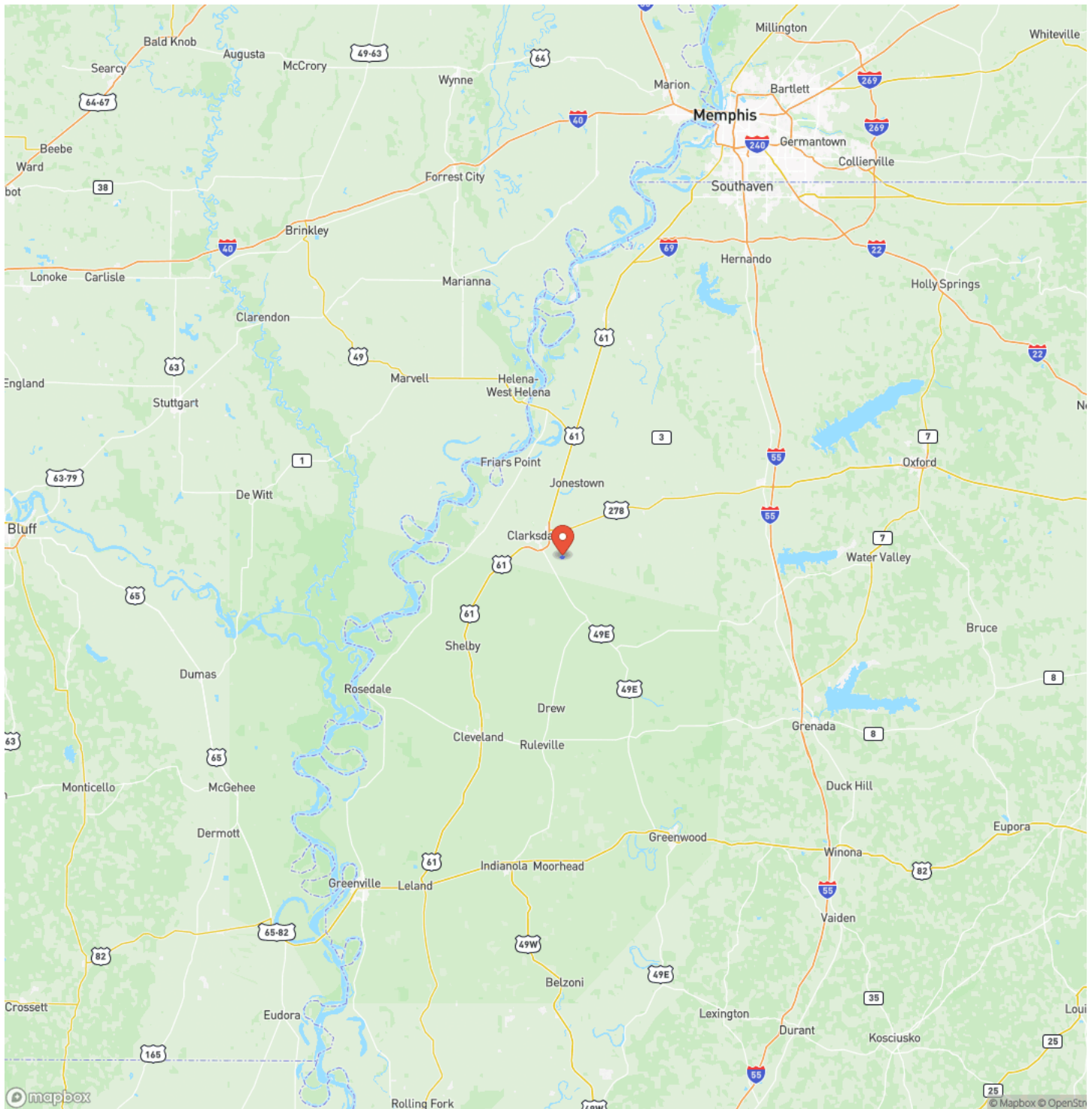
Whether you envision a hunting getaway, a peaceful spot for livestock, or a blend of both, this property has the versatility to meet a variety of needs.



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Darrell Bullock

Mobile

(662) 392-3010

Office

(662) 624-8282

Email

dbullock@mossyoakproperties.com

Address

2800 Martin Luther King Jr Blvd

City / State / Zip

Clarksdale, MS 38614

NOTES

[illegible]

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



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.



Mossy Oak Properties Bottomland Real Estate

639 Commerce Street
West Point, MS 39773
(662) 495-1121
MossyOakProperties.com

