



OFFERED FOR SALE

NORTH MISSISSIPPI COUNTRY ESTATE

A recreational investment opportunity.

2,250 (+/-) sqft. rustic home on 86 (+/-) total acres • Benton County, Mississippi

OFFERED BY



A G R I C U L T U R E R E C R E A T I O N T I M B E R L A N D
T R A D I T I O N A L B R O K E R A G E + S E A L E D B I D S + C O N S U L T I N G

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI AND TENNESSEE



DISCLOSURE STATEMENT

Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

A representative of Lile Real Estate, Inc. must be present to conduct a showing. The management of Lile Real Estate, Inc. respectfully requests that interested parties contact us in advance to schedule a proper showing and do not attempt to tour or trespass the property on their own. Thank you for your cooperation.

This offering subject to errors, omissions, change or withdrawal without notice. All information provided herein is intended as a general guideline and has been provided by sources deemed reliable, but the accuracy of which we cannot guarantee.

The map displays the Memphis, Tennessee region, with a red box labeled "SUBJECT PROPERTY" located in the northern part of the map, near the border of Tennessee and Mississippi. The map includes major highways, water bodies, and numerous smaller towns and cities. The "SUBJECT PROPERTY" is situated in the northern part of the map, near the border of Tennessee and Mississippi, and is highlighted with a red box. The map also shows various counties, cities, and landmarks, including Memphis, Olive Branch, Southaven, and others.

PROPERTY SUMMARY

Description: Offered for sale is an 86 ^(+/-) acre, North Mississippi country estate located in Benton County, Mississippi. The property offers the perfect weekend retreat for family and friends or permanent country residence. A private, gated road winds through the land up to a 2,250 ^(+/-) square foot, two (2) level, rustic home. There are two (2) metal buildings for equipment storage and shop use, and the land is fully fenced lending itself well for horses or cattle. Unwind and spend your day working the pasture land, fishing on the stocked lake, gardening, piddling in the shop, or taking in the sweet smells of the country on the outside porch. The estate is only 24 miles from Collierville, Tennessee and 60 miles from the historic, college town of Oxford, Mississippi. The property is easily accessed via Mississippi Highway 72 and Wilburn Road. There is plenty of room to roam and enough depth to allow for the construction of a private airstrip. Deer and turkey frequent the property and the Holly Springs National Forrest is located just east of the location offering abundant outdoor recreational opportunities. This beautiful property is offered for sale at an asking price of \$497,000.00 through Lile Real Estate, Inc. Contact Phil Turner at 901-237-8447 or 901-351-4581 to schedule a tour or for additional information.

Location: Michigan City, Mississippi; Benton County; North Region of Mississippi
Mileage Chart

Holly Springs, MS	15 miles
Collierville, TN	24 miles
Corinth, MS	42 miles
Memphis, TN	45 miles
Oxford, MS	47 miles
Tupelo, MS	68 miles

Address: 627 Wilburn Road, Michigan City, Mississippi 38647

Access: Access is via Mississippi Hwy 72, Wilburn Road, and private (gated and paved) road.

Acreage: 86 ^(+/-) Total Acres

Acreage Breakdown

75.0 ^(+/-) acres (87%) in pasture
4.5 ^(+/-) acres (5.25%) in stocked lake
4.0 ^(+/-) acres (4.75%) in improvement sites and road
2.5 ^(+/-) acres (3%) in wooded areas

Improvements: 2,250 ^(+/-) sqft. two (2) level home

- Cypress wood construction
- Expansive designed
- Master bedroom with bath and loft overlook (upper level)
- Two (2) guest bedrooms with bath (lower level)
- Great room with rock fireplace
- Kitchen and utility room
- Screened in porch with outside deck and covered front porch

Stocked fishing lake with dock
Private, paved, access road with entrance gate
Property is fully fenced
2 metal storage and shop buildings with concrete floors

Real Estate Taxes: \$2,200.00 (estimated)

Mineral Rights: Any and all owned by Seller will transfer to Buyer.

Recreation: Deer and turkey frequent the property.

Offering Price: \$497,000.00

Contact: Any questions concerning this offering or to schedule a property tour should be directed to Phil Turner (cell: 901-237-8447 | office: 901-351-4581) of Lile Real Estate, Inc.

AERIAL VIEW - ZOOM



AERIAL VIEW













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