



CRAPPIE CABIN

at Eagle Lake Lodge
Warren County, MS



Very comfortable and cute 500 +/- square foot cabin fully furnished with 2 full-twin bunk beds, full bathroom, kitchen, carport and outside grill. Air conditioned with gas heat and satellite TV. Great value at only **\$40,000** and everything stays! Situated on your own .5 acre lot with separately metered electricity and water.

Homeowners association dues entitle buyer to access to fishing pier (Pier 1) and commons areas with Developer retaining responsibility for landscaping and landscape maintenance, driveway maintenance, lighting on the piers and security lighting on the property. That means no grass cutting, leaf raking or hedge trimming or maintenance of pier, driveway or lighting for buyer of Crappie Cabin!

And because the Crappie Cabin is part of an ongoing vacation retreat business, you can rent out your cabin when you are not using it. Plus you can "try it before you buy it" by renting the Crappie Cabin for a night or two to check to out.

Call T. Logan at 601-259-4789 to discuss this great "almost on the water-front at Eagle Lake" opportunity.

(BROKER'S NOTE: The Crappie Cabin is one of four structures situated on the 3.1 +/- acre Eagle Lake Lodge & Outfitters property on the north end of Eagle Lake. The entire 3.1 +/- acres and all structures can be bought as an ongoing commercial enterprise).

CONTACT:

T. LOGAN RUSSELL
601.259.4789

lrussell@sartainsheritage.com

Sartain's Heritage Properties
106 First Choice Drive
Madison, MS 39110
Phone: 601-856-2720
Fax: 601-853-6765
www.SartainsHeritage.com

\$40,000.00



All information contained herein is supplied by sources deemed reliable, but is not guaranteed by Sartain's Heritage Properties, its Brokers or Agents. Properties are subject to errors, omissions, correction, price change, prior sale or withdrawal without notice.