



**Sartain's Heritage**  
Properties, LLC.  
www.sartainsheritage.com

# FOREST GROVE

21 acres +/-  
Madison County, MS



Twenty one beautiful acres nestled on a gentle ridge top containing pines, saw tooth oaks, pecan orchard, blueberry bushes, pear trees, black walnut, muscadine grape vineyard and a small pond.

Restored 850 square foot rustic cottage with 2 bedrooms, 1 bath, den, kitchen and enclosed storage. The interior features exposed oak rafters, wood floors, willow sapling trim around doors and windows, new bath room fixtures including a whirlpool tub and much more. Price includes some furnishings, linens, towels and kitchen wares making it ready to occupy.

The property has 1/4 mile of paved frontage on Forest Grove Road in east Madison County with community water and plenty of open areas around the cottage for planting a garden to enhance the existing fruit bearing trees and plants.

This property is a perfect weekend get-away and hunting cottage only 30 minutes from Madison.

**\$150,000.00**

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