

24.2± Acres with a Home in Grenada County, MS

\$325,000



SMALLTOWN
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Office 769.888.2522

Property Profile

The Grenada 24.2

Location:

- 3753 Sparta Road, Holcomb, MS 38940
- Grenada County, MS
- Located 11+/- Miles Southwest of Grenada
- Approximately 61 Miles South of Oxford

Coordinates:

- 33.7145, -90.0054

Property Information:

- 24.2± Acres
- Permanently Placed Waverly Manufactured Home, Remodeled in 2020
- 2,240± SF, 4BED/2Bath, Living Room, Dining Room, Kitchen, and Extra Den
- Central Heat & Air Installed in 2021
- New Septic
- 16X32 SF Gunitite Saltwater Pool, Fenced
- 30X40 SF Workshop
- 2 Food Plots
- Camera Security System
- Perpetual Easement for Ingress & Egress

Property Use:

- Residential
- Recreational
- Deer and Turkey Hunting

Tax Information: 2022 \$158.71

- Parcel #1: 23050000700
- Parcel #2: 23050001400



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WILSON BRITT | LAND SPECIALIST
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Information is believed to be accurate but not guaranteed.

Your home in the country awaits just 11± miles southwest of Grenada, MS. A long gravel driveway brings you to a newly renovated 2,240± square foot, manufactured home. With four bedrooms and two baths, this home delivers it all – a living room, dining room, and extra den. The customized kitchen was remodeled to showcase walnut counter tops, a mobile island, a walk-in pantry, double oven, double refrigerator, and Kitchen-Aid appliances. In the large living room, a gas log fireplace with a stone accent wall provides the perfect gathering spot.



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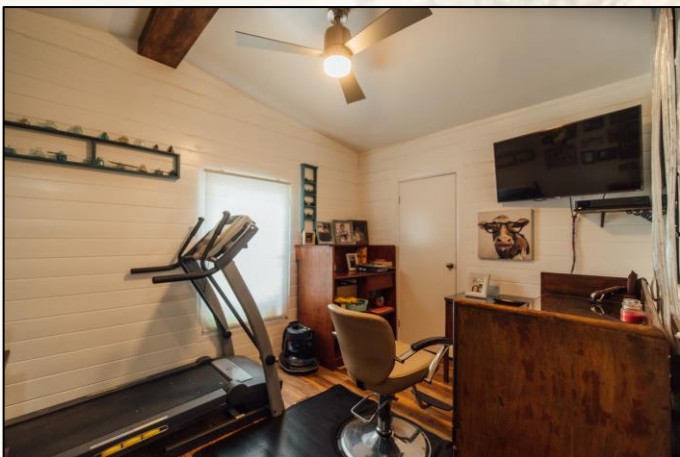


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Family activity is a given on this 24.2± acre property. The covered back porch overlooks a 16x32 gunite, saltwater pool, perfect for summertime fun and relaxation. A firepit with seating can be enjoyed during all four seasons and gardening is made easy with raised beds and a greenhouse! A country home is not complete without a workshop! The 30x40 concrete-floor shop is equipped with an automatic garage door, provides space for two cars, offers attic storage and proves to be ideal for projects big and small.

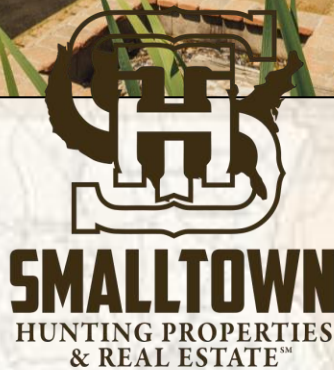
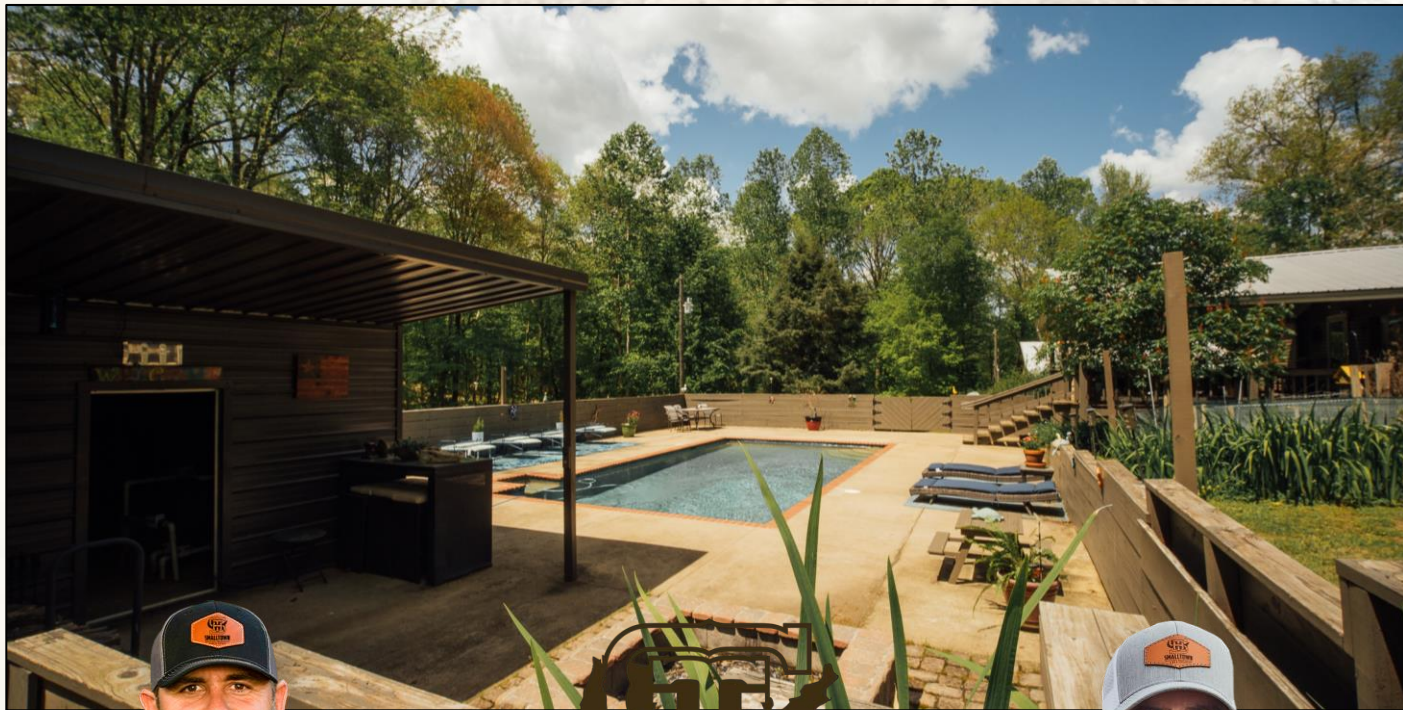


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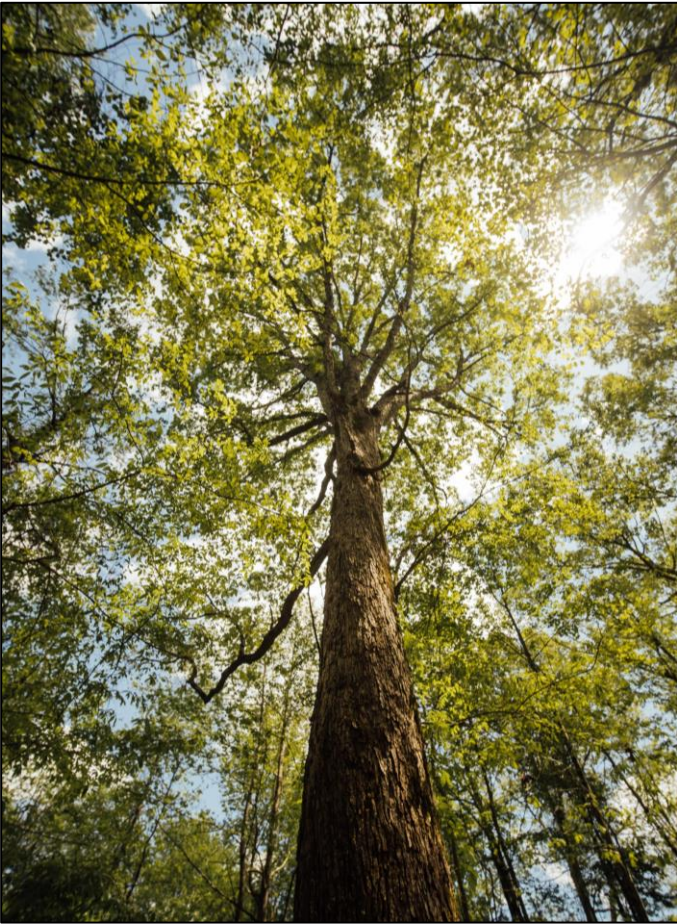
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The home place is full of hardwood timber and multiple food plots provide an ideal habitat for wildlife. For the fishing enthusiast, Grenada Lake is approximately 20 miles east and is known for trophy crappie fishing. Don't wait to grab your secluded sanctuary in Holcomb, MS. Call Michael Oswalt or Wilson Britt for a private showing today!



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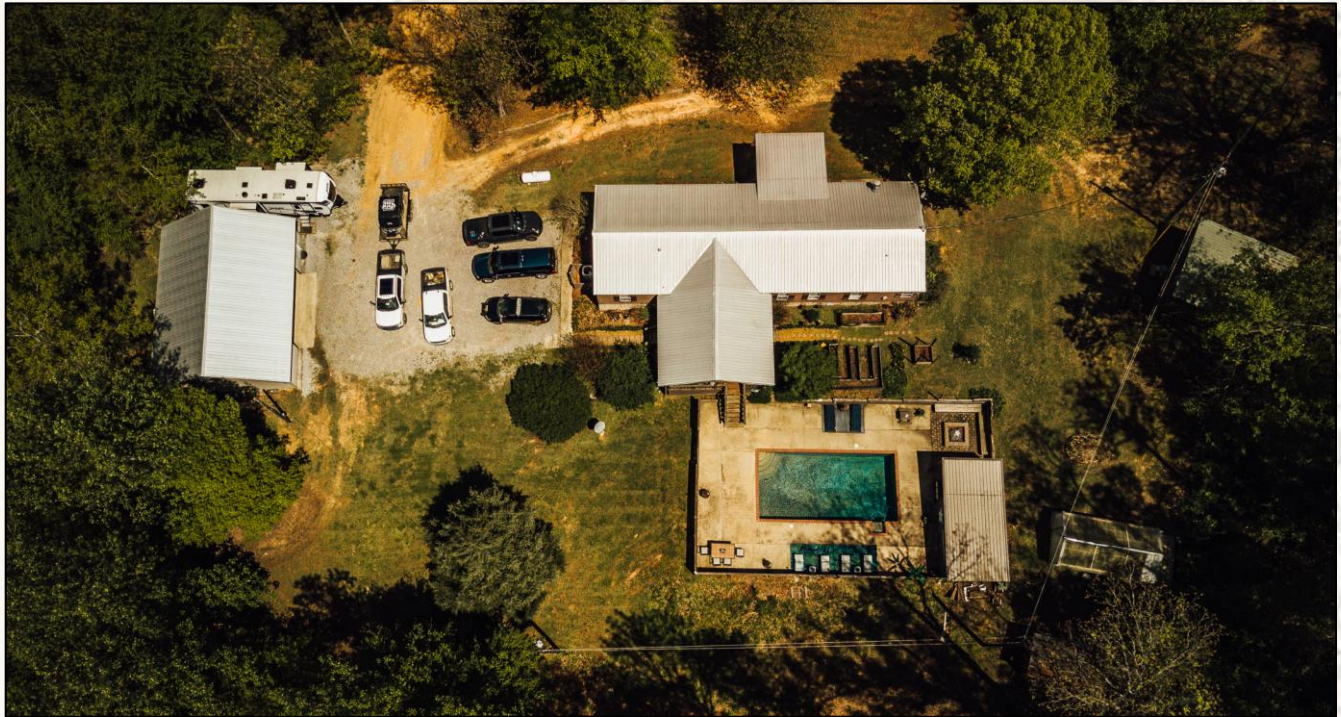
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MapRight Link



FLOOD MAP



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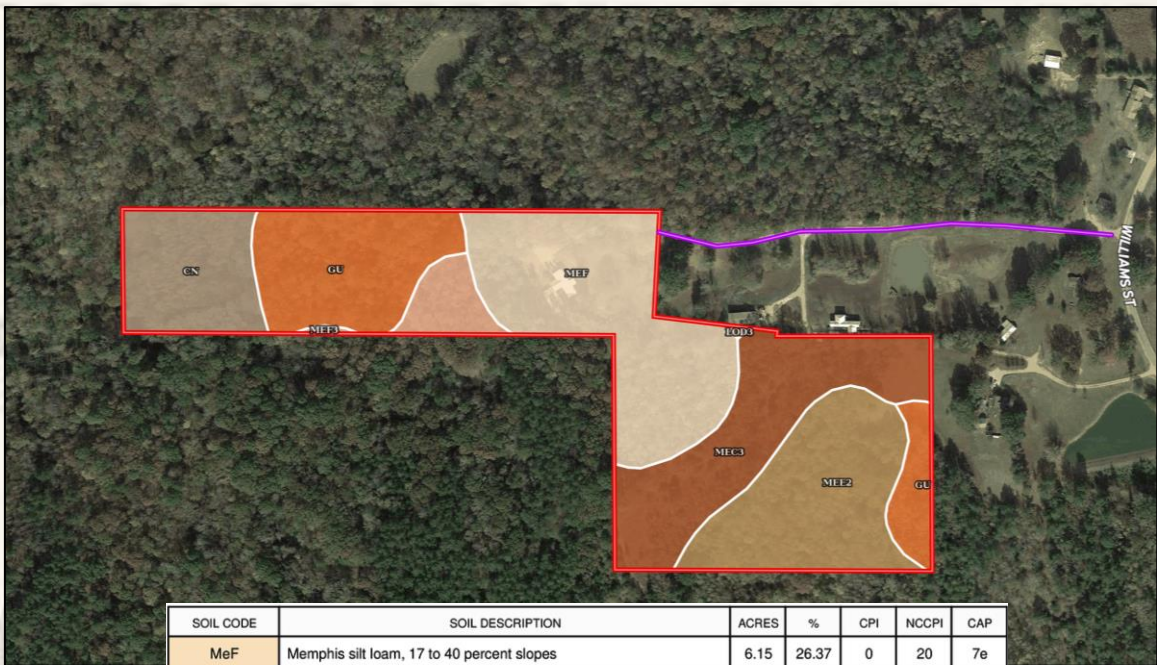
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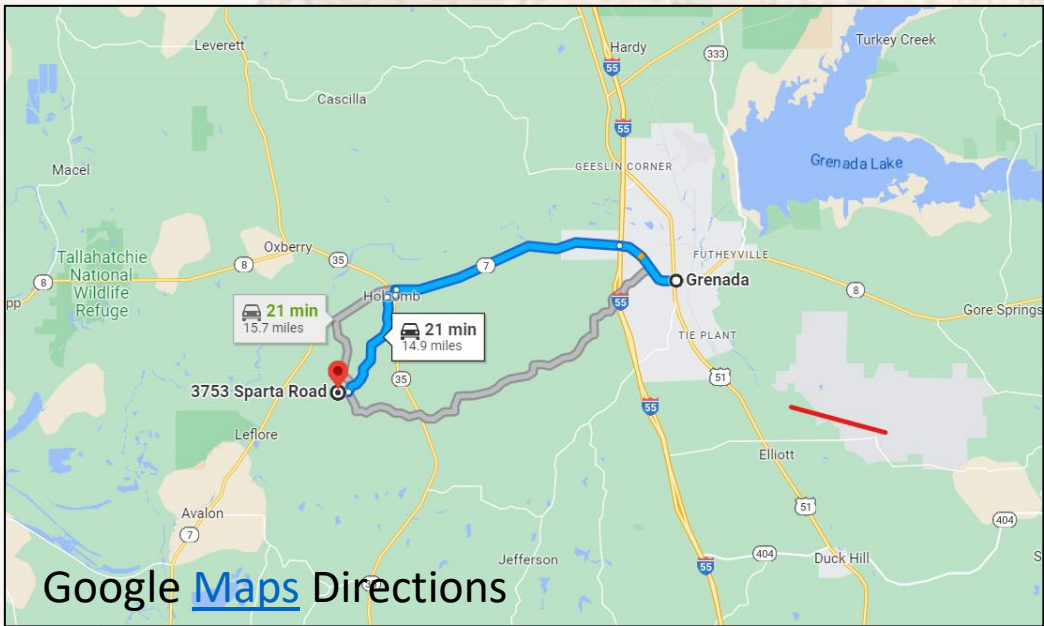


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SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
MeF	Memphis silt loam, 17 to 40 percent slopes	6.15	26.37	0	20	7e
MeC3	Memphis silt loam, 5 to 8 percent slopes, severely eroded, south	4.61	19.77	0	77	4e
MeE2	Memphis silt loam, 12 to 17 percent slopes, eroded	4.46	19.13	0	76	6e
Gu	Gullied land, silty	4.41	18.91	0	-	7e
Cn	Collins silt loam, local alluvium	2.72	11.66	0	82	2w
MeF3	Memphis silt loam, 17 to 40 percent slopes, severely eroded	0.96	4.12	0	18	7e
LoD3	Loring silt loam, 8 to 12 percent slopes, severely eroded	0.02	0.09	0	41	6e
TOTALS		23.33(7)	100%	-	45.37	5.63



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