

A HOME & COTTAGE ON 1.41± ACRES
AMITE COUNTY, MS
\$177,500



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (769) 888-2522

THE AMITE 1.41

PROPERTY PROFILE

LOCATION:

- 4091 MS-567
Liberty, MS 39645
- Amite County
- ½ Mile from Liberty

COORDINATES:

- 31.162, -90.8221

PROPERTY USE:

- Single Family Home
- Cottage
- Investment

PROPERTY INFORMATION:

- 1.41± Acres
- 1,361± SF Brick House: 3 Bed/1.5 Baths
- 704± SF Cottage: 1 Bed/1 Bath
- Workshop/Storage Building

TAX INFORMATION:

2023 - \$539.61

- Parcel #1: 24 30005 0004800S
- Parcel #2: 24 30005 0004800H



LEE WHITE | LAND SPECIALIST
C: 601-600-1395 | lee@smalltownproperties.com



ALINDA CRUISE WHITE | LAND & RESIDENTIAL SPECIALIST
C: 601-660-4356 | alinda@smalltownproperties.com

Information is believed to be accurate but not guaranteed.

4848 Main St. - Flora, MS 39071 | O: 769-888-2522 | smalltownproperties.com

WELCOME TO THE AMITE 1.41

OPPORTUNITIES ABOUND IN AMITE COUNTY, MISSISSIPPI! Situated approximately one mile from the Liberty town limits is a 1.41± acre property with two homes. As you enter the tree-lined concrete driveway from MS-567, you will see a one level, well-maintained brick home. The 1,361± square foot house features three bedrooms, one full bathroom, one half bathroom, a family room, a well designed, user friendly kitchen and breakfast area and a two-car garage. Enjoy entertaining family and friends on the covered back patio. North Central Amite Water is the provider for this home. Behind the brick home is a cozy, 704± square foot cottage which offers one bedroom, one bath, a full kitchen, and small common area. This space is perfect for overnight company! The water for the cottage is from a well. A workshop/storage building is on site. This property is ideal for a permanent residence or rental property.

Call Lee or Alinda White today to schedule a private showing and make 4091 MS-567 your new address!



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MAIN HOME



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COTTAGE



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WORKSHOP



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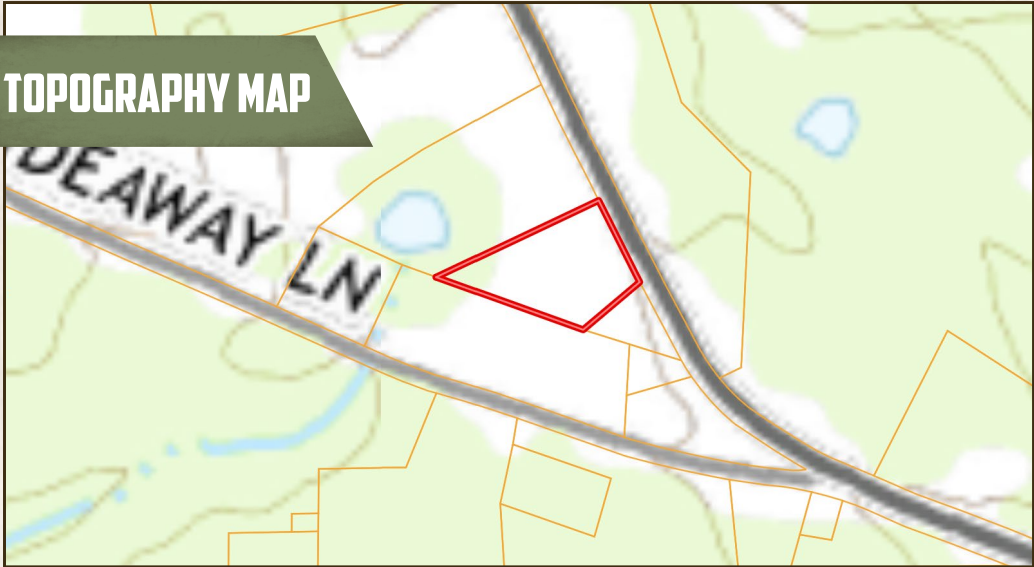
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TOPOGRAPHY MAP



SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
PrB	Providence silt loam, 2 to 5 percent slopes	1.48	90.8	0	49	2e
PrC	Providence silt loam, 5 to 8 percent slopes	0.15	9.2	0	47	3e
TOTALS		1.63*	100%	-	48.82	2.09

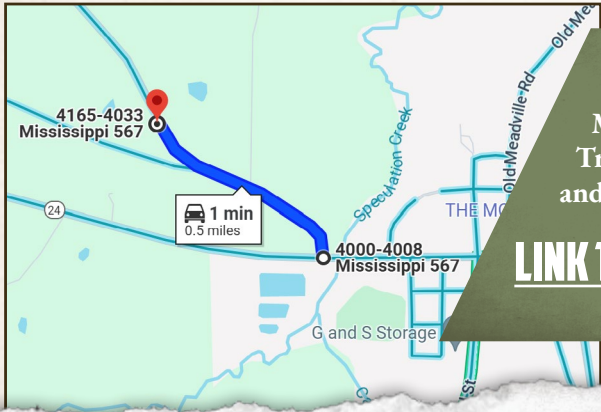


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AMITE COUNTY, MISSISSIPPI



land id. **LINK**



Directions from the Intersection of MS-24 and MS-567 in Liberty, MS:
Travel north on MS-567 for .5 mile and the property will be on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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