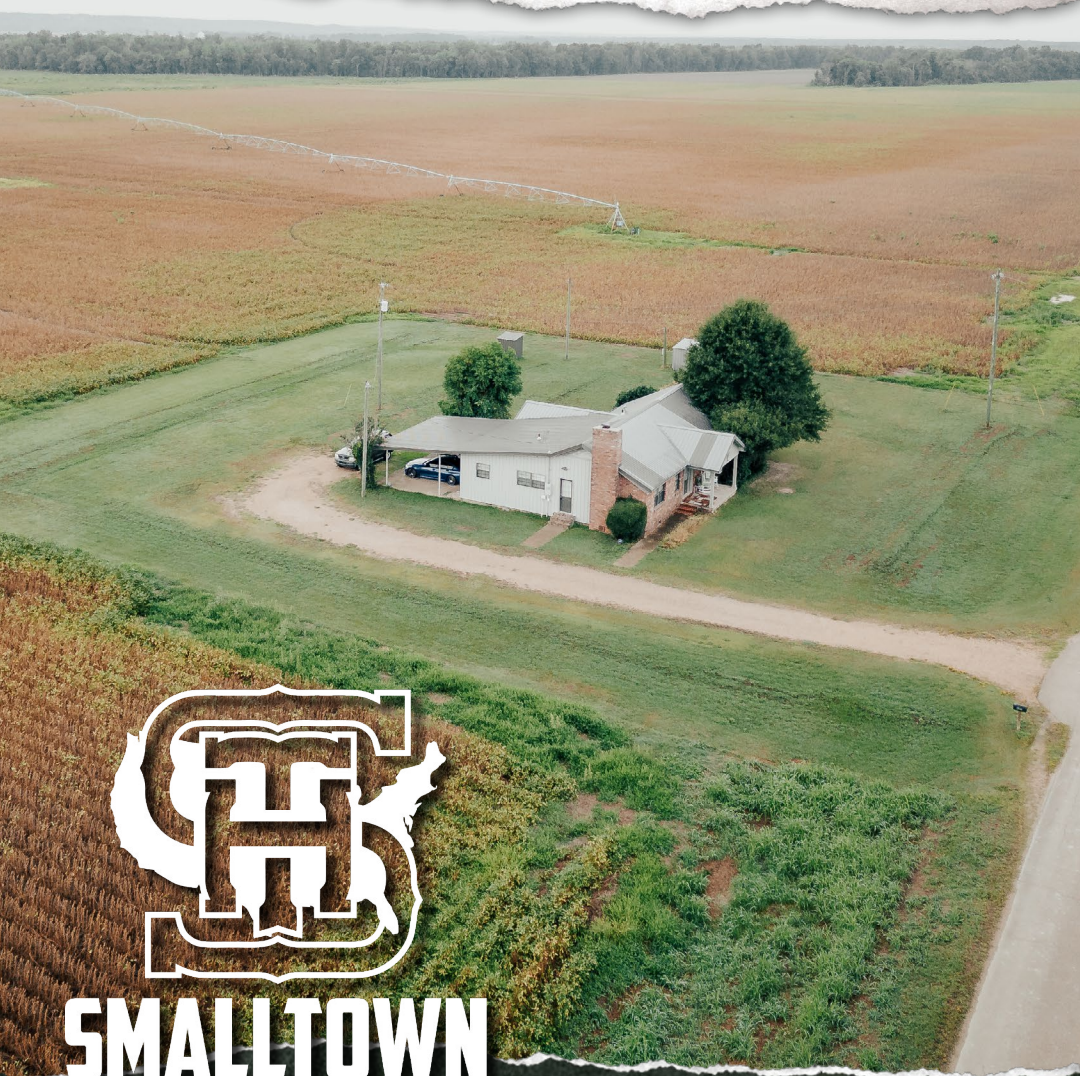


13900 EAGLE BEND ROAD YAZOO COUNTY, MS

\$168,000



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (769) 888-2522

13900 EAGLE BEND ROAD

PROPERTY PROFILE

LOCATION:

- 13900 Eagle Bend Road
Yazoo City, MS 39194
- Yazoo County
- Located Just Off Highway 3
- 10± Minutes to the
Yazoo City Limits
- 30± Minutes to Flora
- 40± Minutes to Madison

PROPERTY INFORMATION:

- 1± Acre
- 1,872± SqFt Home
- 3 Bedrooms/3.5 Baths
- Security System
- Surrounded by Crop Fields
- Well Water
- All Appliances Included
- Tankless Hot Water Heater

COORDINATES:

- 32.7889, -90.50845

TAX INFORMATION:

- 2023 - \$634.86
- Parcel# 1-205-21-002.04

PROPERTY USE:

- Residential
- Investment



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& REAL ESTATESM

MELANIE STARNES

RESIDENTIAL SPECIALIST

C: 601-906-9899

O: 769-888-2522

melanie@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO 13900 EAGLE BEND ROAD

IF YOU ARE SEARCHING FOR A COZY, MOVE-IN-READY HOME, LET'S GO VISIT 13900 EAGLE BEND ROAD IN YAZOO CITY, MS! Situated just off Highway 3, nestled amidst expansive crop fields, this secluded Yazoo County oasis offers utmost privacy. The 1± acre property features a 1,872± square foot home offering three bedrooms, three full baths, one half bath, a spacious kitchen and separate dining room. Appliances are included with the sale of the home, including a washer, dryer, and a built-in icemaker (all of which are less than 4 years old, ensuring convenience and modern amenities for the new owners). With a tankless hot water heater equipped with a softener, this property provides both comfort and efficiency. A security system is installed and will remain with the house.

Imagine yourself enjoying quiet evenings on the porch watching wildlife roam the surrounding fields or listening to the tractors work the land. Whether relaxing in the spacious interior or enjoying the tranquility of the expansive outdoor space, this residence is designed to be a peaceful haven for its new owners.

Call Melanie Starnes today to schedule a private showing!



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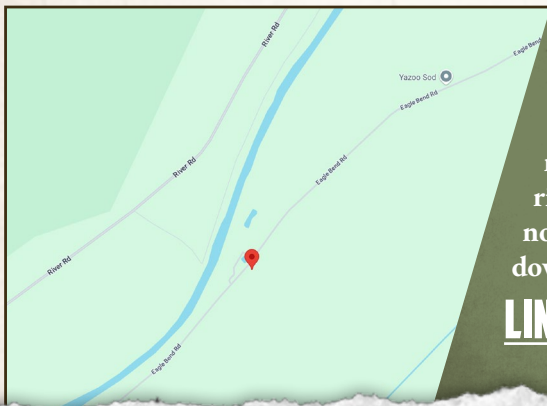
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13900 EAGLE BEND ROAD

YAZOO COUNTY, MISSISSIPPI



land id. LINK



Directions from Highway 49 North:
Travel to Highway 16 and turn left.
Proceed until you get to Highway 3
and take the exit. Turn left on Highway
3 and continue for approximately 3.5
miles. Eagle Bend Road will be on your
right once you pass the lagoon. There is
no road sign. The property will be 4 miles
down Eagle Bend Road on your left.

LINK TO GOOGLE MAP DIRECTIONS



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