



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

1312 MANNSDALE ROAD
MADISON, MS | MADISON COUNTY
\$295,000



OFFICE (769) 888-2522 | WWW.SMALLTOWNPROPERTIES.COM

1312 MANNSDALE ROAD

PROPERTY PROFILE

LOCATION:

- 1312 Mannsdale Road #C
Madison, MS 39110
- Madison County
- 2.1± Miles W of Kroger
at Colony Crossing
- 2.5± Miles W of I-55
- 3.2± Miles S of Reunion
Country Club
- Property Backs Up to
Ingleside Neighborhood

PROPERTY INFORMATION:

- 2.29± Wooded Acres
- 2,160± SqFt Home
- 3 Bedrooms/2 Baths
- Open Kitchen/Dining
- Screened and Covered Porch
- Storage Building
- Madison County Schools
- Sold As-Is

COORDINATES:

- 32.482, -90.1722

TAX INFORMATION:

- Parcel# 071A-02-016-04-00
- \$881.20

PROPERTY USE:

- Residential
- Investment



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STEVE MARTENS

LAND SPECIALIST

C: 601-573-2962

O: 769-888-2522

steve@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO 1312 MANNSDALE ROAD

TUCKED AWAY ON 2.29± WOODED ACRES IN THE HEART OF MADISON COUNTY, MISSISSIPPI, THIS 2,160± SQUARE FOOT HOME OFFERS A RARE OPPORTUNITY TO OWN ONE OF THE MOST BEAUTIFUL AND PRIVATE LOTS IN THE AREA. Surrounded by mature oak trees and offering stunning natural views, the property sits off a private drive and provides a peaceful retreat just minutes from schools, shopping, Reunion Country Club, and I-55.

Located off Mansdale Road, the lot backs up to the Ingleside neighborhood. The home features three bedrooms and two bathrooms with an open kitchen and dining area. Enjoy 45 feet of screened porch and 60 feet of covered porch—perfect for sipping coffee on quiet Mississippi mornings or entertaining guests year-round.



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MORE ABOUT 1312 MANNSDALE ROAD

The house retains its original charm but is in need of updates. This true fixer-upper has dated interiors and known foundation issues and is being sold as-is. With the right vision and improvements, this place has the potential to become one of the most breathtaking homes in Madison County—situated on a lot that's truly second to none.

A separate storage building offers additional functional space for hobbies, storage, or future renovations.

Whether you're an investor, renovator, or someone looking to build a forever home on a dream lot, this is a rare find with unmatched privacy, space, and potential.

Contact Steve Martens today to learn more and make 1312 Mannsdale Road your new address.



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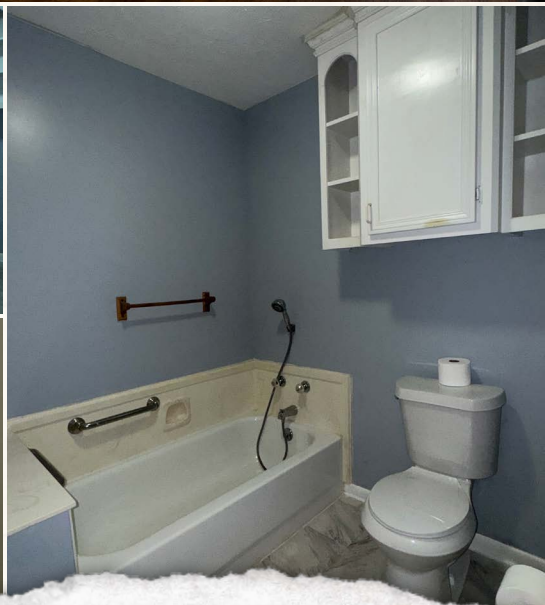
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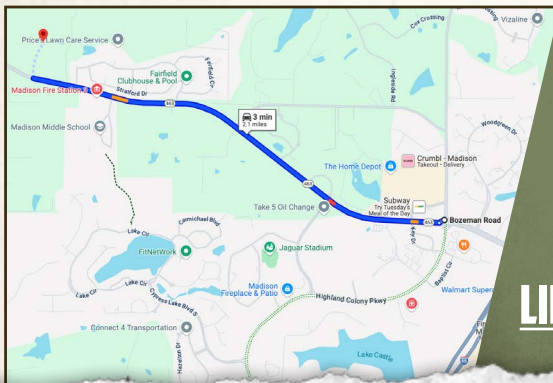
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Directions From the Intersection of Bozeman Road and Mannsdale Road in Madison, MS: Travel 1.8 miles west on Mannsdale Road/MS-463 W. Turn right into the driveway and continue 0.04 miles to the back house.

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Madison, MS 39110**

[LINK TO GOOGLE MAP DIRECTIONS](#)



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