

COUNTRY LIVING

20.5 +/- ACRES IN MADISON COUNTY

411 Davis Crossing, Canton, MS 39046



\$419,900

- 3 Bed/ 3.5 Bath - 2,800 ± Sq Ft
- Beautiful Kitchen and Living Room
- F4 Tornado & Class A Firearm Safe Room
- Wet Bar & Huge Bonus Room
- Equipped with Claw Foot Tubs
- 20 ± Acres of Fenced Pasture
- Barn with Storage Room
- Stocked Pond

DIRECTIONS: Travel I-55 North towards Grenada and take exit 124 for MS-16 toward N Canton/Yazoo City. Turn right on MS-16E towards Canton and take the immediate left on Davis-Crossing Road for 1.7 miles. The home will be on the left. 411 Davis Crossing Road, Canton, MS 39046 [GOOGLE MAPS LINK](#)



call me today!

MICHAEL OSWALT, REALTOR®

Michael@TomSmithLand.com

601.898.2772 office | 662.719.3967 cell

601 Crescent Blvd., Suite 103 Ridgeland, MS 39157



Expect More. Get More.

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

Country living just a few minutes north of Canton, MS! Welcome to the horse/mini farm you have been searching for. This property has everything you need to get away from that busy "city life" and just enjoy the land around you. The gated entrance will immediately welcome you to the long driveway. The fenced pasture will be off to your right as you approach the home. The renovated 2,800 ± square foot residence features 3 bedrooms, 3.5 baths, living room, kitchen, huge bonus room, utility room, and a hidden safe room. The exterior features include a metal roof and front/back porches. Just imagine drinking coffee while watching your horses in the pasture. The 20.5 ± acres is ready for your live stock (completely fenced, barn with storage, and pond). If you have been thinking about relocating to the country in Madison County, treat yourself and visit of this beautiful property. You won't be disappointed!! Call Michael Oswalt for your private showing today!



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AERIAL MAP

Click [**HERE**](#) for an Interactive Map

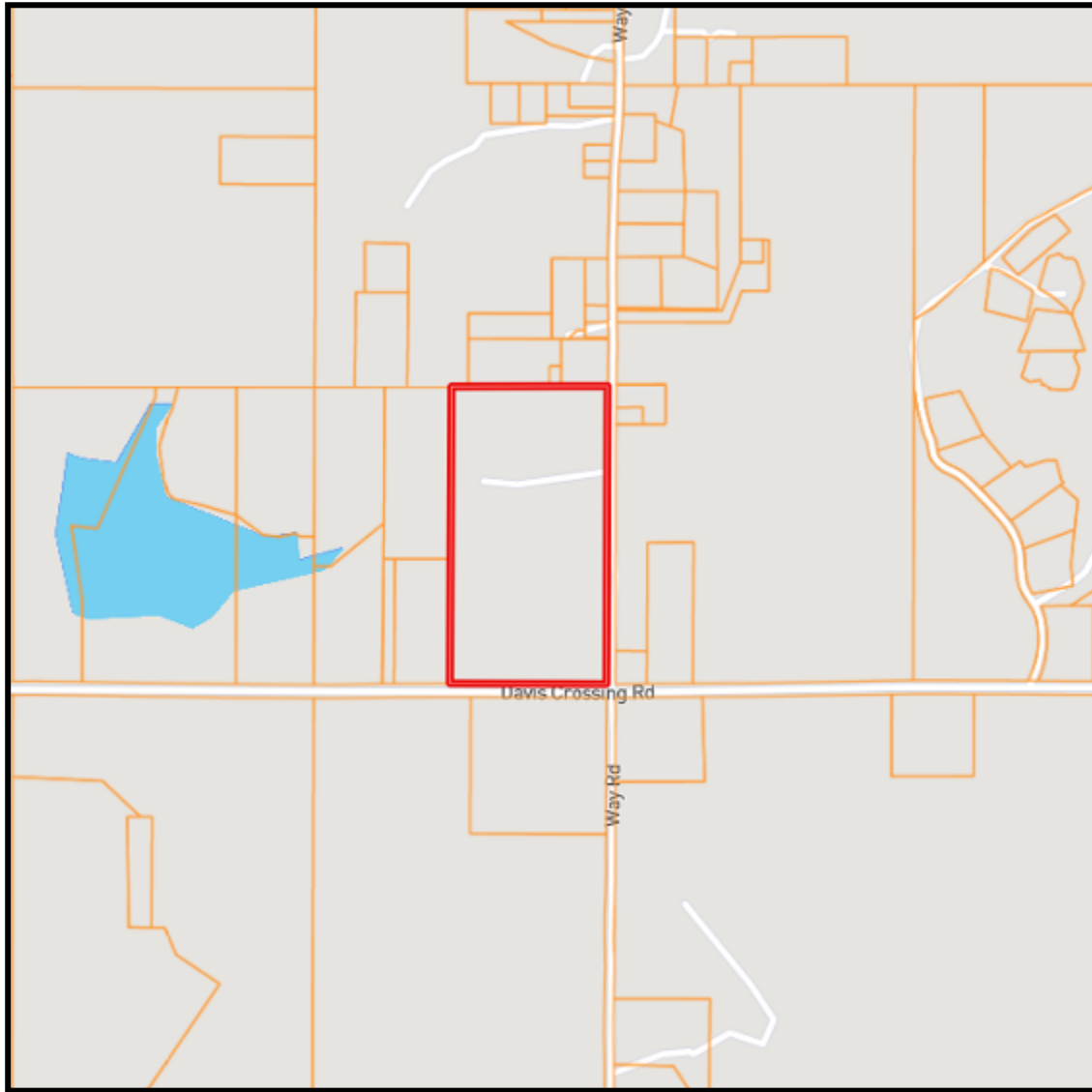


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OWNERSHIP MAP

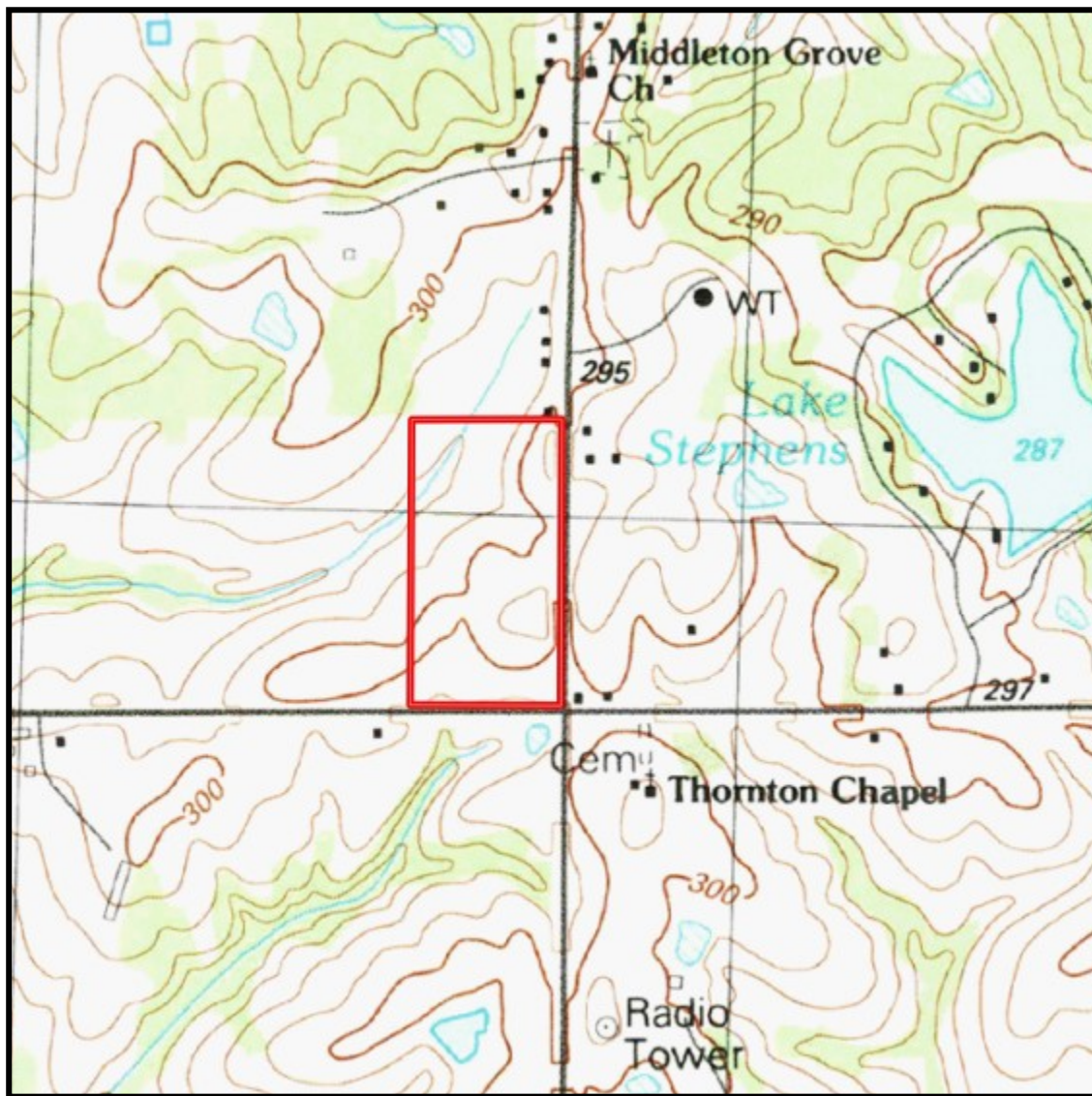


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TOPOGRAPHY MAP

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SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
Oa	Oaklimeter silt loam	3.1	15.01	3w
LoC3	Loring silt loam, 5 to 8 percent slopes, severely eroded	6.6	31.71	4e
LoC2	Loring silt loam, 5 to 8 percent slopes, eroded	6.2	29.96	3w
LoB2	Loring silt loam, 2 to 5 percent slopes, eroded	4.8	23.33	2e
TOTALS		20.7	100%	3.08

SOIL MAP

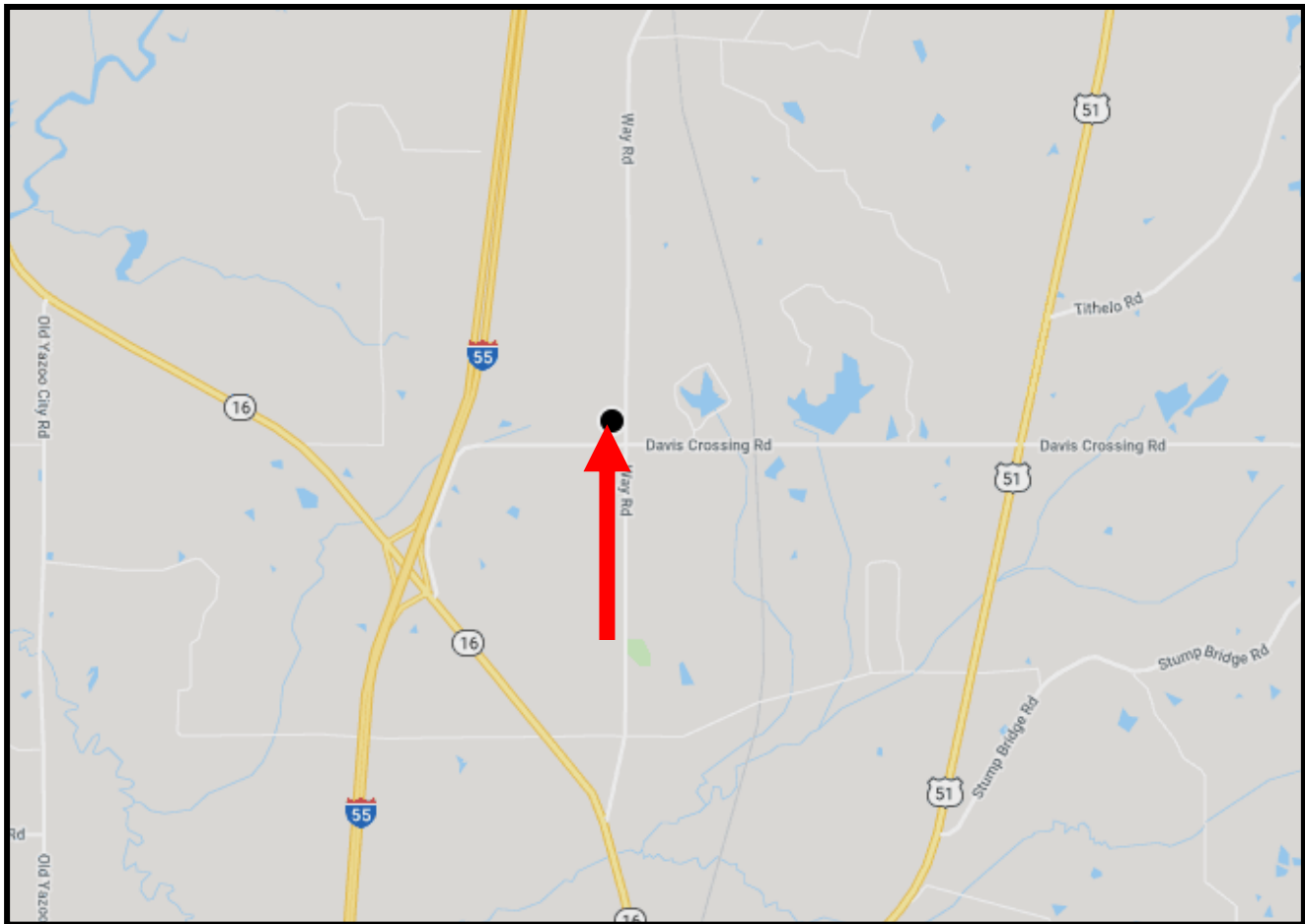


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DIRECTIONAL MAP

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