

SOUTHERN HOME WITH 6+/-ACRES LINCOLN COUNTY, MS



\$285,000

1311 Zetus Road NW, Brookhaven, MS

- ◇ 6+/- Acres
- ◇ 4 Bed/2Bath
- ◇ Game/Media Room
- ◇ Studio/Office
- ◇ 12 and 14 Ft ceilings throughout
- ◇ Granite countertops
- ◇ Less than 10 minutes to town

Directions from Brookhaven: From I-55 S, Take exit 40 toward MS-550/Downtown/Brookhaven, Turn right onto Brookway Blvd ,Turn right onto Zetus Rd NW; property will be on the left. **1311 Zetus Road NW, Brookhaven, MS 39601**



Call me today!

TRINITY WEBB, REALTOR®
Trinity@TomSmithLand.com

601.990.5070 office | 769.218.7860 cell
128 W. Monticello St. | Brookhaven, MS 39601



Expect More. Get More.



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



1311 Zetus Road NW, Brookhaven, MS

Fall in love with absolutely gorgeous southern home on 6+/- acres in Lincoln County, off Zetus Road. Only a few miles from town, This 4 bedroom, 2 bath home offers the privacy of country living, but close enough to enjoy all of the amenities of town in minutes. This modern farmhouse style home flaunts 12' ft ceilings throughout, giving every room a grand feel. The home has been completely updated with all of the modern luxuries, including a studio, game or theatre room, gas stove, granite countertops, custom cabinetry, beautiful wood floors, brick pavers in the sun room with a 14' ceiling, and a large outdoor living area complete with a pergola and porch swing. The master bedroom with walk in closet is large enough to fit any furniture and the master bathroom has separate walk in shower and jetted tub. The game room and studio detached from the main house, also has central air and heat, and would make great extra living quarters for added privacy or an art studio, office, etc. The 6 +/- acres features great road frontage, pecan trees that still produce and beautiful Spanish moss hanging from the oak trees which gives a true southern experience. Call Trinity to view this home today!

TRINITY WEBB, REALTOR®

Trinity@TomSmithLand.com

601.990.5070 office | 769.218.7860 cell

128 W. Monticello St. | Brookhaven, MS 39601



Expect More. Get More.

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



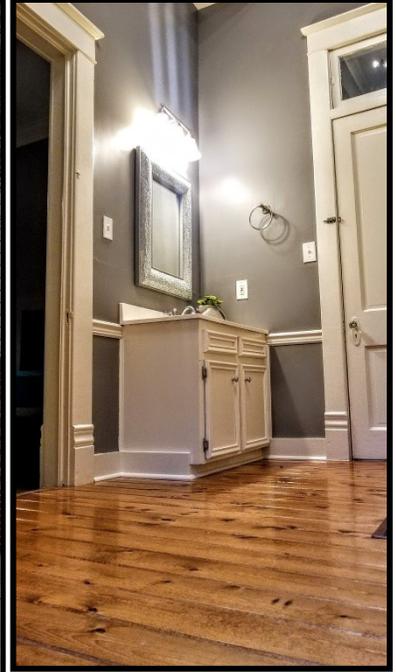
TRINITY WEBB, REALTOR®
Trinity@TomSmithLand.com
601.990.5070 office | 769.218.7860 cell
128 W. Monticello St. | Brookhaven, MS 39601

**Tom
Smith
LAND AND
HOMES**
Expect More. Get More.



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

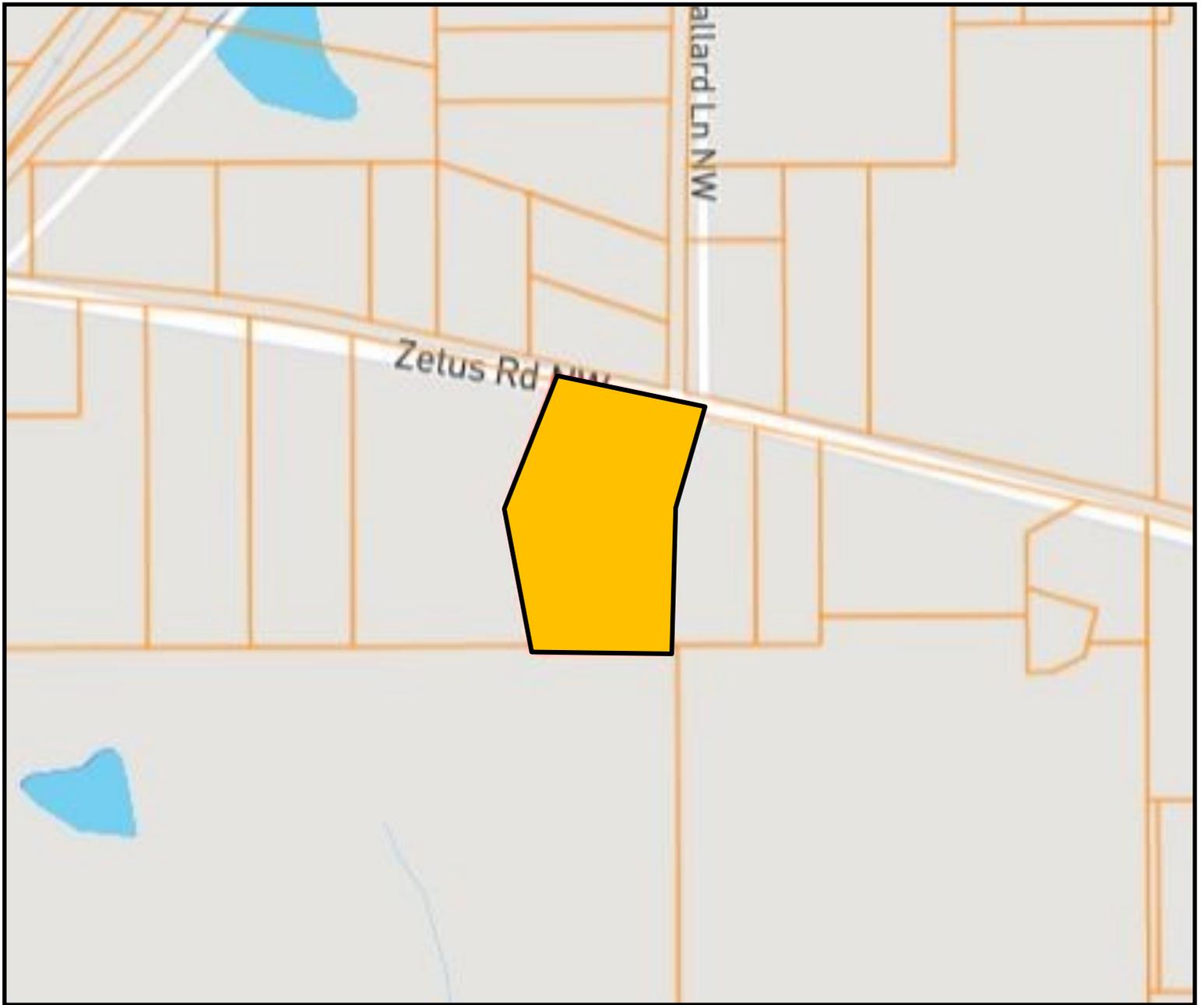


TRINITY WEBB, REALTOR®
 Trinity@TomSmithLand.com
 601.990.5070 office | 769.218.7860 cell
 128 W. Monticello St. | Brookhaven, MS 39601



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



Ownership Map

TRINITY WEBB, REALTOR®

Trinity@TomSmithLand.com

601.990.5070 office | 769.218.7860 cell

128 W. Monticello St. | Brookhaven, MS 39601



Expect More. Get More.



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



Aerial Map

TRINITY WEBB, REALTOR®
Trinity@TomSmithLand.com
601.990.5070 office | 769.218.7860 cell
128 W. Monticello St. | Brookhaven, MS 39601



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



Topography Map

TRINITY WEBB, REALTOR®
Trinity@TomSmithLand.com
601.990.5070 office | 769.218.7860 cell
128 W. Monticello St. | Brookhaven, MS 39601



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
PrC2	Providence silt loam, 5 to 8 percent slopes, eroded	0.2	3.44	3w
PrD2	Providence silt loam, 8 to 12 percent slopes, eroded	1.6	25.75	4e
BuB2	Bude silt loam, 2 to 5 percent slopes, eroded	4.3	70.8	3e
TOTALS		6.1	100%	3.26

Soil Map

TRINITY WEBB, REALTOR®
 Trinity@TomSmithLand.com

601.990.5070 office | 769.218.7860 cell
 128 W. Monticello St. | Brookhaven, MS 39601

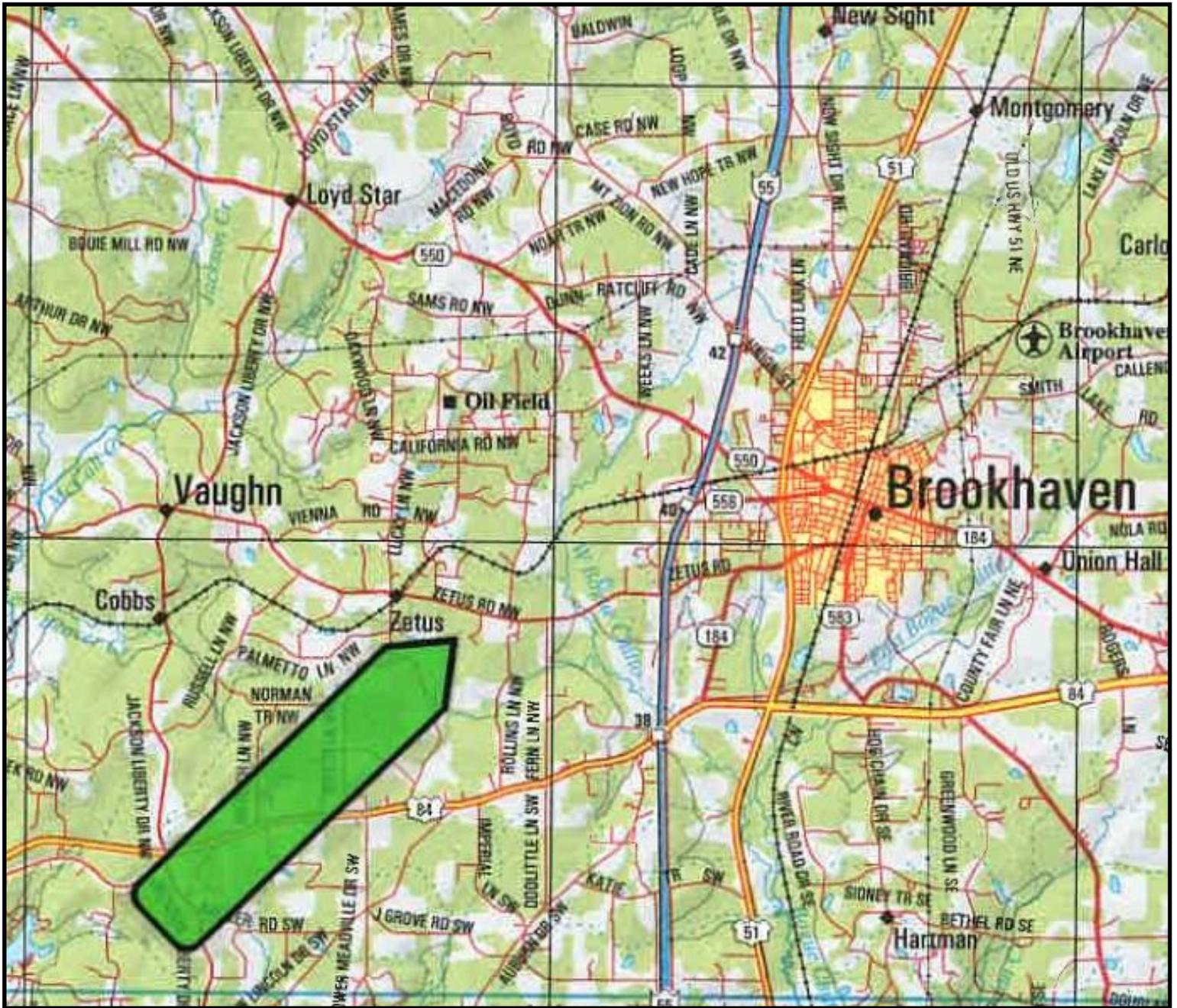


Expect More. Get More.



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



Directions from Brookhaven: From I-55 S, Take exit 40 toward MS-550/Downtown/ Brookhaven, Turn right onto Brookway Blvd ,Turn right onto Zetus Rd NW; property will be on the left. **1311 Zetus Road NW, Brookhaven, MS 39601**

TRINITY WEBB, REALTOR®
 Trinity@TomSmithLand.com
 601.990.5070 office | 769.218.7860 cell
 128 W. Monticello St. | Brookhaven, MS 39601



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.