

BENOIT OUTING LAKEHOUSE BOLIVAR COUNTY, MS



\$129,900

55 Charlie Boy Rd. Benoit, MS 38725

- 2013 SOUTHERN MOBILE HOME (CLAYTON HOME)
- 16X 80' (1,280 SQUARE FEET)
- 3 BEDROOM/ 2 BATH
- SCREENED FRONT PORCH
- BACK PATIO W/ELEVATOR
- STORAGE UNDERNEATH
- SUBJECT TO MEMBERSHIP APPROVAL IN BENOIT OUTING CLUB
- LAKE WHITTINGTON BOAT RAMP



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Call me today!

MICHAEL OSWALT, ASSOC. BROKER
Michael@TomSmithLand.com
601.898.2772 office | 662.719.3967 cell
Licensed in MS, AR & MO

**Tom
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Information is believed to be accurate but not guaranteed.

LAKELIFE is calling your name! The 16'x80' Clayton mobile home, custom built in 2013, features 3 bedrooms, 2 baths, 1,280 square feet, and is perfect for entertaining your friends and enjoying the family over the weekend. The interior is nice and cozy with a welcoming feel the minute you walk in; the kitchen is adequately sized with a small bar perfect for all your cookout needs. The 11'x16' master bedroom will accommodate a large bed and the master bath is equipped with a tub and standup shower. The home has two more bedrooms and one bathroom for the kids or grandkids to sleep comfortably. On the front, you will find a 26'x12' screened porch, which is great for grilling during the summer, and a 26'x12' open patio for the winter. The back porch measures 16'x12' and is great for more privacy; the exterior elevator will lift your weekend supply of groceries up to the porch. The mobile home is lifted 20 feet on 12" steel pipes (4.5 feet above the 2011 flood). Underneath, you will find plenty of room for your ski, pontoon, or duck boat. The cabin is located just a few minutes from the Lake Whittington private boat landing. Lake Whittington enjoys great fishing in the summer, a shoot to the Mississippi River, and the duck hunting can be awesome in the winter! This cabin purchase is subject to a lease assumption of the lot (\$1,400 per year) and membership approval in Benoit Outing Club (\$600 per year). Benoit Outing Club features a restaurant, pool, bait shop, and boat ramp. The possibilities are endless with this cabin at Benoit Outing Club. Call Michael Oswalt for your private showing today!



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AERIAL MAP



[CLICK HERE FOR AN INTERACTIVE MAP](#)

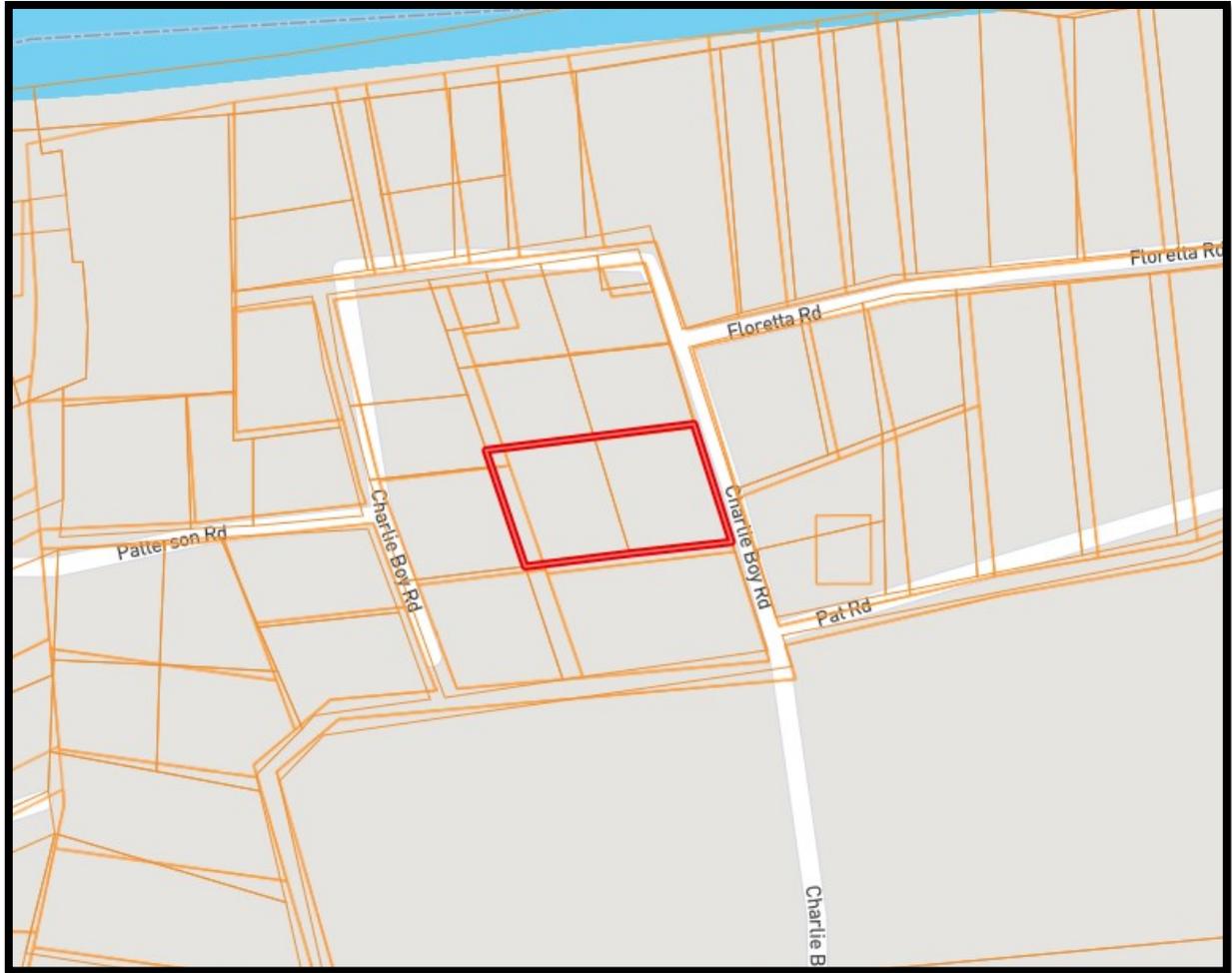
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OWNERSHIP MAP



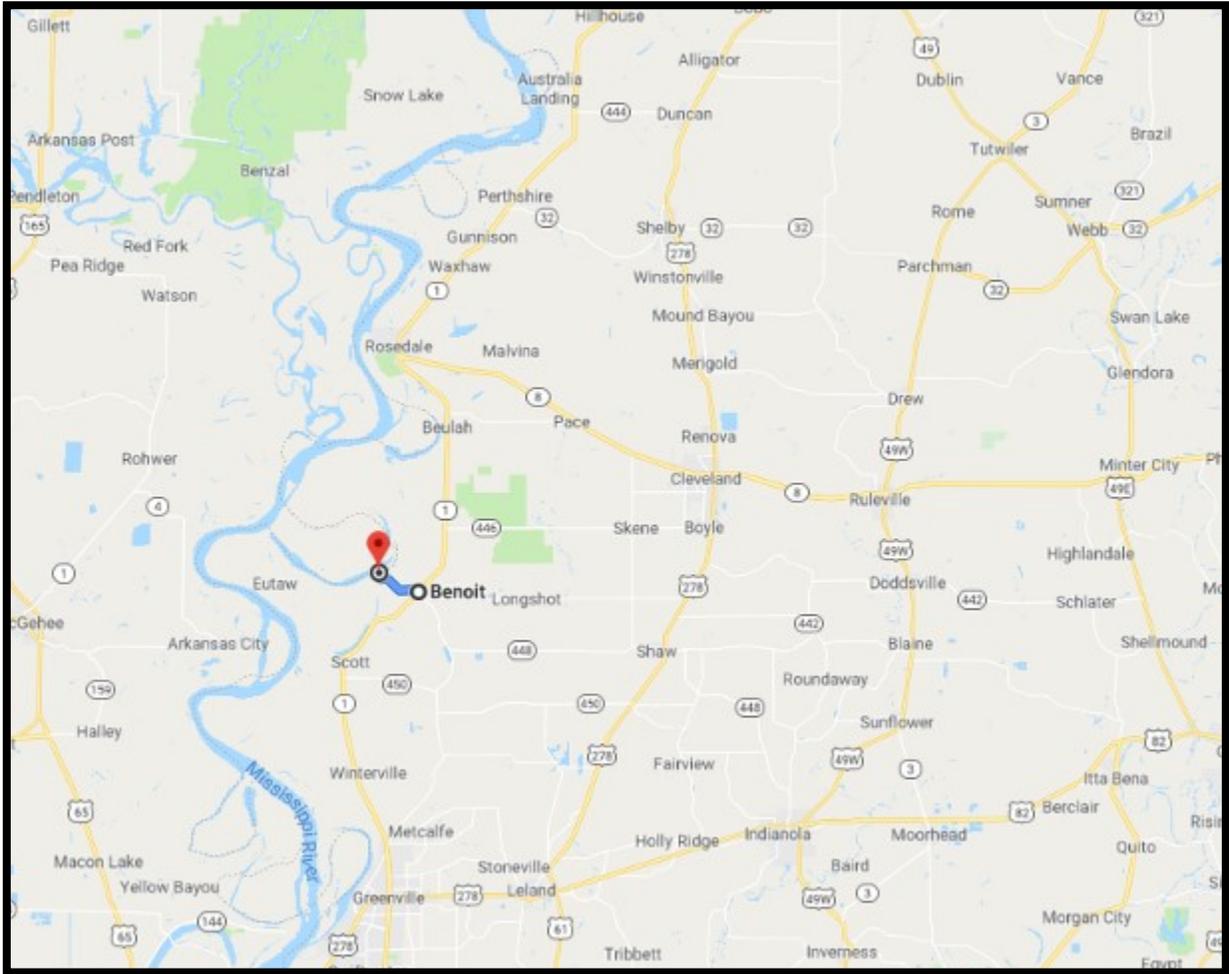
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DIRECTIONAL MAP



DIRECTIONS FROM BENOIT, MS: TRAVEL BOLIVAR ROAD FOR 2.9 MILES. TURN RIGHT AND CONTINUE ON CHARLIE BOY ROAD FOR .3 MILES. THE PROPERTY WILL BE ON YOUR LEFT. [GOOGLE MAPS LINK](#)



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