

# 59.5 +/- Acres with Home in Wathall County



107 Alexander Rd. Jayess, MS

\$415,000

Built in 2016, this 1,980 sq.ft. 2 bedroom, 2.5 bath home located on 59.5 +/- acres is country living at its finest. Situated overlooking the stocked bass pond, the home features granite countertops throughout the home as well as 2 car garage, dedicated home office, large utility room, walk in pantry, plenty of cabinet space, and a multi-level island equipped with electrical outlets. The screened in porch provides the opportunity to enjoy pest free evenings. The kitchen offers a gas cooktop and double ovens giving any chef a range of options. The large living room boasts beautiful vaulted wood ceilings as well as a gas fireplace for cozy nights. The master bedroom features a spacious master bath with glass walled shower as well as large walk in closet. The second bedroom, almost as large, features its own walk in closet. Both bedrooms, and the living room feature french doors that open to the covered saltwater pool. With 22+/- acres of chip-n-saw pine, tree value will continue to increase while providing numerous food plot and stand placement options. The thicker areas of the property provide ample bedding for big whitetail bucks as well as fawning cover for does. With the right management plan this property could be a big buck producer for many years to come.

Shown by appointment only. Call Clif Cannon to schedule a private showing.



*Call me today!*

**CLIF CANNON**, REALTOR®

Clif@TomSmithLand.com

601.990.5070 office | 601.565.1070 cell

128 W. Monticello | Brookhaven, MS 39601



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Information is believed to be accurate but not guaranteed.



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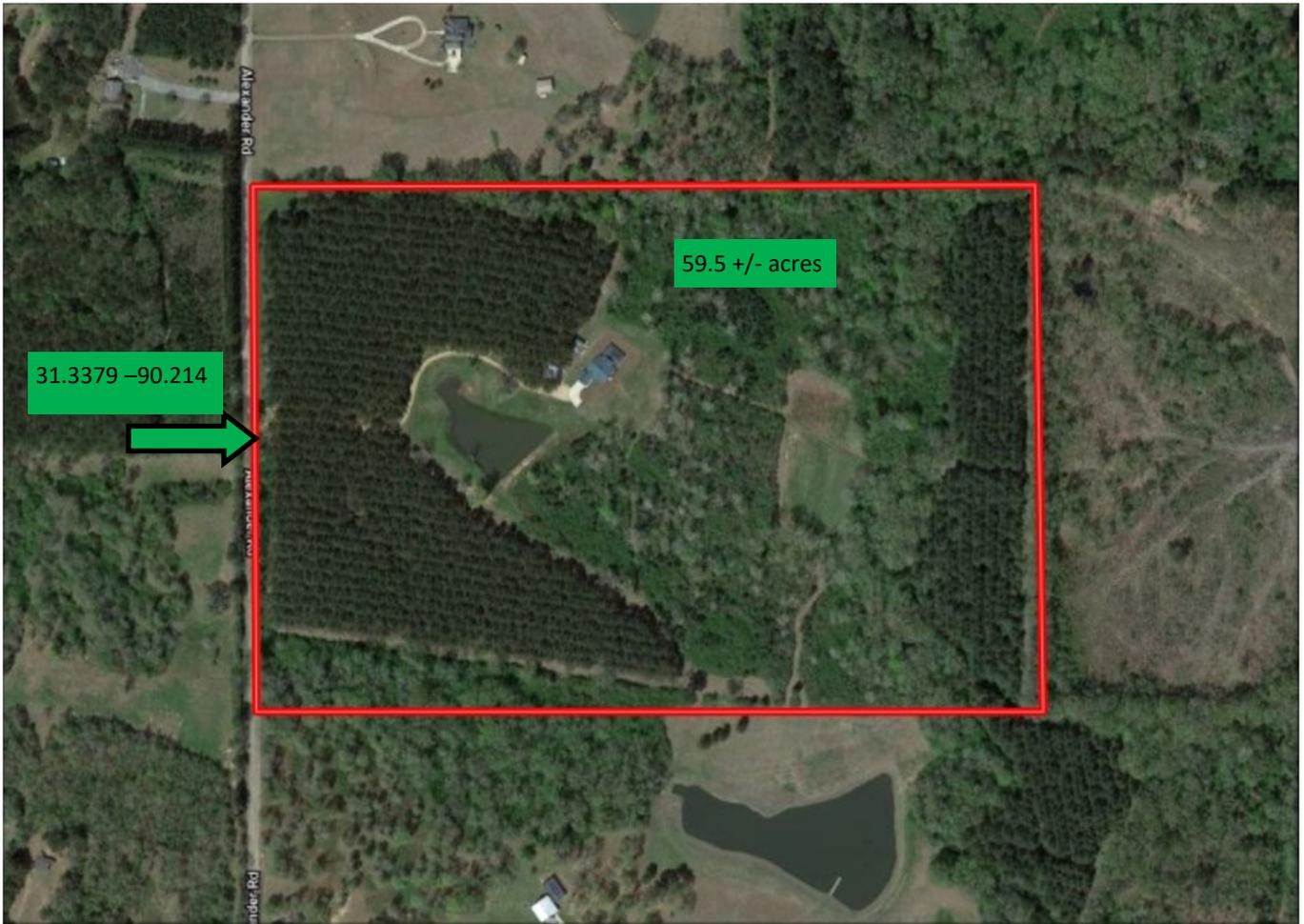
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Aerial Map



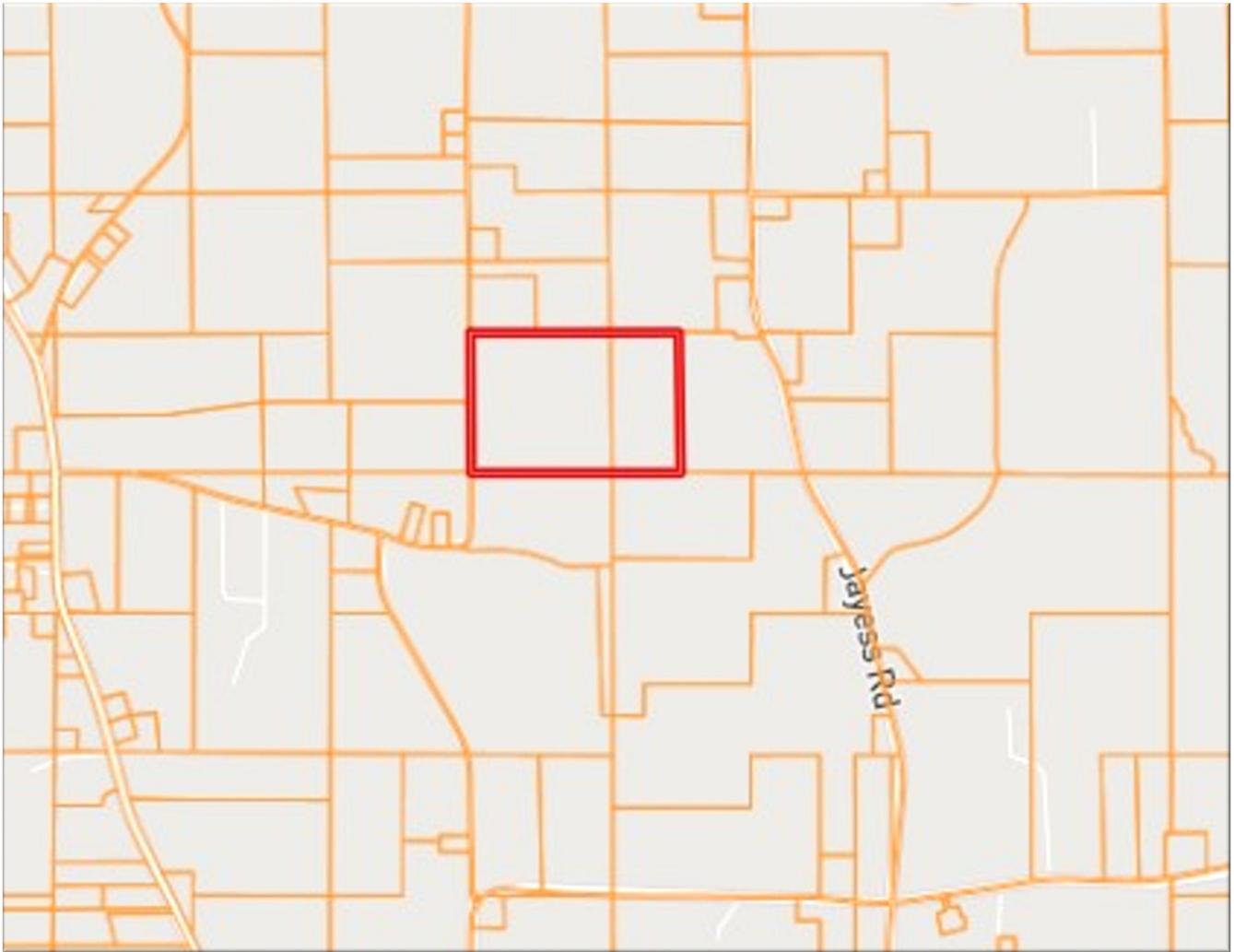
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Ownership Map



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Topo Map



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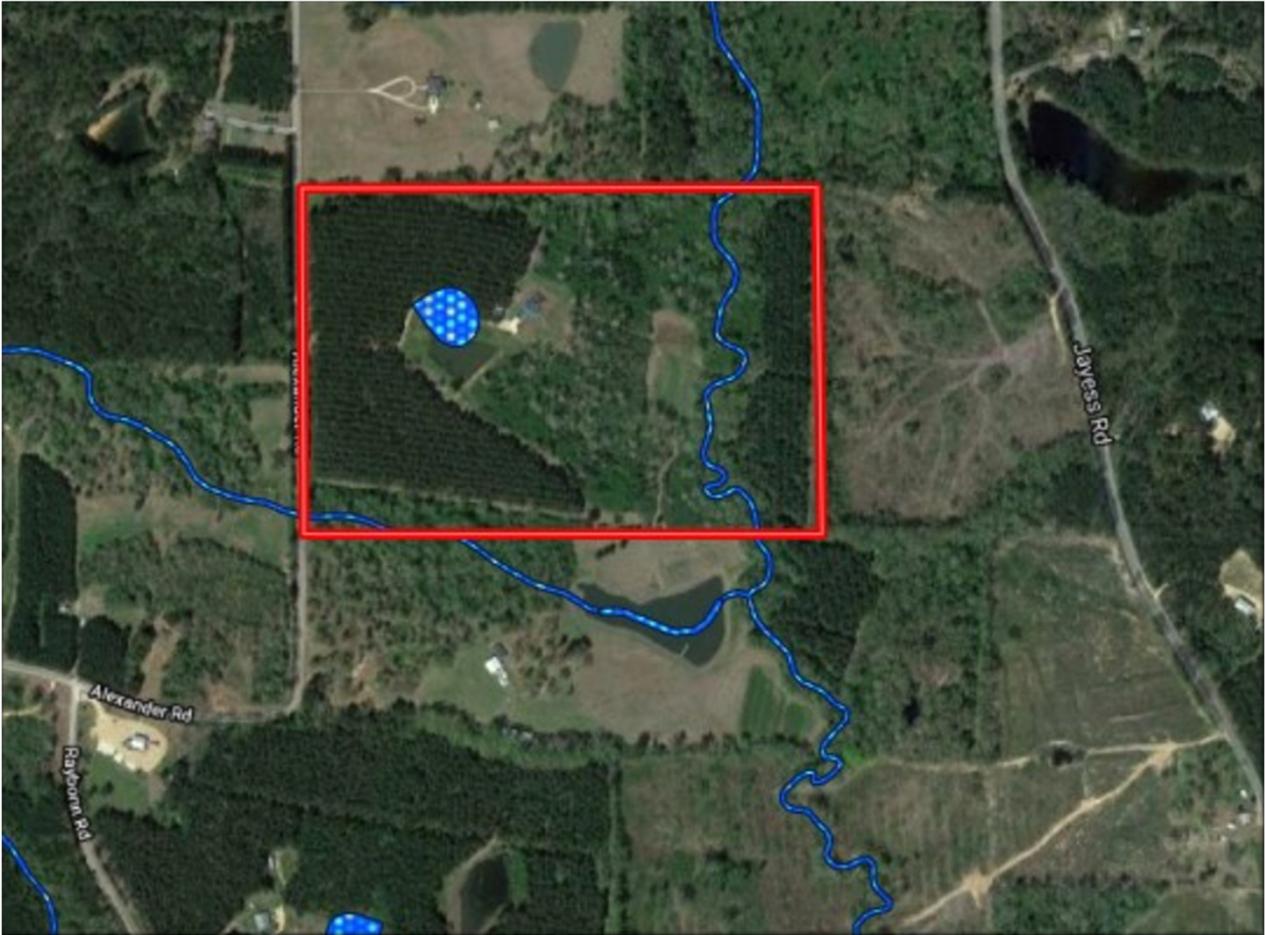
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Flood Map



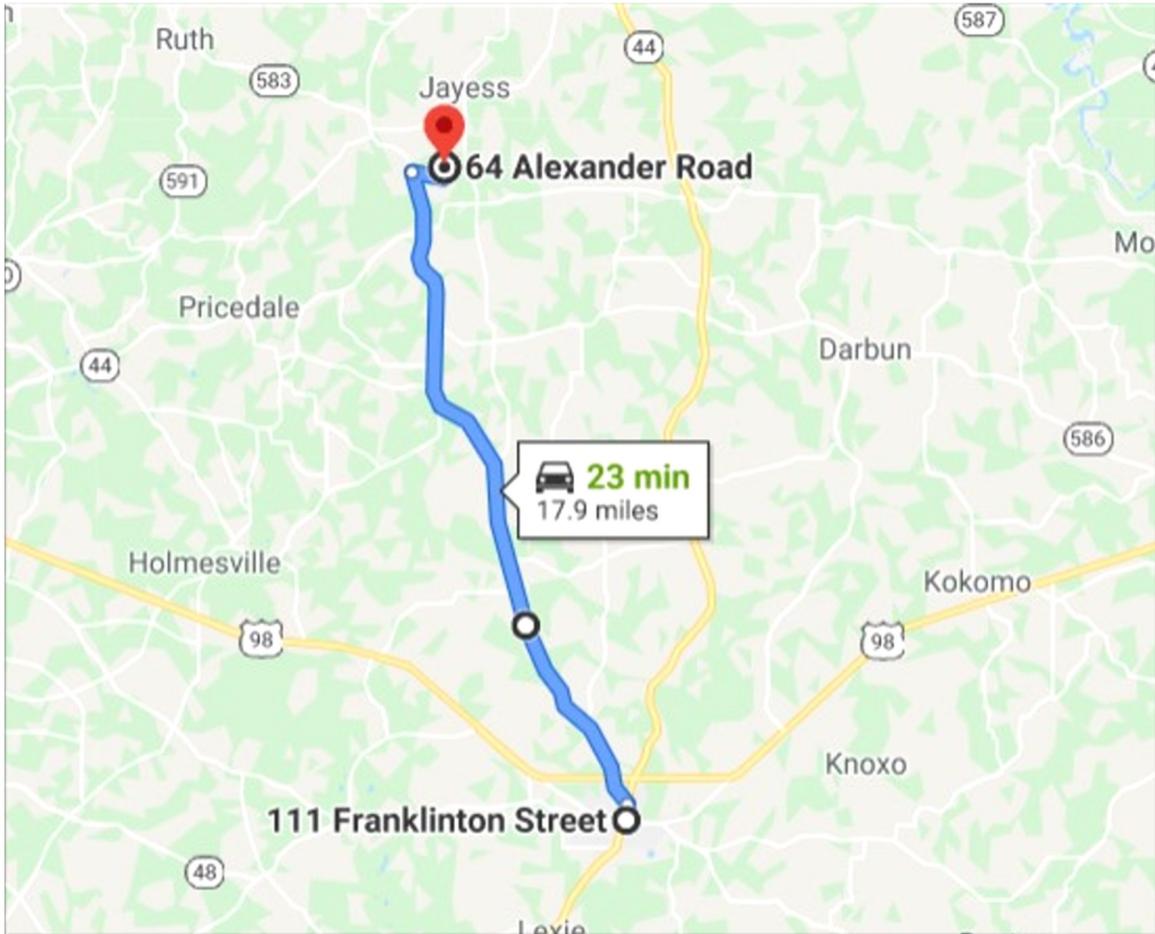
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## Directional Map

### Directions to 107 Alexander Rd Jayess, MS 39641

From Tylertown, MS: Travel north on MS-583 for approximately 18 miles. Turn right onto Alexander Road and travel 1 mile. There will be a 90 degree left turn, the house will be the second drive.

From Brookhaven, MS: Travel south on US-51 for 1.3 miles. Turn left onto US-84E and travel 2.2 miles. Turn left onto MS-583S and travel 20.7 miles. Turn left onto Alexander Road and travel 1 mile. There will be a 90 degree left turn, the house will be the second drive.



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