

# Lake Ferguson Home

8.24+/- Acres in Washington County, MS  
282 N. Lake Ferguson Rd. Greenville, MS 38703



## \$495,000

- 8.24± ACRE LAKEFRONT LOT
- PRIVATE BOAT RAMP
- 4,960 SQ FT HOME
- 5 BEDROOM/4 BATHS
- MAN CAVE
- PLAYROOM
- UPDATED KITCHEN
- LARGE LAUNDRY ROOM
- BALCONY OVERLOOKING LAKE
- DECK



MORE THAN  
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*Call me today!*

**MICHAEL OSWALT**, ASSOC. BROKER  
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Expect More. Get More.

## TomSmithLandandHomes.com

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LAKELIFE never looked so good! This lake house in Washington County, MS is dressed to impress inside and out. When you turn in the graveled drive you will notice a red barn for all your equipment needs, then you will meander through the mature Cottonwoods and the emotions will hit. Coming across the wood bridge the face of the home starts to show; the open yard, the trees, and you start imagining the kids or grandkids playing a game of catch, hide and seek, or football. The 8.24+/- acre lot will accommodate most any activity you can imagine and includes your private boat ramp to the lake. Your eyes will become fixed on this high end 4,960+/- square foot home; the beauty, the tidiness, the pride of ownership—it's all evident. The home was completely renovated after the 2011 flood. The lower floor includes the carport, two large cinderblock rooms which are used for cooking areas and storage—one with a bathroom, and a breezeway in the middle to the lakeside. The spiral staircase, carport staircase, and back deck all lead to you the main attraction upstairs. The instant the door opens the foyer welcomes you with a formal dining on one side and a great room on the other. Just around the corner is the updated kitchen with stainless appliances, granite countertops, and ceramic floors. Also downstairs is a smaller living room (currently a "mancafe" with built in gun cases and a fireplace), a large laundry room, a breakfast area, multiple bathrooms. The home enjoys 5 bedrooms and 4 baths; three bedrooms and three baths on are on the 1st floor with two bedrooms and 1 bath being upstairs. The upstairs also has a huge playroom (let ALL the kids on the lake come play—plenty of room). This home is spacious and if you've ever needed more room, you shouldn't in this home. Each room is decorated with the highest of quality to fit all your needs (all window treatments remain). Now, for the fun part, the balcony and deck. Take a seat and let the thought of entertaining begin! This will be your favorite spot as you can watch the boats cruise by, feel the breeze off the water, and enjoy your favorite beverage right on the banks of Lake Ferguson. You might find yourself spending more time here than anywhere else on the property. Lake Ferguson is one of the most popular bass fishing oxbows on the Mississippi due to its deep depth and steep banks, and at times the lake also provides good duck hunting. With access to the MS River you can enjoy the sandbars, catfishing, or additional duck in the winter. The location is ideal, especially if you are searching for a Mississippi River Equity share to pair with the home (across the lake from Archer Island; less than 10 miles from 27 Break, Black Bayou, and Huntington Point; Less than 15 miles from Catfish Point & The Refuge). The list could go on and on. If you are ready for the slow paced "Lakelife" - a place to really get away from it all, call Michael Oswalt today for your private showing!



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# AERIAL MAP



[CLICK HERE FOR AN INTERACTIVE MAP](#)



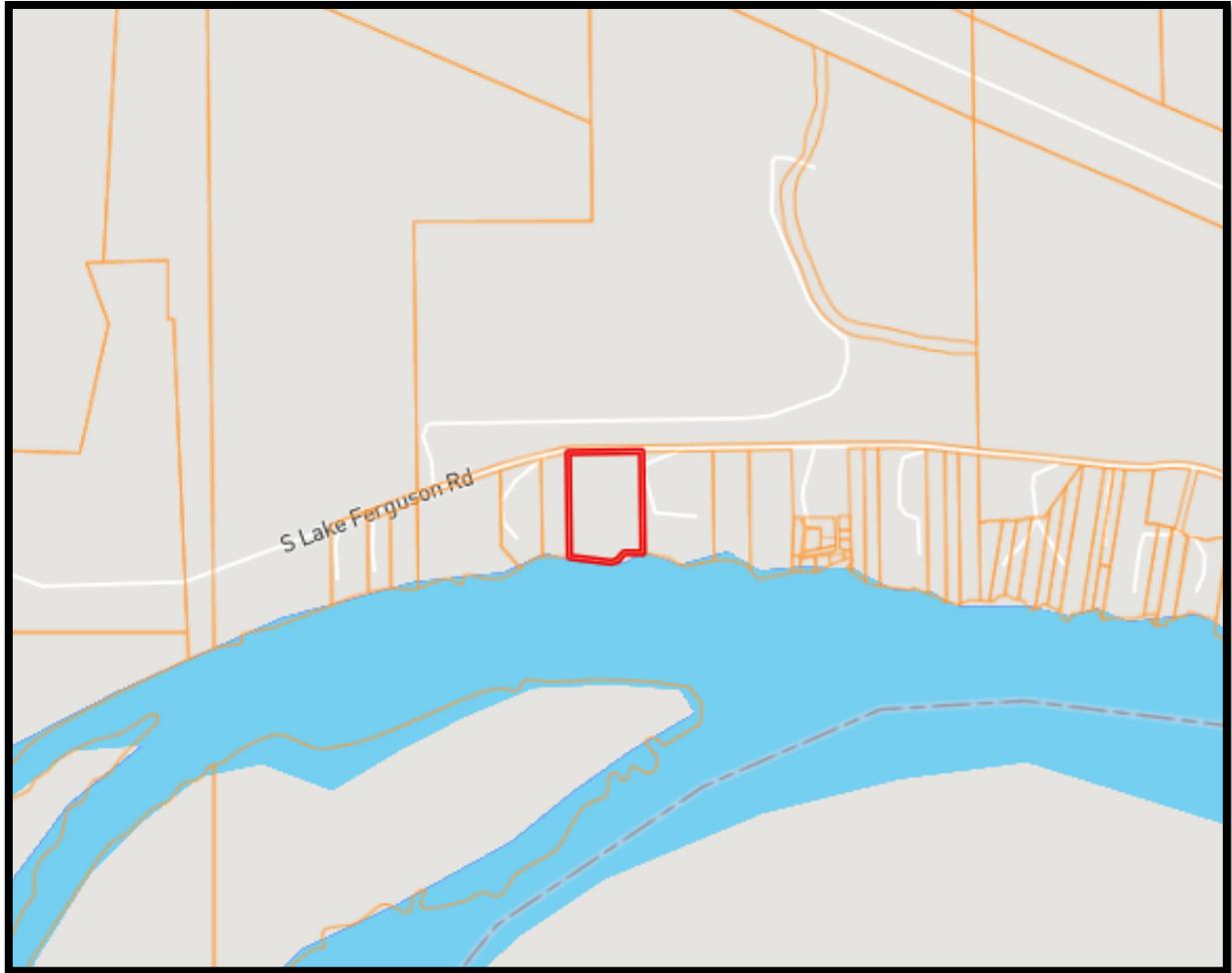
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# OWNERSHIP MAP



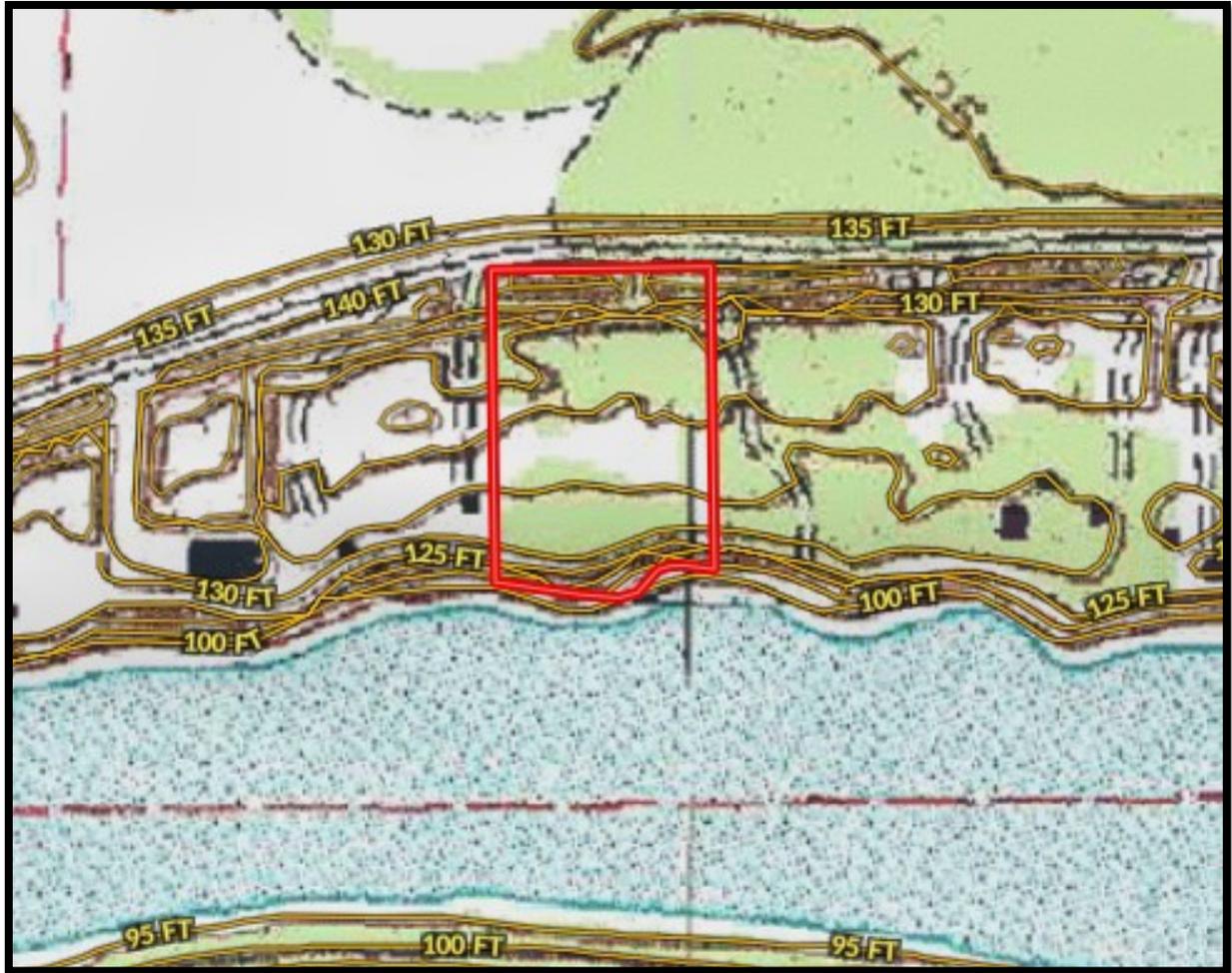
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# TOPO MAP



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# SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
Ta	Tunica clay, 0 to 2 percent slopes	0.2	2.74	3w
Af	Alluvial land, frequently flooded	7.9	93.61	5w
W	Water	0.0	0.32	-
Da	Dowling clay (sharkey), 0 to 2 percent slopes, occasionally flooded	0.3	3.34	4w



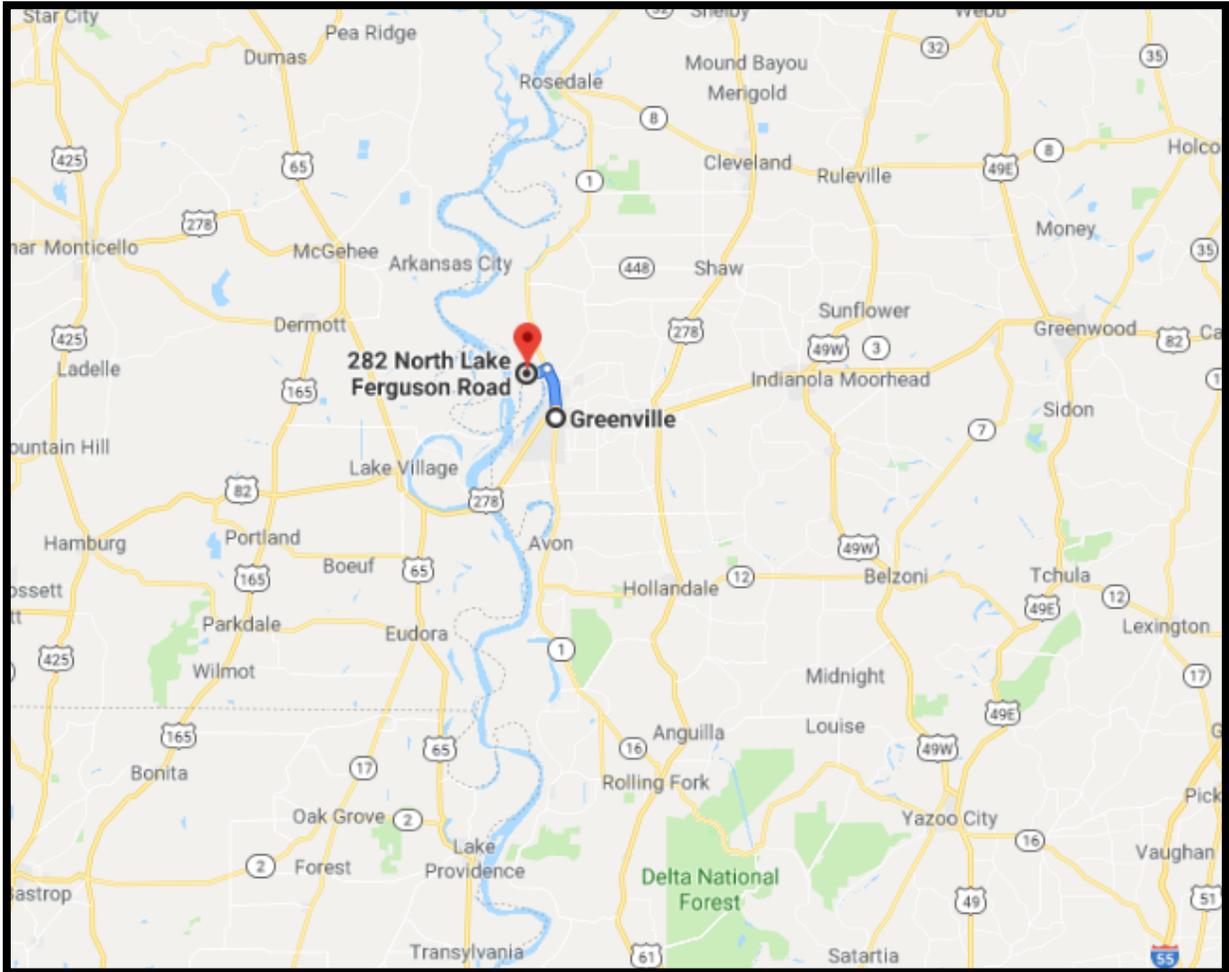
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# DIRECTIONAL MAP



**DIRECTIONS:** From Greenville MS, travel Highway 1 North for 4.7 miles. Turn left on North Lake Ferguson Road, the property will be on your left.

**282 NORTH LAKE FERGUSON ROAD GREENVILLE MS 38703** [GOOGLE MAPS LINK](#)



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