

Beautiful Home on 8+/- Acres in Franklin County, MS



8455 Hwy 98 Meadville, MS 39653

\$325,000

Conveniently located just minutes from Meadville, MS, Lake Okhissa and Caston Creek WMA, this beautiful well-maintained two story, four-bedroom, three bath home situated on 8+/- acres, is a homeowners dream. As you drive up to this exquisite home, the manicured yard and concrete walkways give the feeling of refinement in a country setting. The wrap around covered porch, back deck and covered, entertainment area offer all the space you need for outdoor enjoyment. The large kitchen featuring mosaic tiles, concrete countertops, a downdraft gas range, stand-alone ice maker and separate breakfast nook, encourages family time. The dining area is large enough for family meals and memorable special occasions. The large, open living room offers a spacious feel while being separated from the kitchen. The guest bedroom on the first floor offers a full bath for privacy, and spacious accommodations. The master bedroom features a sitting area that leads directly to the covered back porch. The master bathroom offers a shower, jacuzzi tub, skylight, and two walk-in closets. Upstairs, the two bedrooms feature hideaway storage as well as a full "jack and jill" bathroom complete with motion sensor lighting. One bedroom provides additional storage space to the attic and outside access via a winding iron staircase. The other bedroom provides a secure room for storage of valuables. The 8+/- acres offers a large yard, perfect for family outdoor recreational activities, a pole barn in the back for equipment storage, and a wooded area perfect for the whitetail deer enthusiast. Contact Clif Cannon to schedule a showing.



Call me today!

CLIF CANNON, REALTOR®

Clif@TomSmithLand.com

601.990.5070 office | 601.565.1070 cell



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



CLIF CANNON, REALTOR®
Clif@TomSmithLand.com
601.990.5070 office | 601.565.1070 cell



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



CLIF CANNON, REALTOR®
Clif@TomSmithLand.com
601.990.5070 office | 601.565.1070 cell



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



CLIF CANNON, REALTOR®

Clif@TomSmithLand.com

601.990.5070 office | 601.565.1070 cell



Expect More. Get More.

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



CLIF CANNON, REALTOR®

Clif@TomSmithLand.com

601.990.5070 office | 601.565.1070 cell



Expect More. Get More.

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



CLIF CANNON, REALTOR®
Clif@TomSmithLand.com
601.990.5070 office | 601.565.1070 cell



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



Aerial Map

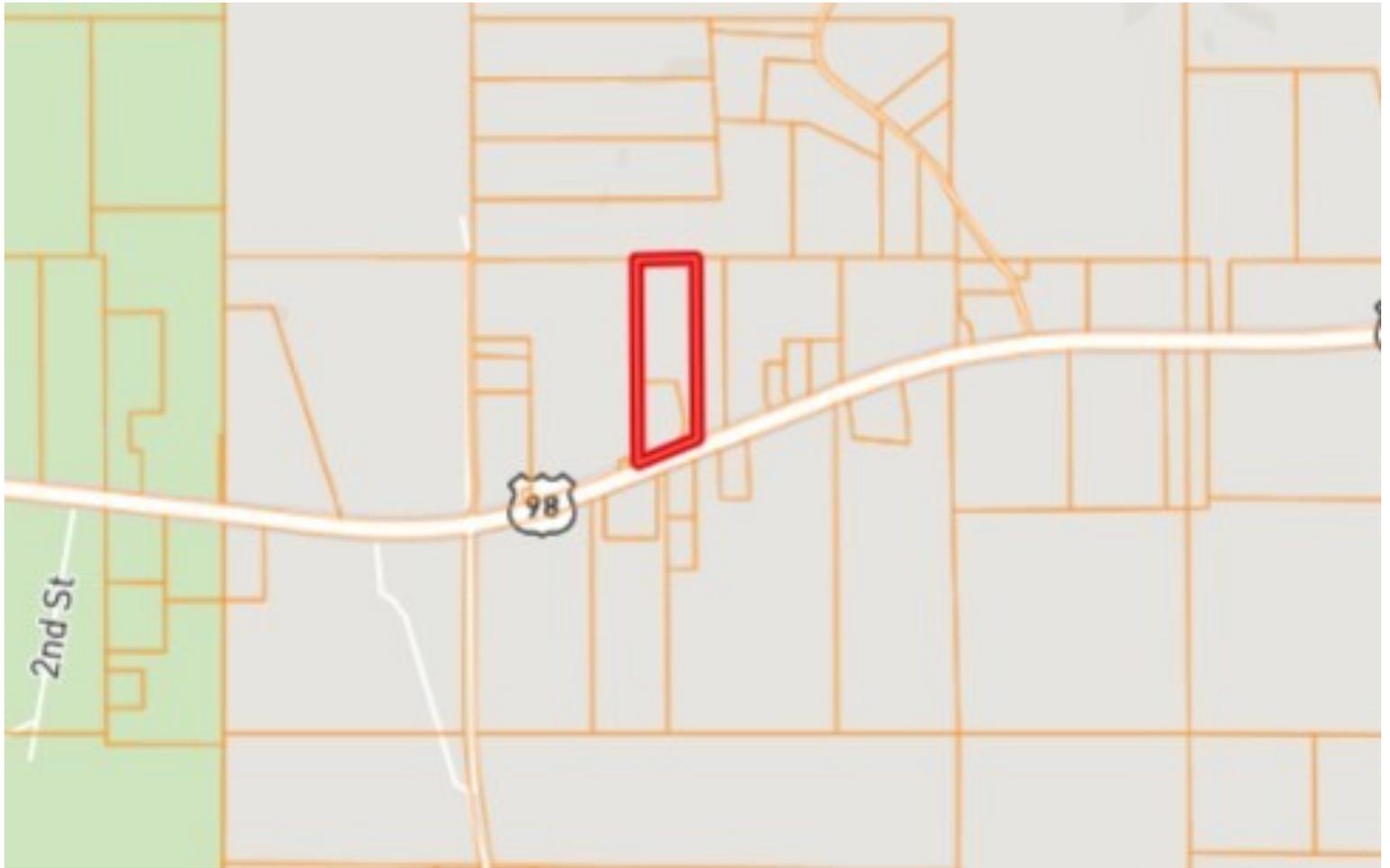


CLIF CANNON, REALTOR®
Clif@TomSmithLand.com
601.990.5070 office | 601.565.1070 cell



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



Ownership Map



CLIF CANNON, REALTOR®
Clif@TomSmithLand.com
601.990.5070 office | 601.565.1070 cell



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



Topographic Map

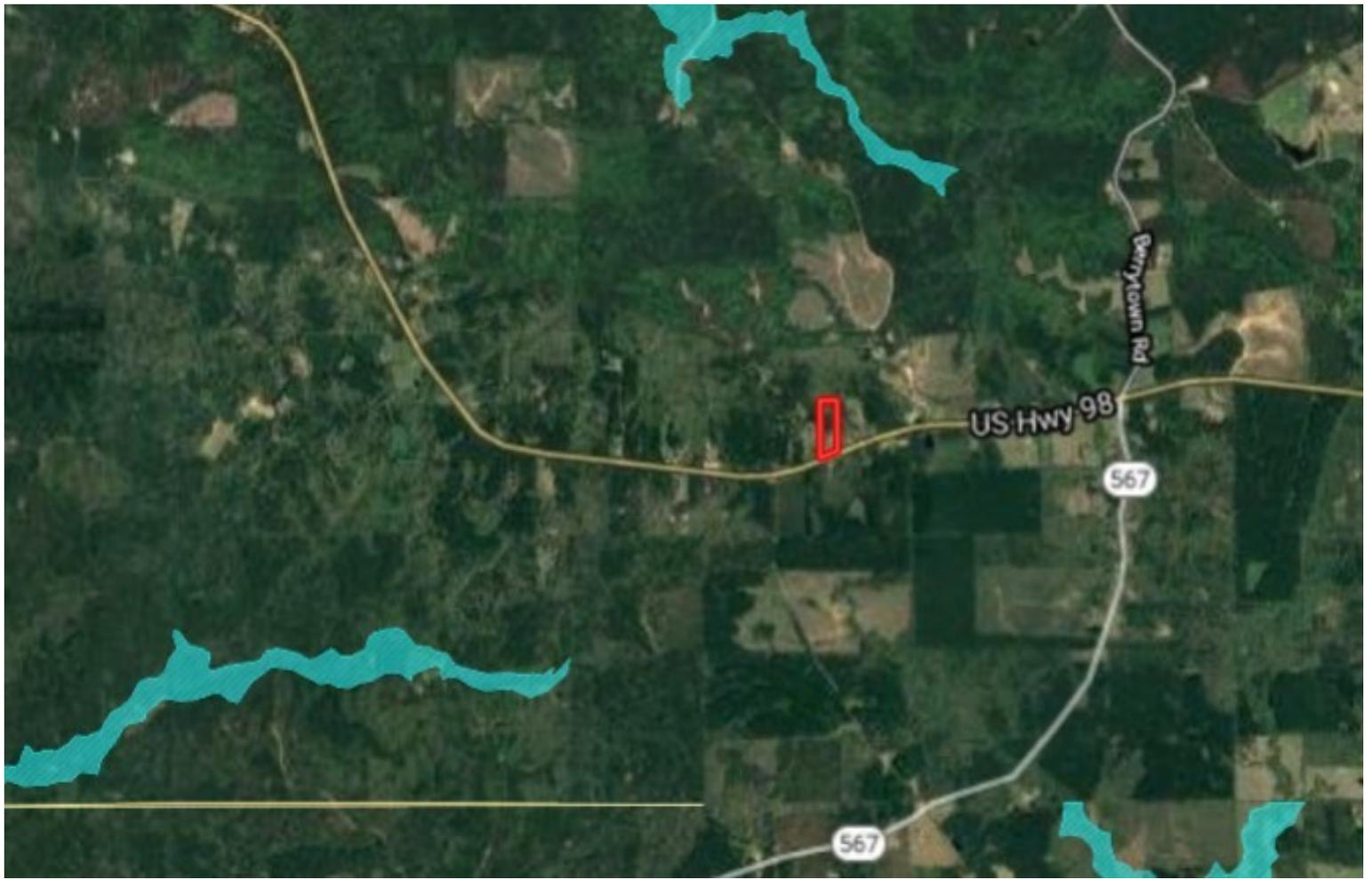


CLIF CANNON, REALTOR®
Clif@TomSmithLand.com
601.990.5070 office | 601.565.1070 cell



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



Flood Map



CLIF CANNON, REALTOR®
Clif@TomSmithLand.com
601.990.5070 office | 601.565.1070 cell



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



Directional Map

Directions to 8455 Hwy 98 Meadville, MS 39653:

From the intersection of US-84 and US-98 in Bude, MS: Travel south on MS-184 for .6 miles. Turn right onto US-98 E for 8.5 miles. The property will be on the left.

From the intersection of US-98 and I-55 in Summit, MS: Travel west on US-98W for 20.5 miles. The property will be on the right.



CLIF CANNON, REALTOR®
Clif@TomSmithLand.com
601.990.5070 office | 601.565.1070 cell



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.