

Turn-Key Property in Amite County, MS

40+/- Acres with a Custom Built Home



\$443,000

5602 Mullins Road Gloster, MS 39638

This custom built treasure, situated on 40+/- acres in Gloster, MS, is a MUST SEE! The low-maintenance, energy-efficient and meticulously designed Amite County home offers four bedrooms, 2.5 baths and adjoins the National Forest on the north and east side of the property. A tree farm borders the property on the west side. The 40+/- acres is pasture land already completely fenced! The property is located less than five miles from Brushy Creek and offers great hunting opportunities. Built to withstand the test of time, this 3,700+/- sqft home is constructed on 16 inch thick concrete walls on the lower level where you will find a storm room, media room, office, spacious sunroom with an amazing view, guest rooms and a full bath. The upper level walls are 10 inches in thickness and include an open kitchen and living area with windows overlooking an massive deck, master bedroom and bath, laundry room and a 1/2 bath. Each floor offers a wood burning fireplace and ample room to entertain guests. Extras include a back-up generator, farm equipment and a workshop for the handy man! The home is being sold fully furnished! Call Sabrina today to view!

Directions from MS-33 N in Gloster, MS: Turn right onto E Homochitto Road and travel 0.9 miles; turn left to stay onto E Homochitto Road. Travel 0.7 miles and continue straight to stay on Mullins Road. Travel 1 mile and the property will be on the right. Address: 5602 Mullins Road Gloster, MS 39638.



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SABRINA WOLFE, REALTOR®
Sabrina@TomSmithHomes.com
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Information is believed to be accurate but not guaranteed.



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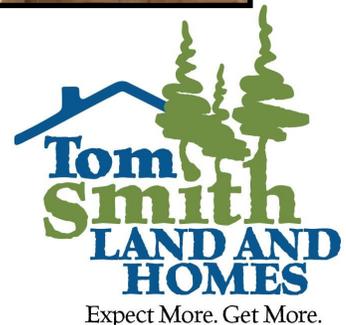
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Aerial Map



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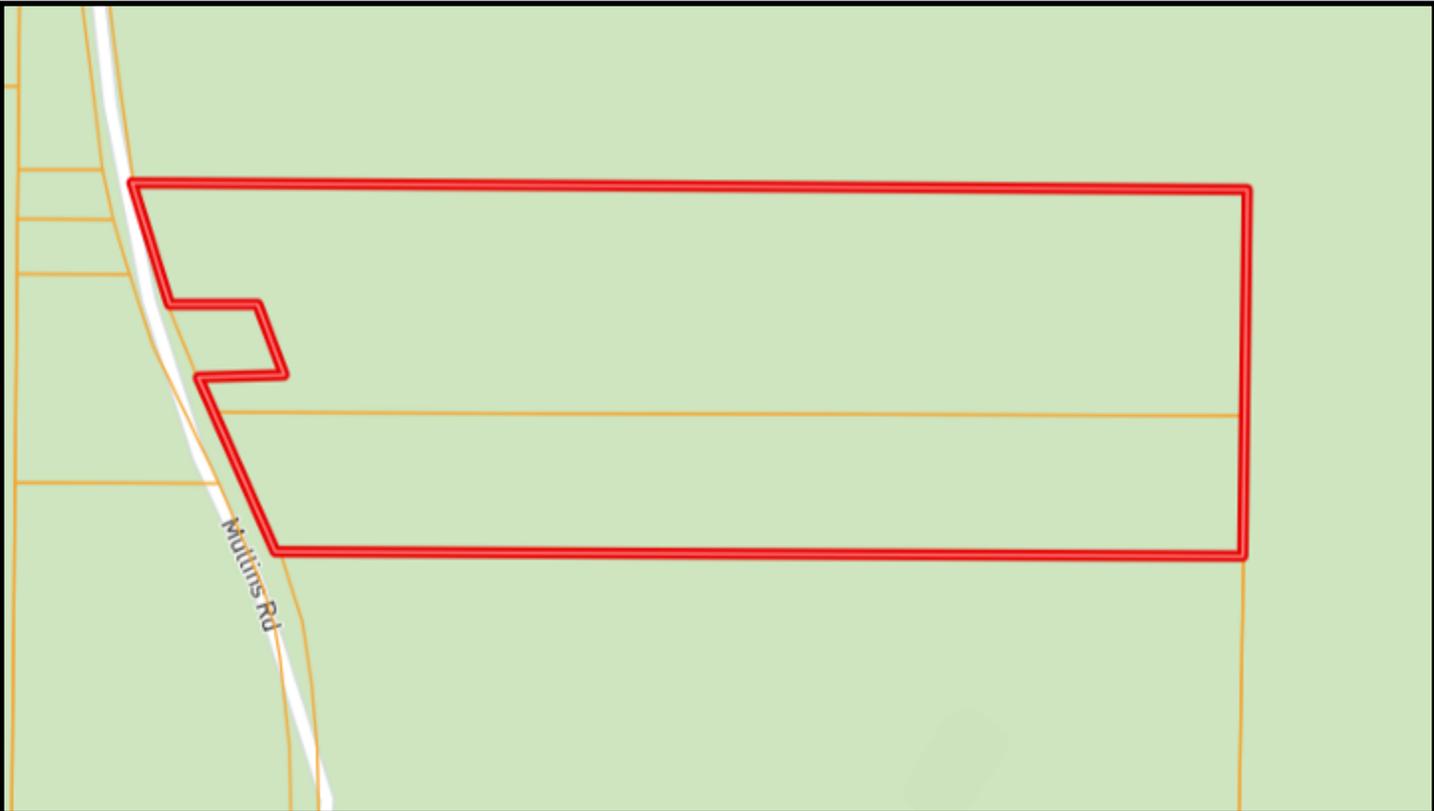
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Ownership Map



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Topography Map



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Soil Report

Boundary  40 ac				
CODE	DESCRIPTION	ACRES	%	CAP 
 SmE	Smithdale sandy loam, 12 to 35 percent slopes	0.1	0.2%	7e 
 SSE	Susquehanna-Smithdale association, hilly	35.1	87.6%	6e 
 PrB	Providence silt loam, 2 to 5 percent slopes	4.9	12.2%	2e 
Totals		40 Ac	5.5 Cap. Average	



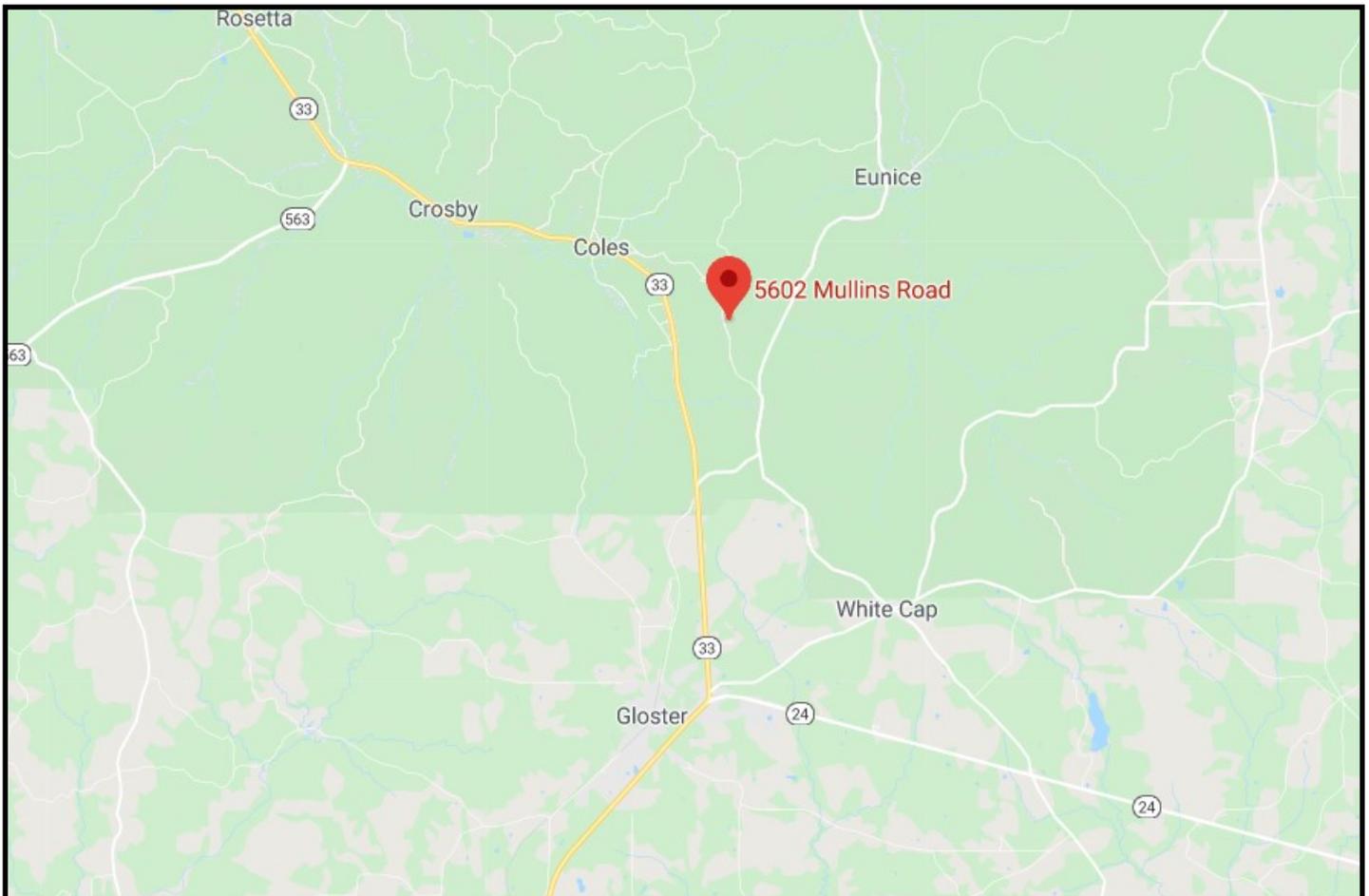
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Directional Map

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