

*20+/- Acres With A Home in Carroll County
Vaiden, MS*



Spacious Country Home

Equipment Shed and Work Shop

Beautiful Yard With Garden and Pond

Tractor and Equipment \$196,000

Directions: From the intersection of I-55 and Hwy 430 near Vaiden, travel east on Hwy 430 for .6 mile and turn left on Mulberry Street. Travel Mulberry Street for 1.5 miles to Hwy 51. Turn left on Hwy 51 and travel .9 mile and arrive at 8215 Hwy 51 Vaiden on left.

GPS: 33.3449, -89.7477



call me today!

SAM SAMPLE, REALTOR®

Sam@TomSmithLand.com

601.898.2772 office | 601.668.5697 cell



Expect More. Get More.

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

Take a look at this spacious four bedroom two and a half bath, country home situated just off Hwy 51 in Vaiden, MS. The home has recently undergone some renovations to include granite counter tops in the kitchen, vinyl windows and the master bath. Standard appliances are included along with washer and dryer. The home has an upstairs bonus room that could be an additional bedroom, office or storage space. The winding paved drive flows through an attractive shaded yard. The home site consists of 20+/- acres, mostly wooded, to include a shop and equipment shed. A pond is located in the front of the property adding to the beauty and an opportunity to fish or just relax near the water. Plenty of open space is available for a garden. A tractor and equipment are included and should make maintaining the expansive property manageable.

Additional acreage, mostly wooded with some open meadows is available if interested. The additional property is contiguous to the 20+/- acres. See attached areal map for details. Call Sam for a private tour.



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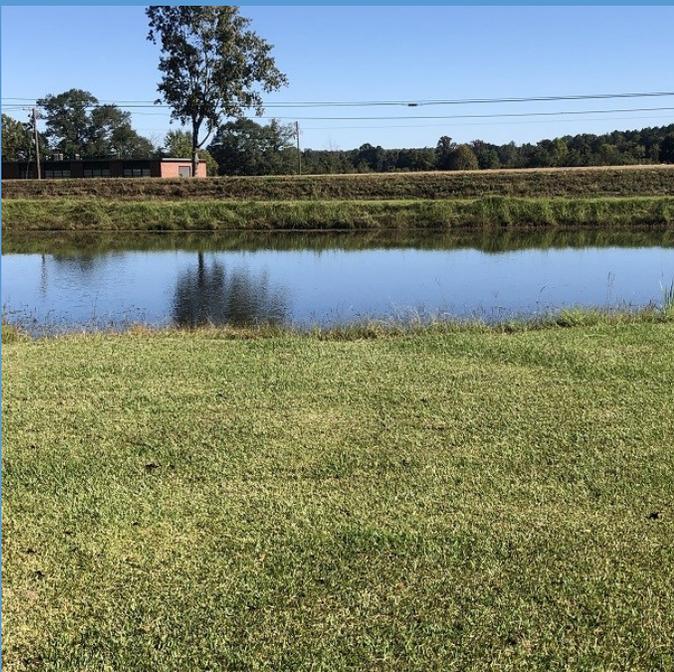


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Aerial Map



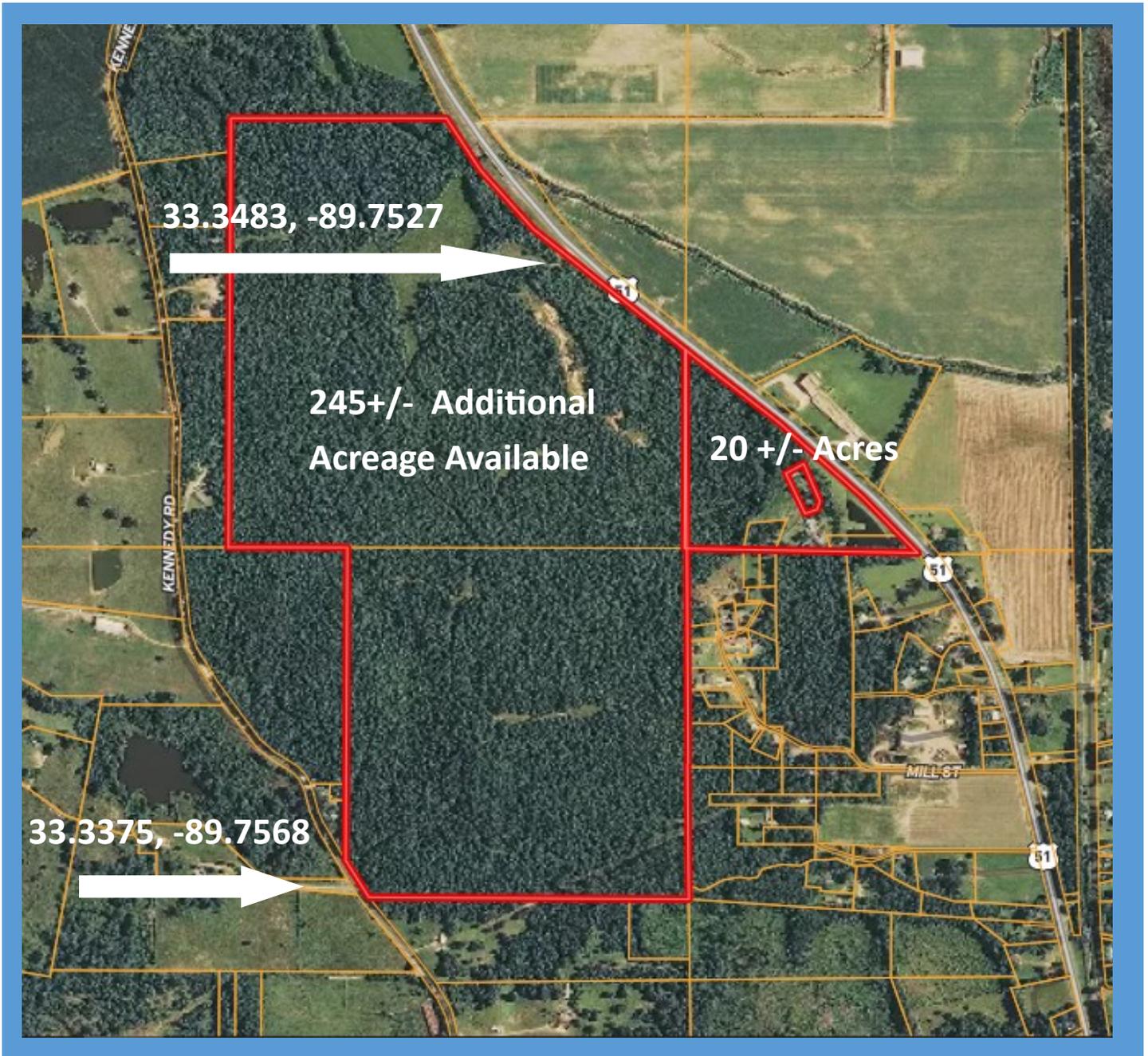
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Aerial Map With Additional Acreage



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CODE	DESCRIPTION	ACRES	%	CAP ⓘ
1A	Calloway silt loam, 0 to 1 percent slopes	12.7	61.7%	2w ⓘ
3D3	Dulac silt loam, 8 to 12 percent slopes, severely eroded	0.4	1.8%	4e ⓘ
10E2	Smithdale sandy loam, 12 to 30 percent slopes, eroded	6.1	29.5%	7e ⓘ
28	Ariel silt, occasionally flooded	1.4	7%	2w ⓘ

Soil Report

Soil Map



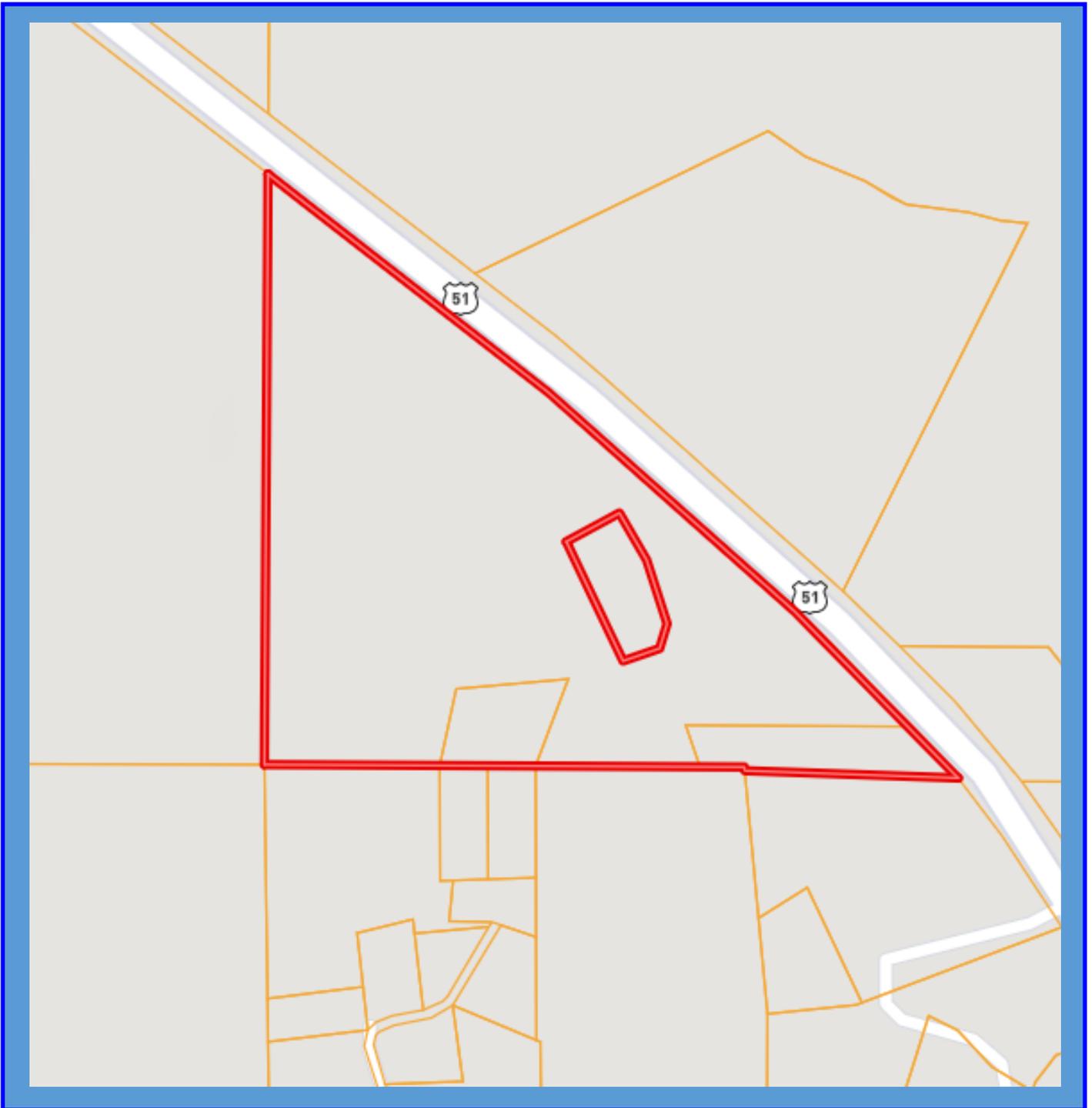
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Ownership Map

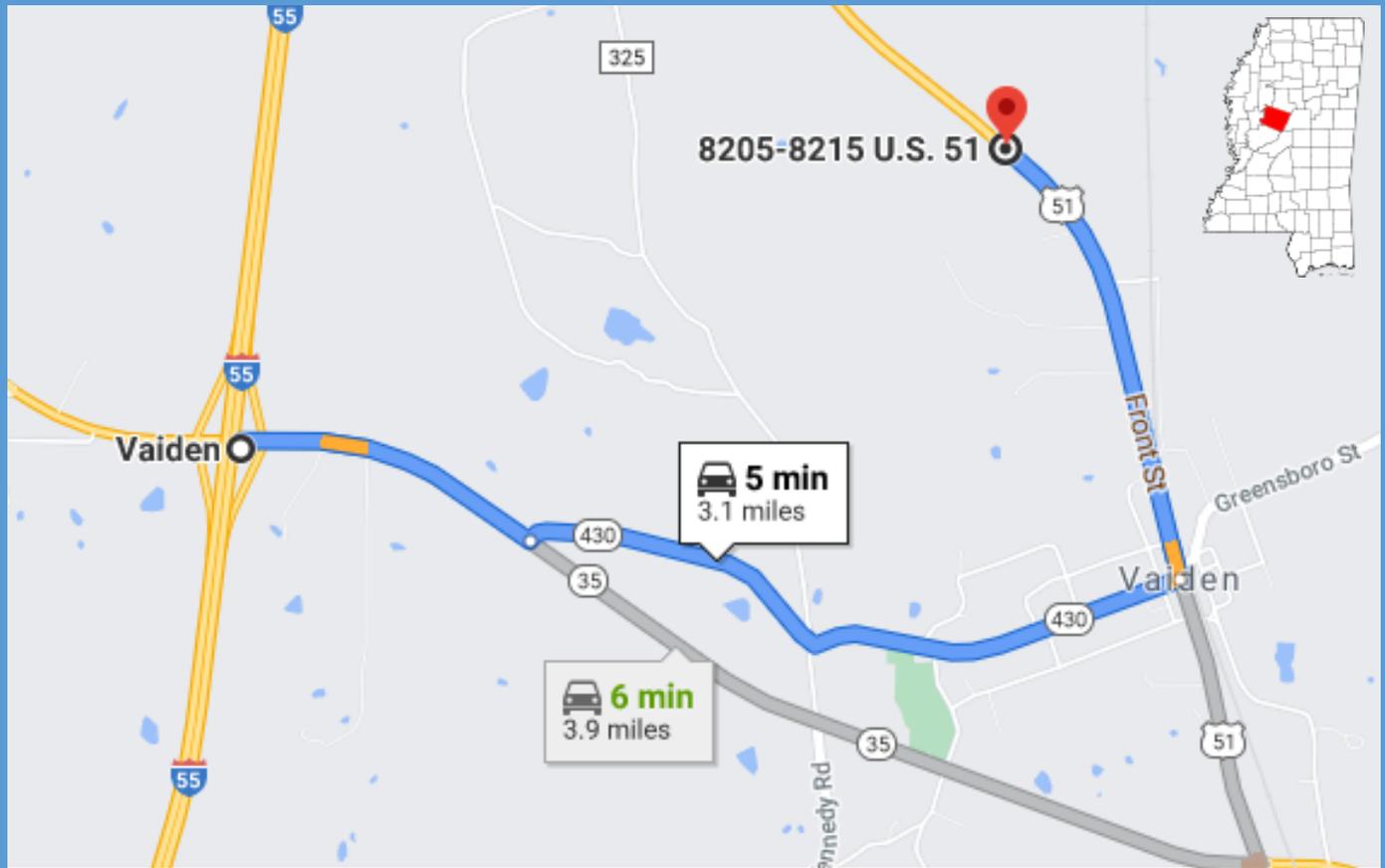


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Directional Map



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