

# Lake Ferguson Lakehouse

172 S. Lake Ferguson Road Greenville, MS 38703



**\$145,000**

LAKE LIFE, DUCK CAMP, MS RIVER CAMP! They are all calling your name with this one! The 1600± SF furnished cabin, built in the 1980s, features two bedrooms, one and a half bath, and is perfect for entertaining on the weekends. The interior is nice and cozy with a welcoming feel the minute you walk in and notice the wood-burning fireplace. The kitchen is adequately sized with a small bar which is perfect for all your cookout needs. The bedrooms are furnished with beds that will currently sleep five and the master bath is equipped with a standup shower/tub combo. The cabin has a nice great room for all the kids or grandkids to pile in. Off the front, you will find a 40'x10' deck overlooking Lake Ferguson, which is great for grilling during the summer or building a fire pit for the winter. An elevator is in place and will lift your weekend supply of groceries to the porch. The cabin was lifted in 2018 (2 feet above the 2011 flood). Underneath, you will find plenty of room for your ski, pontoon, or duck boat. The cabin sits on two lots totaling 0.97± acres. These particular lots are equipped with private, concrete boat ramps to the lake and are also equipped with a private well, propane tank, and septic tank. Lake Ferguson enjoys great fishing in the summer, a shoot to the Mississippi River, and the duck hunting can be awesome in the winter! Don't pass up this opportunity to have a private boat ramp on a lake fed by the Mississippi River for less than \$150,000. Call Michael Oswald for your private showing today!



MORE THAN  
**10K**  
FOLLOWERS  
ON FACEBOOK

*Call me today!*

**MICHAEL OSWALT**, ASSOC. BROKER  
Michael@TomSmithLand.com  
601.898.2772 office | 662.719.3967 cell  
Licensed in MS, AR & MO



**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.



**MICHAEL OSWALT**, ASSOC. BROKER  
 Michael@TomSmithLand.com  
 601.898.2772 office | 662.719.3967 cell  
 Licensed in MS, AR & MO



**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.



MORE THAN  
**10K**  
FOLLOWERS  
ON FACEBOOK

2011-2020  
BEST  
BROKERAGES

REALTORS'  
**LAND  
INSTITUTE**  
MISSISSIPPI CHAPTER

**MICHAEL OSWALT**, ASSOC. BROKER  
Michael@TomSmithLand.com  
601.898.2772 office | 662.719.3967 cell  
Licensed in MS, AR & MO

**Tom  
Smith  
LAND AND  
HOMES**  
Expect More. Get More.

**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.



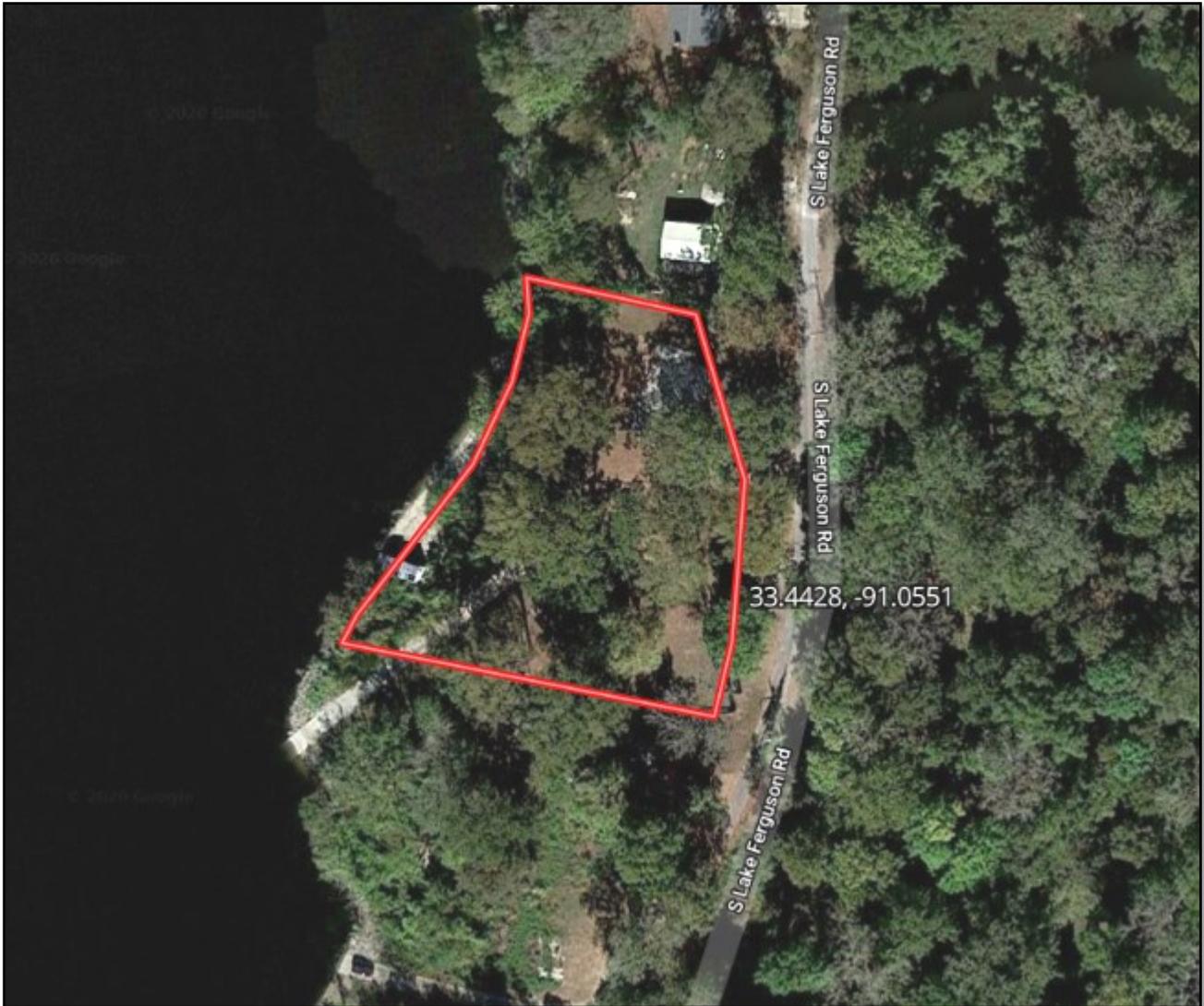
**MICHAEL OSWALT**, ASSOC. BROKER  
Michael@TomSmithLand.com  
601.898.2772 office | 662.719.3967 cell  
Licensed in MS, AR & MO



**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.

# Aerial Map



[CLICK HERE FOR AN INTERACTIVE MAP](#)



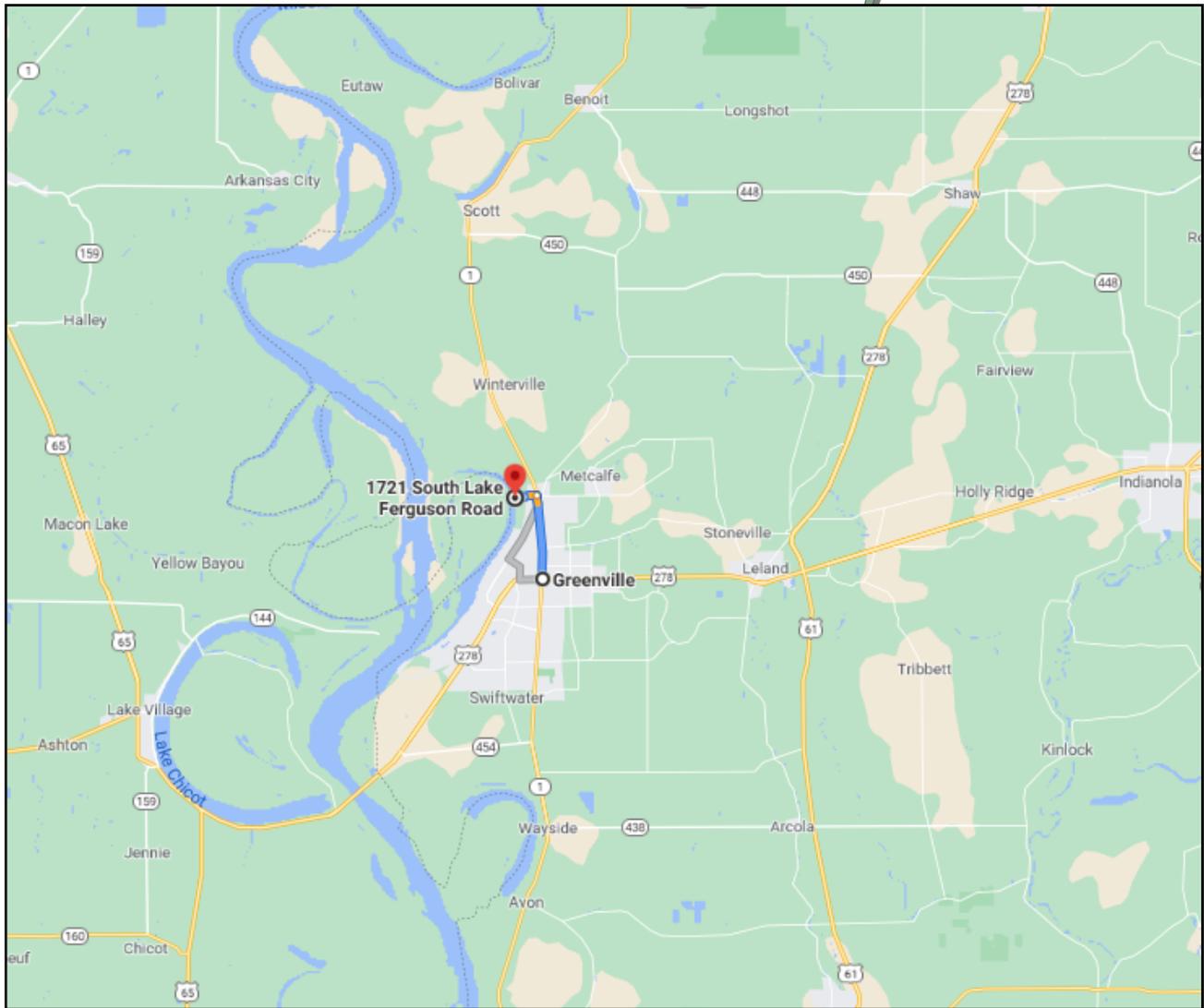
**MICHAEL OSWALT**, ASSOC. BROKER  
Michael@TomSmithLand.com  
601.898.2772 office | 662.719.3967 cell  
Licensed in MS, AR & MO



[TomSmithLandandHomes.com](http://TomSmithLandandHomes.com)

Information is believed to be accurate but not guaranteed.

# Directional Map



**Directions From Greenville, MS:** Travel Highway 1 North for 4.4 miles. Turn left on Abide Road and then turn left on S. Lake Ferguson Rd. The property will be on your left. 1721 S. Lake Ferguson Blvd. Greenville, MS 38703



MORE THAN  
**10K**  
FOLLOWERS  
ON FACEBOOK

*Call me today!*

**MICHAEL OSWALT**, ASSOC. BROKER  
Michael@TomSmithLand.com  
601.898.2772 office | 662.719.3967 cell  
Licensed in MS, AR & MO



**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.