

Unique Farmhouse on 10+/- Acres Franklin County ,MS



9145 BOGUE CHITTO RD SE
McCALL CREEK, MS, 39647

\$141,900

This unique farmhouse, situated on 10+/- acres, is tucked away in McCall Creek in a quiet country setting in Franklin County, MS. Inside, you will find an eat-in kitchen equipped with a bar area, with an addition that allows a nice open dining room. The living room separates the master bedroom from the additional bedrooms and the bathroom was recently updated with neutral colors and a new vanity. Sellers have just installed new flooring throughout, and new tile around the fireplace, provided a fresh coat of paint on the deck and the metal roof is only 5 years old. In the back of the home, you will notice the workout space/man cave, a place to relax and enjoy rainy days. The back covered patio leads to the laundry room as well as an "out house" equipped with a bathroom, shower and sink for guests. Also located on the property is a barn, a pond and a small pump shed housing the water well. The yard is beautifully landscaped, private and the front porch is the perfect place to enjoy that morning coffee. Call Sabrina today to schedule a viewing!

Directions from I-55 S in Brookhaven towards McComb, MS: Travel approximately 8 miles on I-55 S and take exit 30 to the right toward Bogue Chitto/Norfield. Travel 0.3 miles and turn right onto Bogue Chitto Rd SW. Travel 9.3 miles and turn right onto Linfrank Line Dr SW and the property is on the left.



Call me today!

SABRINA WOLFF, REALTOR®
Sabrina@TomSmithHomes.com
601.990.5070 office | 601.754.3763 cell
128 W. Monticello | Brookhaven, MS 39601



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



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Aerial Map



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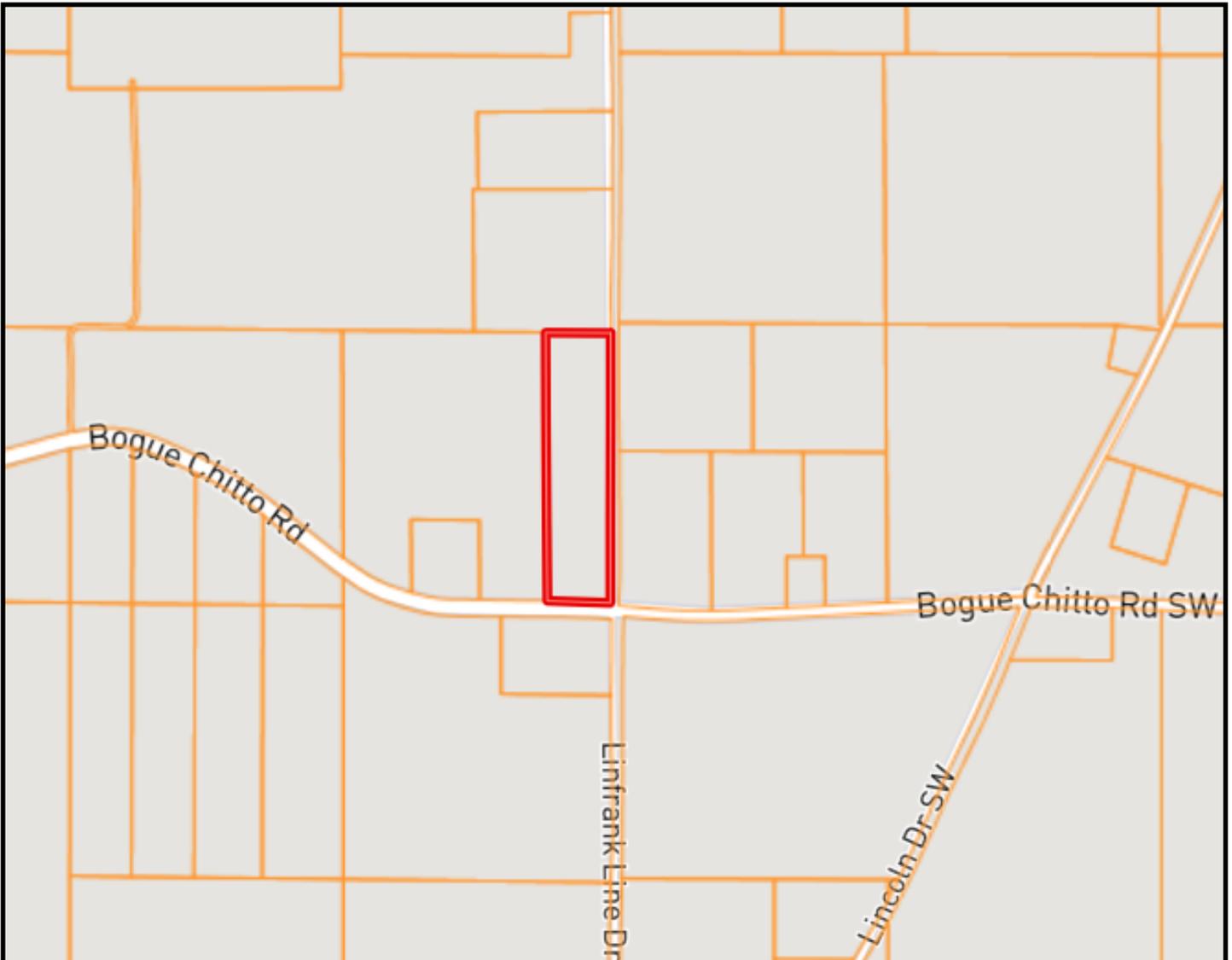
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Ownership Map



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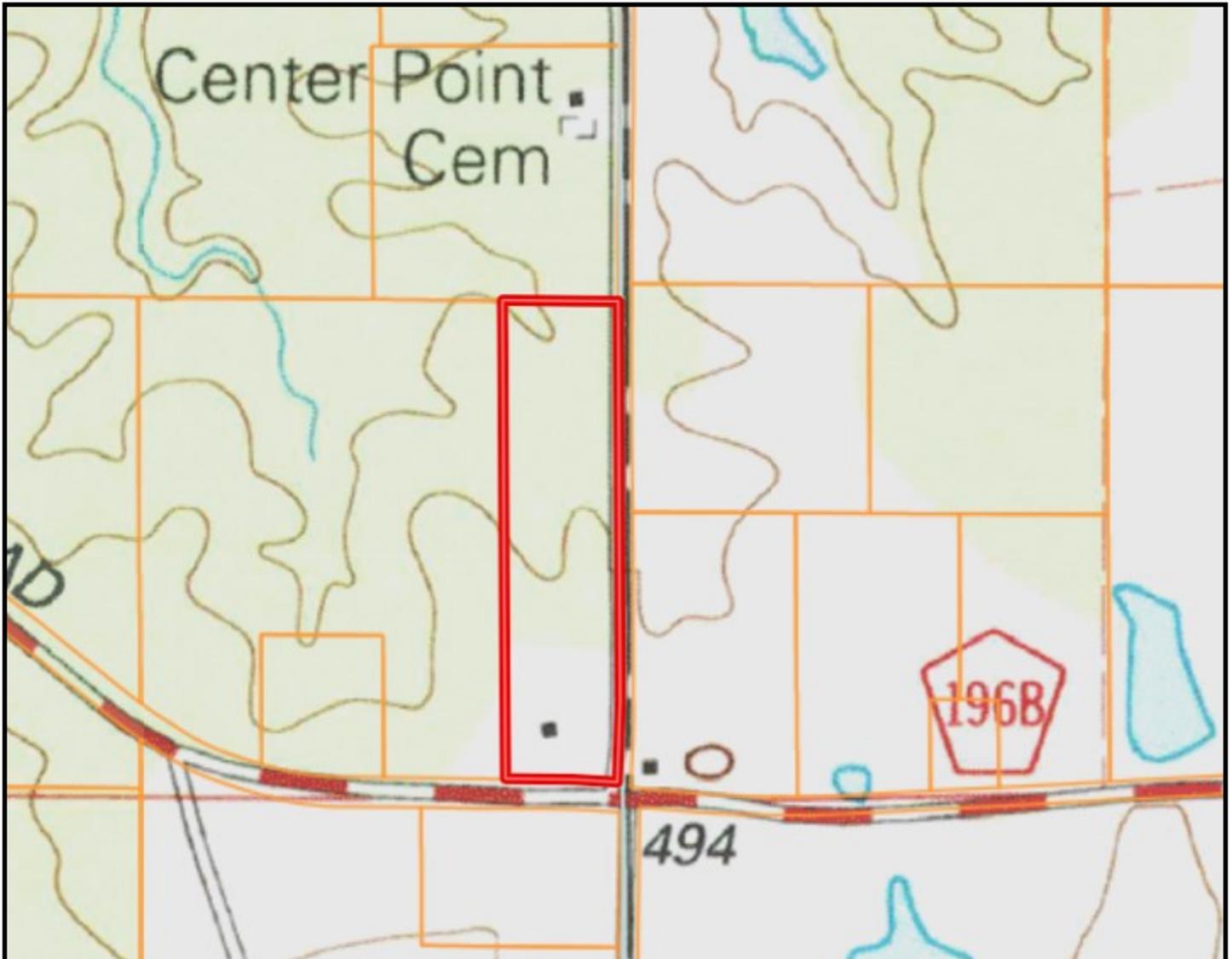
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Topography Map



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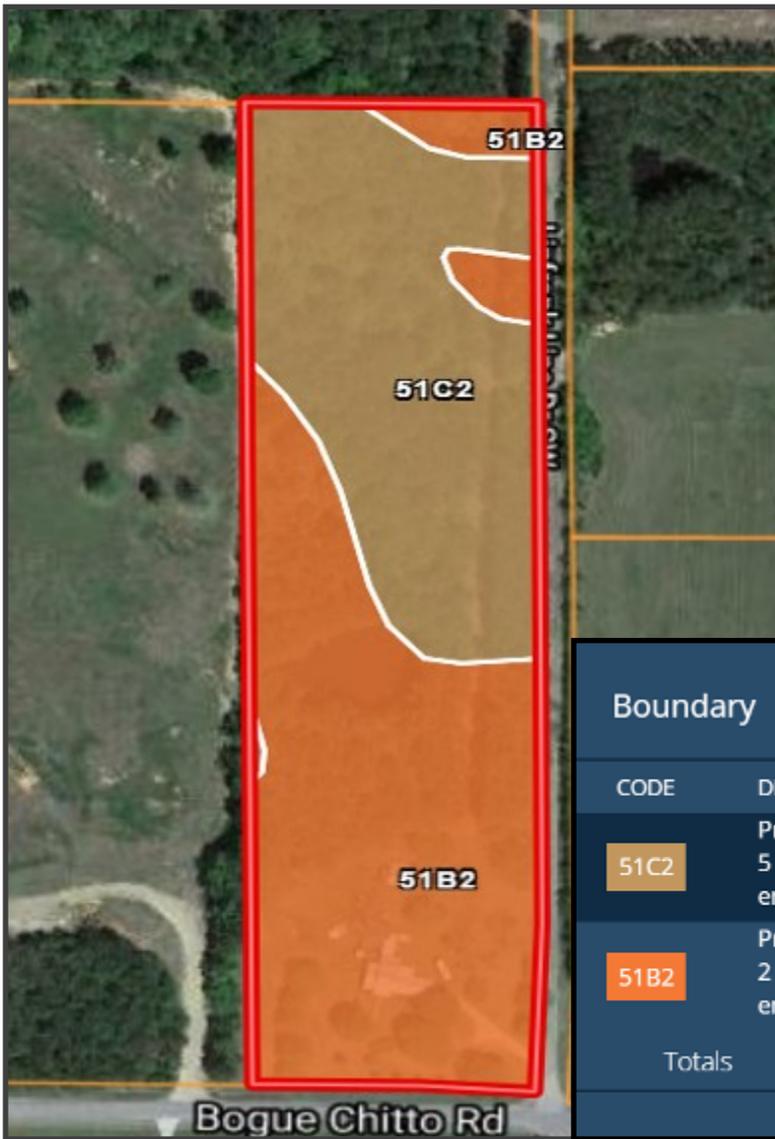
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Boundary			9.4 ac		
CODE	DESCRIPTION	ACRES	%	CAP	
51C2	Providence silt loam, 5 to 8 percent slopes, eroded	4	43%	3e	
51B2	Providence silt loam, 2 to 5 percent slopes, eroded	5.4	57%	2e	
Totals		9.4 Ac	2.4 Cap. Average		

Soil Report



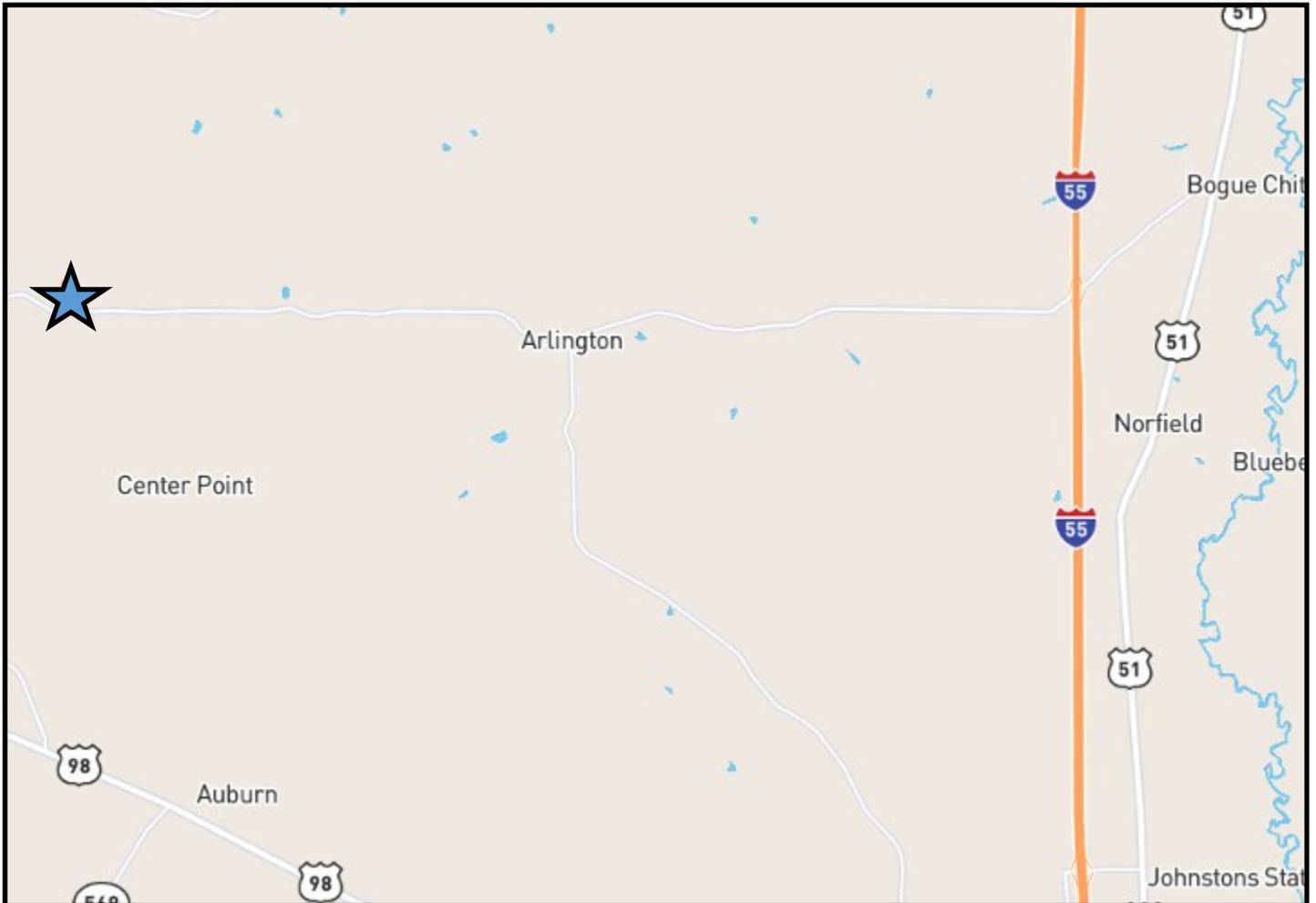
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Directional Map

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