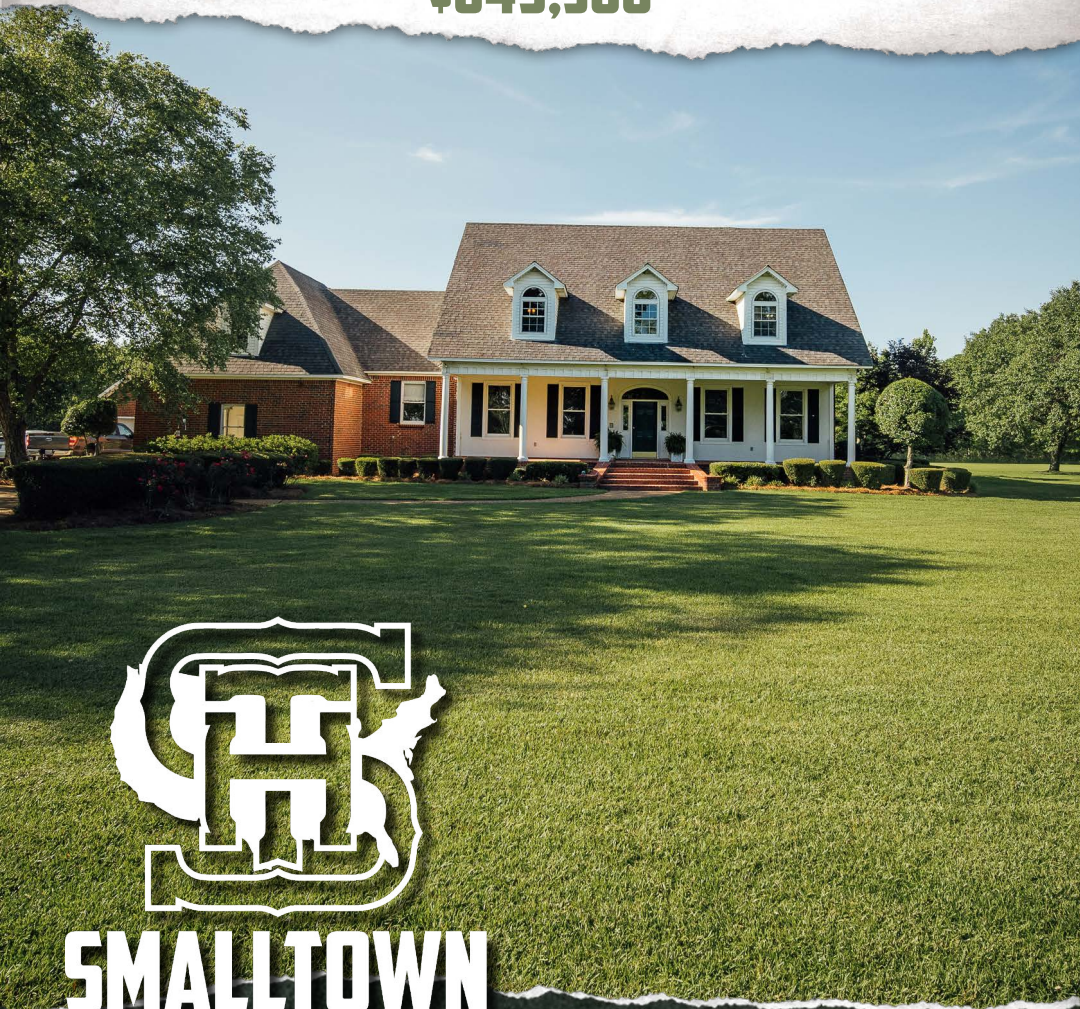


33.64± ACRES WITH A HOME HUMPHREYS COUNTY, MS

\$649,500



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (769) 888-2522

THE HUMPHREYS 33.64

PROPERTY PROFILE

LOCATION:

- 200 Brady Road
Isola, MS 38754
- 5.6± Miles Northwest
of Belzoni
- 4.6± Miles Southeast of Isola

COORDINATES:

- 33.242052, -90.534290

PROPERTY USE:

- Residential
- Recreational Opportunities

TAX INFORMATION:

- G030008007.00: \$350.68
- G030008007.01: \$3,755.14
- G040017005.04 : \$57.74

PROPERTY INFORMATION:

- 33.64± Acres
- 4,041± SF Home
- 4 Bedrooms – 3 ½ Bathrooms
- Walk-In Closets
- Ample Storage Space
- Detached Shop
- 2-Car Garage
- Alarm System
- Intercom System
- Mosquito Mist Away System
- Underground Utilities
- Back-Up Diesel Generator
- Natural Gas
- Jackson Bayou Frontage
- 20± Acres of Woods
- 11± Acres of Yard Space
- Annual CRP Payment of \$1,803
through 2053
- Additional Acreage Available



ADAM HESTER, ALC | ASSOCIATE BROKER
C: 601-506-5058 | adam@smalltownproperties.com

WILSON BRITT | LAND SPECIALIST
C: 662-299-2367 | wilson@smalltownproperties.com

4848 Main St. - Flora, MS 39071 | O: 769-888-2522 | smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE HUMPHREYS 33.64

WELCOME HOME TO YOUR OWN PRIVATE OASIS! Enjoy peaceful country living in the heart of the Mississippi Delta. Nestled on 33.64± acres between Isola and Belzoni in Humphreys County is a well-maintained 4,041± square foot home. This sanctuary consists of a serene setting and diversity including approximately 11 acres of yard space, 20± acres of woods, and 2.5± acres of Jackson Bayou frontage. As you approach, be prepared to fall in love with the overall setting the property has to offer.

The four bedroom, three and a half bath home was constructed in 1994. On the main floor, you will find the primary bedroom and bath along with a half bath while the remaining three bedrooms and two full bathrooms are on the second floor. Enjoy the convenience of walk-in closets fitted with shelving and drawers in every bedroom. Beyond the bedrooms, you will discover a well-furnished kitchen, roomy utility room, dining room, functional office, versatile bonus room, and a spacious den warmed by a gas log fireplace. Storage is not an issue with a walk-in pantry and three walk-in storage areas, all outfitted with shelving. Additional amenities include an alarm system, mosquito mist away system, underground utilities, back-up diesel generator, natural gas, and an intercom system for added convenience.



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MORE ABOUT THE HUMPHREYS 33.64

Furthermore, there is a detached workshop equipped with a workbench and over 900 square feet of porches. Enjoy morning coffee or an afternoon book on the screened-in back porch overlooking the swimming pool and the remaining acreage. Areas of the current yard space would be ideal for a couple of horses or additional home sites.

As an added bonus, the wooded area includes 7.34± acres enrolled in CRP with an annual payment of \$1,803 through 2053! For the outdoor enthusiast, you have the ability to fish out of the front yard and deer hunt in the back. To the east, an additional 19.31± surveyed acre tract is available for purchase which includes 8.92± acres enrolled in CRP with an annual payment of \$2,192 through 2053.

**Embrace southern living in the Mississippi Delta.
Contact Adam Hester or Wilson Britt today to schedule
a private showing of this magnificent place!**



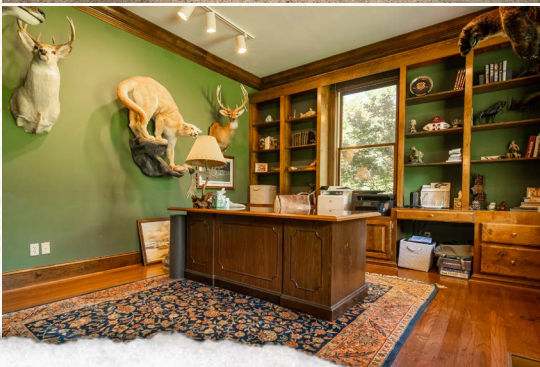
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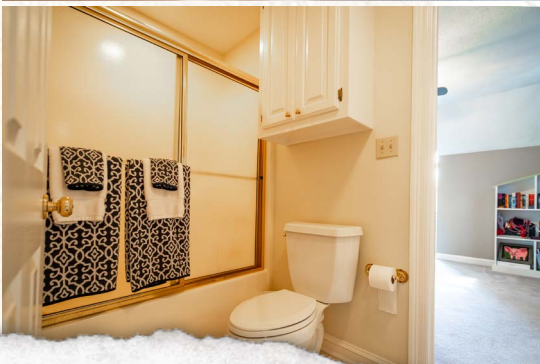
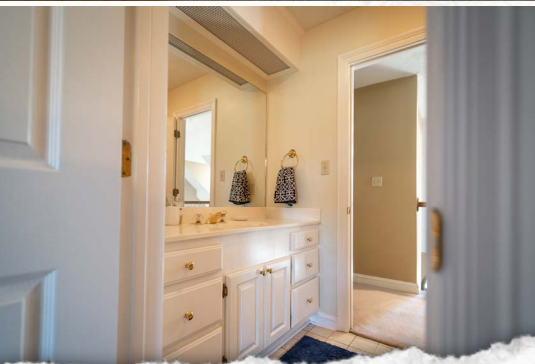
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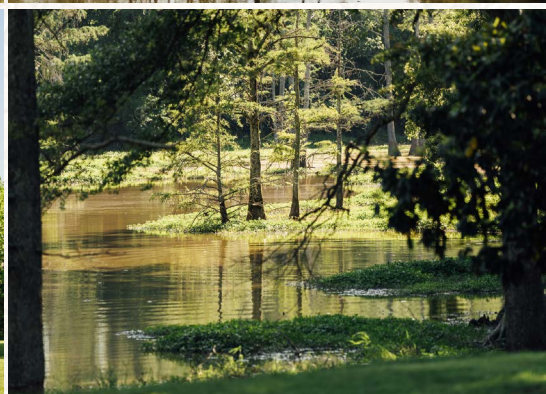
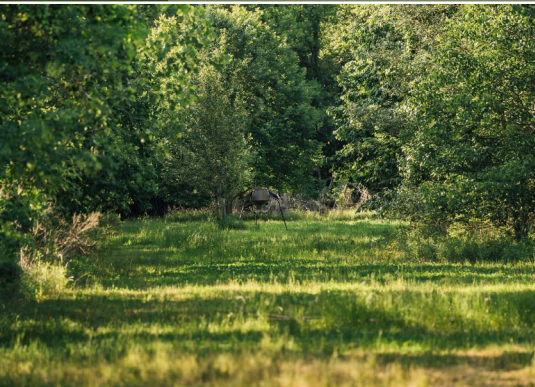
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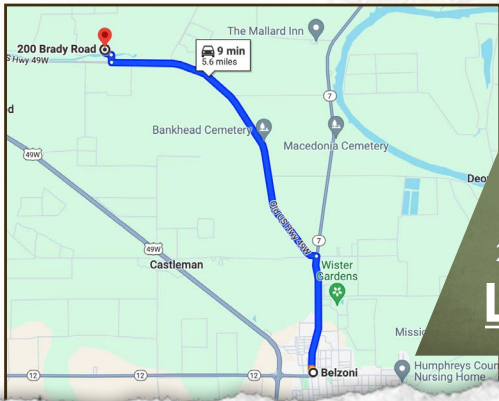
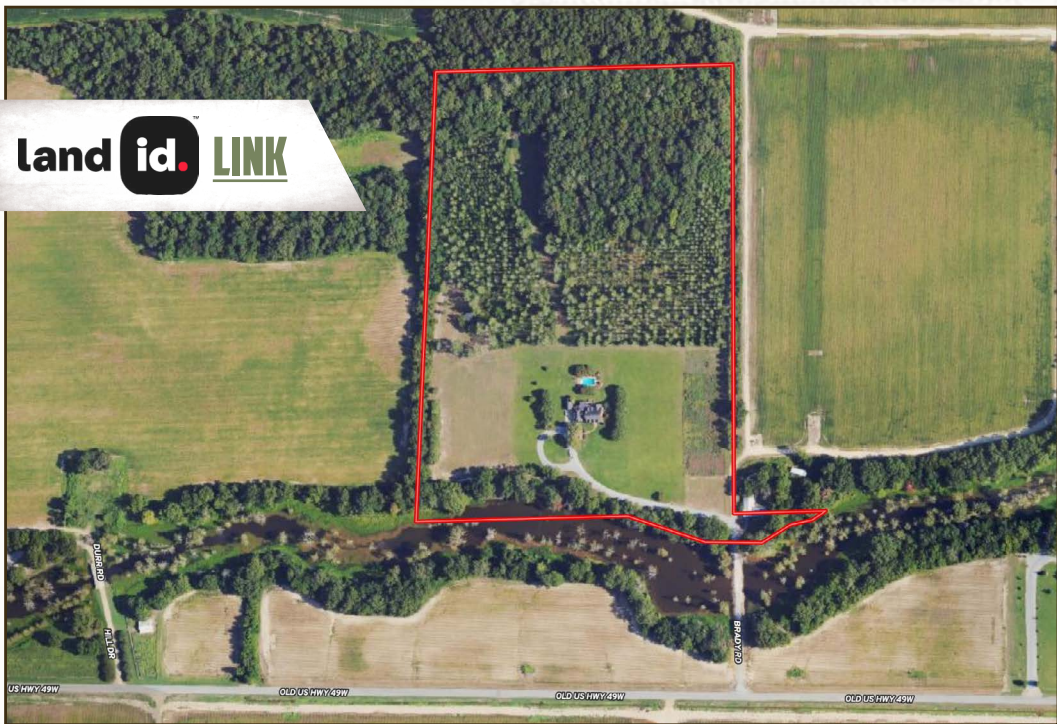
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Directions From the Intersection of 1st Street and MS-7 N in Belzoni: Drive north on MS-7 N for 1.5 miles. Turn left onto Old US Highway 49 W and proceed for 4 miles. Turn right onto Brady Road and in 0.1 miles, turn left into the driveway. 200 Brady Road, Isola, MS 38754

[LINK TO GOOGLE MAP DIRECTIONS](#)



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