An aerial photograph of a large, wooded property. The property is mostly covered in dense green trees. A large, dark pond is visible in the upper left quadrant. In the lower right quadrant, there is a swimming pool with a blue cover and a small building next to it. The property is surrounded by a white border, suggesting it is a specific lot in a subdivision. The text is overlaid on the top portion of the image.

LOT #55 LIVINGSTON SUBDIVISION
2.54± ACRES
MADISON COUNTY, MS
\$140,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (769) 888-2522

THE MADISON 2.54

PROPERTY PROFILE

LOCATION:

- Madison County
- Fronts Mannsdale Road
- 9± Miles from Madison

COORDINATES:

- 32.54345, -90.20641

PROPERTY USE:

- Residential

PROPERTY INFORMATION:

- 2.54+/- Acres
- Lake Frontage
- Potential Home Site
- 16th Section Land

TAX INFORMATION:

\$788.74



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

CODY BELLIPANNI

LAND SPECIALIST

C: 601-559-1758

O: 769-888-2522

cbellipanni@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE MADISON 2.54

WELCOME TO THE SITE OF YOUR FUTURE HOME IN MADISON COUNTY, MS. This 2.54+/- acre waterfront lot is located in the highly sought-after Livingston Subdivision less than 10 miles from the Madison city limits and approximately one mile from the town of Livingston. The property offers frontage on Mannsdale Road, access to four stocked fishing lakes and mature trees enhance the landscape. There is a minimum build requirement of 2,600 square feet. Situated in the Germantown School District, this tract is ideal for the family looking to build their dream home and fish in their own backyard!

For more information, contact Cody Bellipanni today!



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

CODY BELLIPANNI

LAND SPECIALIST

C: 601-559-1758

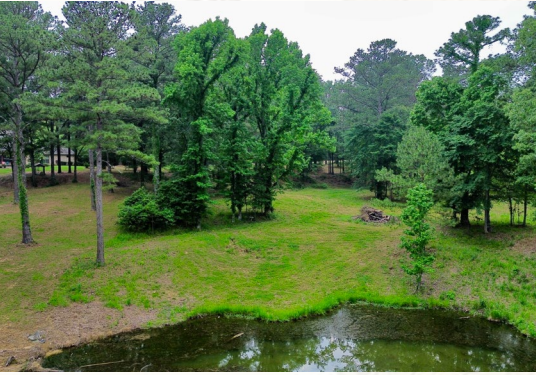
O: 769-888-2522

cbellipanni@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

CODY BELLIPANNI

LAND SPECIALIST

C: 601-559-1758

O: 769-888-2522

cbellipanni@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

LOT #55 | 2.54 ± ACRES MADISON COUNTY, MISSISSIPPI



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

CODY BELLIPANNI

LAND SPECIALIST

C: 601-559-1758

O: 769-888-2522

cbellipanni@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

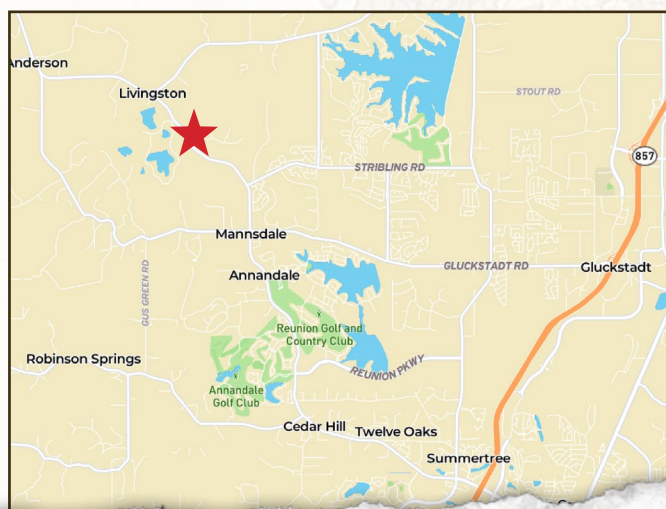
Information is believed to be accurate but not guaranteed.

LOT #55 | 2.54 ± ACRES MADISON COUNTY, MISSISSIPPI



land id. LINK

Directions from the Intersection of I-55 and Hwy 463 in Madison, MS: Drive North/West for 7.5 miles on Hwy 463. The property will be on your right, immediately after the entrance to the Livingston Subdivision.



[LINK TO
GOOGLE MAP
DIRECTIONS](#)



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

CODY BELLIPANNI
LAND SPECIALIST
C: 601-559-1758
O: 769-888-2522
cbellipanni@smalltownproperties.com
4848 Main St. - Flora, MS 39071
smalltownproperties.com

Information is believed to be accurate but not guaranteed.