

A HOME ON 12± ACRES BENTON COUNTY, MS

\$275,000



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (662) 238-4077

THE BENTON 12

PROPERTY PROFILE

LOCATION:

- 568 Bethel Road
Blue Mountain, MS 38610
- Benton County
- 3.5± Miles from MS Hwy 5
- 9± Miles From Blue Mountain
- 10.4± Miles From Hickory Flat
- 15.3± Miles From Ripley

COORDINATES:

- 34.7139, -89.1304

PROPERTY USE:

- Residential

PROPERTY INFORMATION:

- 12± Acres
- 1,661± Square Foot Home
- 3 Bedrooms, 2 Bathrooms
- Bonus Room
- 2-Car Garage
- Central Heat and Air
- New Roof in 2019
- Small Outdoor Shed

TAX INFORMATION:

2023 - \$1,520.05

- Parcel #: 1 0810-30-000-003.00



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LUKE GOSSETT

LAND SPECIALIST

C: 662-832-8822

O: 662-238-4077

lgossett@smalltownproperties.com

50 CR 401 - Oxford, MS 38655

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE BENTON 12

WELCOME TO YOUR NEW HOME IN BENTON COUNTY, MS! Nestled on Bethel Road just over three miles from MS Hwy 5 and approximately 14 minutes from Hickory Flat, this 12± acre property offers plenty of space to live and play! The focal point of the place is the beautiful one-level brick home. Featuring 1,661± square feet, the home provides three bedrooms, two bathrooms, a bonus room, family room, nice kitchen, dining room area, and a two car garage. Entertain friends and family on the back patio or amongst the acreage found around the home. You will find an outdoor shed, with its own drive, perfect for storing your outdoor equipment. Power is provided by Tippah Electric; and water is provided by a well which has a new motor and pump as of 2021. Additionally, a new roof was installed on the home in 2019.

Consider making 568 Bethel Road in Blue Mountain your new address. Call Luke Gossett today to schedule a private showing!



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A HOME ON 12 ± ACRES **BENTON COUNTY, MISSISSIPPI**



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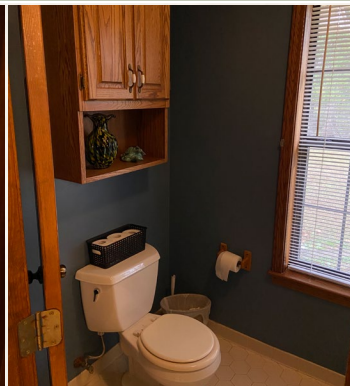
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BENTON COUNTY, MISSISSIPPI



land **id.** LINK



Directions From Hickory Flat: Travel north on MS-5 N for 6.6 miles. Make a sharp right onto Pine Grove Road and proceed 2.8 miles. Turn right onto Bethel Road and in 0.6 miles, the home will be on the right.

**LINK TO
GOOGLE MAP
DIRECTIONS**

**TOPOGRAPHY
MAP**



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