

9.3± ACRES WITH A HOME
ITAWAMBA COUNTY, MS
\$142,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (662) 238-4077

THE ITAWAMBA 9.3

PROPERTY PROFILE

LOCATION:

- 4163 Ballardsville Road
Tupelo, MS 38804-9206
- Itawamba County
- 12.3± Miles E of Tupelo
- 12.6± Miles W of Fulton

COORDINATES:

- 34.24382, -88.54061

PROPERTY USE:

- Residential
- Investment

PROPERTY INFORMATION:

- 9.3± Acres
- 1,274± SqFt Brick Home
- 3 Bedrooms/2 Bathrooms
- Covered Front Porch
- Multiple Storage Sheds
- Mature Pines/Scattered Hardwoods
- Itawamba County School District

TAX INFORMATION:

- 2023 - \$78.01



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HUNTER ROBISON

LAND SPECIALIST

C: 662-816-7987

O: 662-238-4077

hrobison@smalltownproperties.com

50 CR 401 - Oxford, MS 38655

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE ITAWAMBA 9.3

INTRODUCING QUIET COUNTRY LIVING: THE ITAWAMBA 9.3! If you are in the market for a home with acreage, consider this 9.3± acre property located just over 12 miles east of Tupelo and roughly 12.6 miles west of Fulton in Itawamba County, MS. Situated in the heart of the Ballardsville community, this land offers a 1,274± square foot brick home featuring three bedrooms, two full bathrooms, and a spacious living room. Enjoy your morning coffee from the covered front porch. The spacious front and back yards offer ample space for gardening, pets, and a game of flag football! The 9.3± acres is comprised of mostly mature pines with some hardwoods scattered throughout. A small storage shed is near the house, while a larger shed is on the back side of the yard. This home is in the Itawamba County School District.

Whether you are looking for a starter home, an investment property, or somewhere to plant your roots, the Itawamba 9.3 is worth considering.

Call Hunter Robison today to schedule your private showing and make 4163 Ballardsville Road your new address!



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9.3± ACRES WITH A HOME ITAWAMBA COUNTY, MISSISSIPPI



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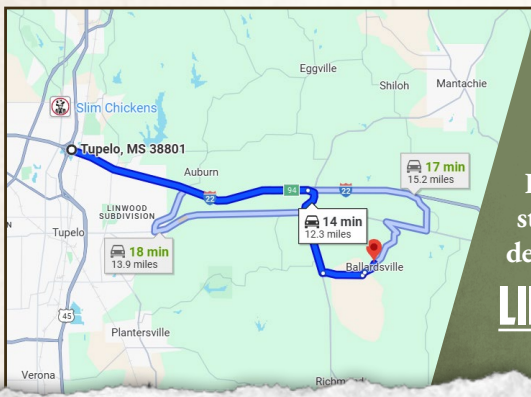
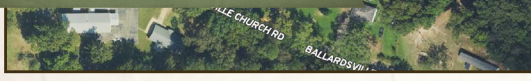
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land id. LINK



Directions From the Intersection of Hwy 45 and I-22 in Tupelo, MS: Travel 7.6 miles east on I-22 to Exit #94. Merge onto MS-371 S toward Mooreville and proceed 2.9 miles. Turn left onto Rd 1130 and continue for 1.2 miles. Turn left on County Line Rd/ Lee County Rd 1589 and then continue straight onto Ballardsville Road. The destination will be on your left.

LINK TO GOOGLE MAP DIRECTIONS



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