

**4600 CARTER ROAD**  
**YAZOO CITY | YAZOO COUNTY, MS**  
**\$285,000**



**SMALLTOWN**  
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# 4600 CARTER ROAD

# PROPERTY PROFILE

## LOCATION:

- 4600 Carter Road  
Yazoo City, MS 39194
- Yazoo County
- 40± Miles NW of Jackson
- 50± Miles NE of Vicksburg
- 60± Miles SE of Greenwood

## COORDINATES:

- 32.9175, -90.4286

## PROPERTY USE:

- Residential

## TAX INFORMATION:

- Parcel # 1-273-05-004.00
- 2024 Taxes” \$1,182.63

## PROPERTY INFORMATION:

- 1.2± Acre Lot
- 2,850± SqFt Updated Home
- 3 Bedrooms/3 Baths
- Separate Living and Dining Rooms
- Gas Fireplace
- Grand Primary Bedroom with Extra Large Bath
- Kitchen with Stainless Steel Farmhouse Sink
- Keeping Room with Gas Fireplace
- Storage Room with Shelving
- Graveled Courtyard
- Fenced-In Backyard
- Mature Trees
- 3 Space Carport with Attached Workshop



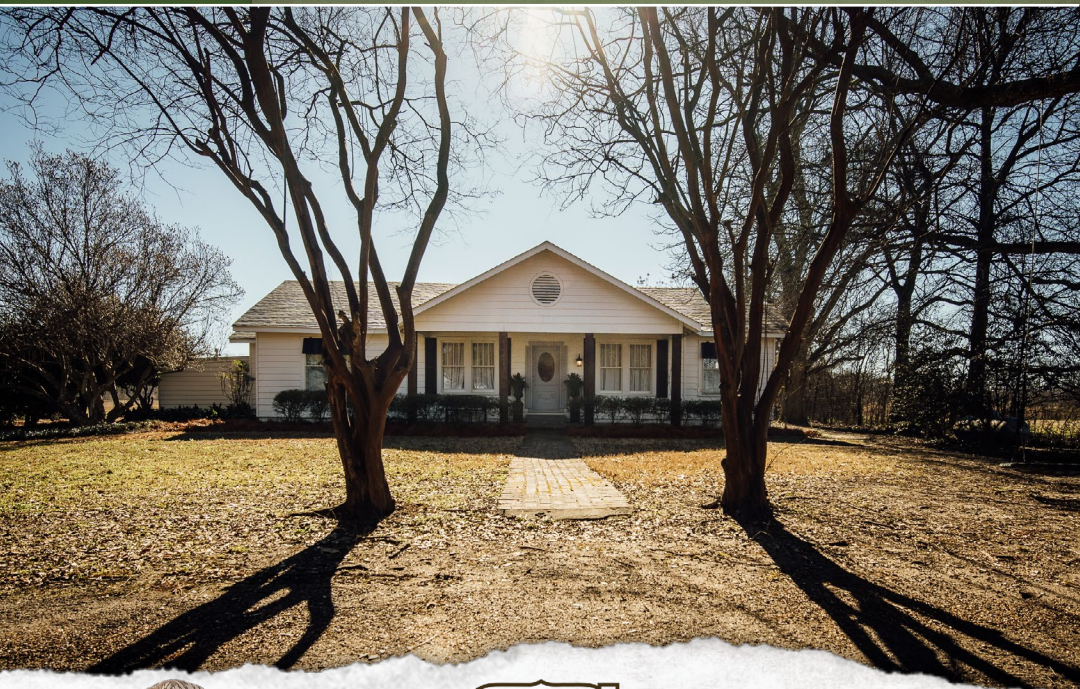
**MICHAEL OSWALT, ALC** | PRINCIPAL BROKER  
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**RACHEL BOYD** | RESIDENTIAL SPECIALIST  
C: 913-212-8419 | rachel@smalltownproperties.com

Information is believed to be accurate but not guaranteed.

# WELCOME TO 4600 CARTER ROAD

**WELCOME HOME TO 4600 CARTER ROAD IN YAZOO CITY, MS.** A beautiful, mature, tree-lined driveway welcomes you home to this picturesque 1.2± acre property. A 2,850± square foot southern-style farmhouse offers the perfect blend of classic charm and modern conveniences. The inviting front porch and charming exterior offer the perfect place to unwind after a busy day. This home was built in 1936 and features three bedrooms, three full baths, a separate living room, and a dining room. The kitchen enjoys white cabinetry, a modern backsplash, a stainless-steel farmhouse sink, and charming brick flooring. The keeping room with a gas fireplace makes for a perfect space to gather and relax. In the spacious primary bedroom, you will find a walk-in closet, a private en suite with double vanities, a soaker tub, and a large, tiled shower. One of the additional bedrooms offers a separate sitting area, creating the perfect space for a private office, reading nook, or playroom. For those of you who need extra storage space, this home offers a separate room with built-in shelving, perfect for hunting supplies, outdoor gear, or even seasonal items.



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# MORE ABOUT 4600 CARTER ROAD

Outside, you will be welcomed by a graveled courtyard that is nestled among nicely manicured shrubs. This space is perfect for your morning coffee or a quiet evening under the stars. The three-car carport with an attached workshop has ample parking area for guests during holiday gatherings or welcoming family and friends for a weekend stay.

Conveniently located 40± miles NW of Jackson, 50± miles NE of Vicksburg, and 60± miles SE of Greenwood, this home offers the perfect balance of country living with easy access to local attractions and amenities.

If you have been dreaming about country living with southern charm, your search is over.

**Call Michael Oswalt or Rachel Boyd  
today to schedule your private tour.**



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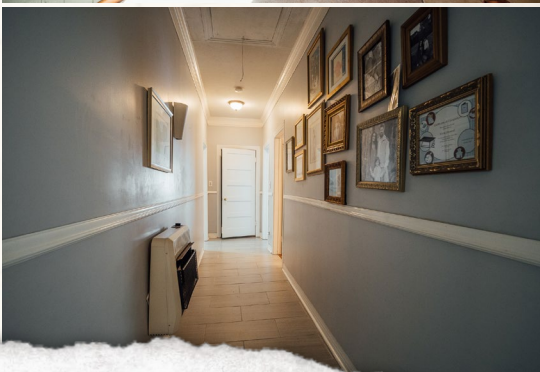


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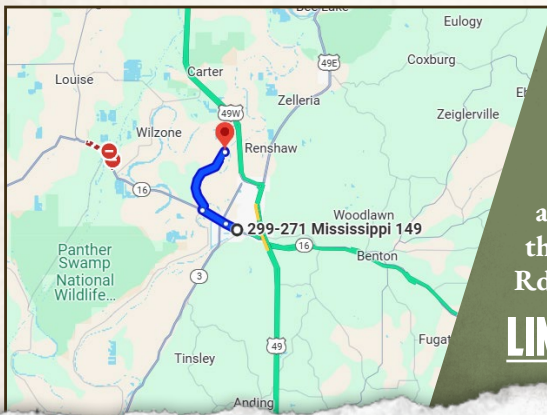
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YAZOO CITY

YAZOO COUNTY, MISSISSIPPI



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**Directions From Yazoo City, MS:**  
 Travel 0.8 miles NW on MS-149 N/  
 MS-16 W/W Broadway St toward S  
 Water Street. Continue straight to stay  
 on MS-149 N/MS-16 W and travel for  
 1.7 miles. Turn right onto Carter Road  
 and proceed 4.6 miles to the property on  
 the right. Physical Address: 4600 Carter  
 Rd Yazoo City, MS 39194

**LINK TO GOOGLE MAP DIRECTIONS**



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