

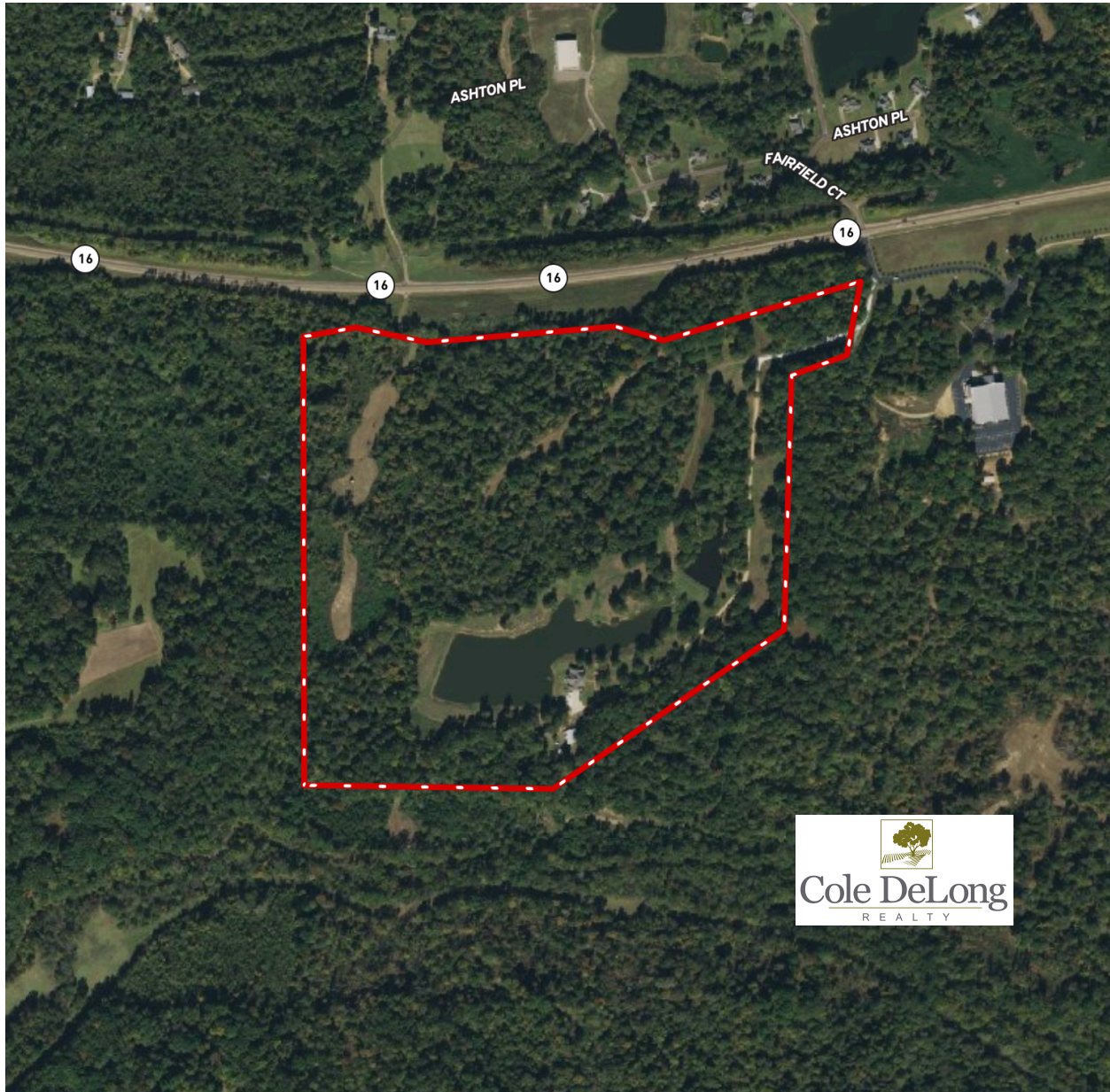


95 +/- Acres Yazoo County
Custom Built Home on Beautiful Acreage Near Yazoo City...

- 1660 Highway 16, Yazoo City
Section 1, Township 11 North – Range 2 West, Yazoo County
- One owner home custom built in 2012
- Home is situated in a secluded setting at the end of a scenic drive, one half mile from the electric gated entrance
- Main living area: 5816 square feet with 5 bedrooms and 3.5 baths
- Grand foyer leads into the Family Room with vaulted ceiling, gas fireplace, built-ins, large windows and French doors that open onto a porch balcony area overlooking the fishing lake
- Formal Dining Room and Office/Study located on each side of the Foyer
- Large Gourmet Kitchen area with top-of-the-line appliances has an oversized granite topped island with ample seating space, Breakfast Room and walk-in Pantry
- First floor Master Suite features an oversized bedroom with gas log fireplace and walk-in closets with generous built-ins. The Master Bathroom has double vanities, stand-alone tub and separate shower. Additionally, there is an area for a Washer and Dryer.
- Downstairs guest bedroom is spacious and includes a private bathroom
- Powder Room, Mud Room, Laundry Room and 2 car garage round out the downstairs area of the home
- A beautiful spiral staircase leads to the second floor common area that opens onto the front porch balcony. There are 3 bedrooms and one full bath located upstairs.
- The Basement has 4332 square feet that includes 2373 square feet of heated and cooled area with 1 bedroom/bath, kitchenette, living area with doors that open onto patio by fishing lake, multi room office complex with 2 bathrooms and stained concrete floors. Additionally, there is 1959 square feet of unfinished area for a work room and storm shelter.
- 5 +/- acre stocked fishing lake and 1 +/- acre stocked fishing pond
- Hardwood timber through-out with varied topography and established food plot areas
- Located 6 miles from Yazoo City and 45 minutes driving time from the Jackson Metro Area
- List Price: \$1,790,000.00



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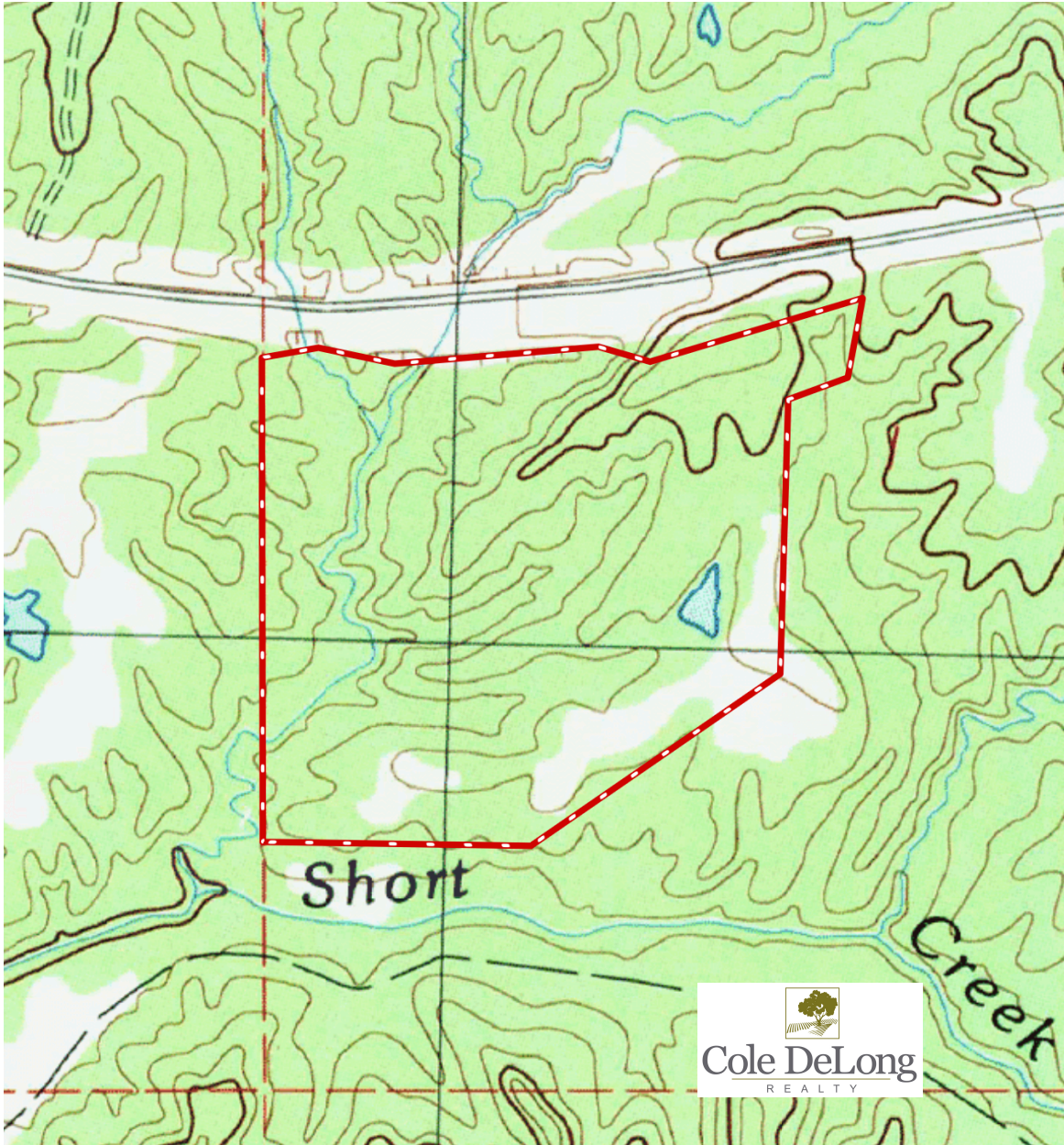
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A Mississippi Land Brokerage Company



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