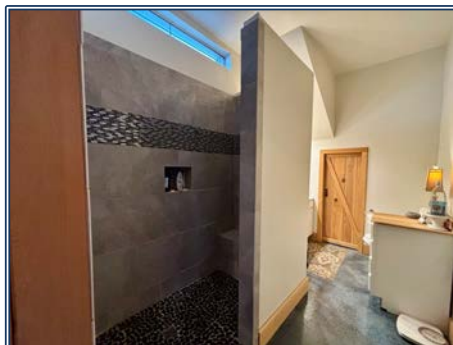




Welcome to your private country retreat in Lawrence County! Nestled on 10 peaceful acres just minutes from Monticello, this one-of-a-kind 3000 square foot 2-story home with 4 bedrooms and 3 bathrooms blends rustic charm with modern design. Featuring a unique combination of brick and metal construction, the home boasts an open-concept floor plan ideal for both comfortable living and entertaining family and guests. Inside, the open layout seamlessly connects the living, dining, and kitchen areas, offering plenty of natural light from the floor to ceiling windows. The living room offers recessed lights as well as shelf lights. Both bedrooms downstairs are 16x16 with 10ft pine ceilings and bathrooms attached with custom showers. Upstairs, each room is 16x18 with pine ceilings and abundant storage. Enjoy serene mornings and relaxing evenings on the covered porch and a spacious elevated deck overlooking the ponds. Outdoors, the property truly shines with three ponds, two being stocked with brim, catfish & bass. It is perfect for fishing, wildlife watching, or simply soaking in the views of the peaceful surroundings. The property is fenced for horses, goats or cows. There are 9 pear trees, 6 plum trees, 4 muscadines and 3 blueberry bushes. A 30x50 shop with electricity and on concrete with a 25ft overhang provides ample space for hobbies, storage, or a home-based business. Whether you're looking for a private family homestead, a weekend getaway, or a place to work and play, this distinctive property offers endless possibilities. Give me a call to schedule your private tour!

108 Lee Hedgepeth Road, Monticello, MS

31.498365, -90.163859 GPS



**\$415,500**

4 Bed/3 Bath  
10± Acres  
MLS #144634



**Danielle Burnette**  
dandynburn@gmail.com  
Office: (601) 250-0017  
Cell: (601) 249-7061  
SouthernStatesRealty.com