



Slade Priest
 sladepriest1@gmail.com
 Office: (601) 250-0017
 Cell: (601) 888-0094
 SouthernStatesRealty.com



**Southern
States Realty**



If you have been waiting on the right piece of land to build a home in the Centreville, MS, area, this 25± acre property on Old Highway 24 deserves a serious look. Properties like this simply do not come available very often, especially with this combination of beautiful open pasture, improvements, and a great location between Centreville and Woodville. The property is made up primarily of well-kept pasture, giving you a picture-perfect setting for a custom home with plenty of room around you. Whether you have been dreaming of a quiet country homestead, a small farm, or a place to keep horses and cattle, this tract offers the space and flexibility to make it happen. The open ground is well suited for livestock and provides plenty of room for grazing, while the layout gives you several attractive options for placing a home and enjoying views across the property. One of the biggest bonuses is the existing improvements. A large barn provides an incredible amount of storage for tractors, equipment, boats, ATVs, and anything else you need to keep under cover. It also has the potential to be a great gathering and entertainment space for family and friends. In addition, there is a large horse barn already in place, making this property especially appealing for anyone looking to bring horses or establish a small livestock operation without starting completely from scratch. There is also a 3 bedroom, 2 bathroom mobile home currently on the property. The mobile home is optional and can remain for someone wanting an immediate place to live, a temporary residence while building, or additional housing on the property. If a buyer would rather start with a clean slate and build their dream home, the mobile home can be removed if desired. That flexibility gives the next owner several different ways to use the property from day one. Located on Old Highway 24 between Centreville and Woodville, the property offers the peaceful country setting people are looking for while still being convenient to both towns.

8007 Old Highway 24, Centreville, MS

31.082896, -91.162388 GPS



\$329,000

**25± Acres
MLS #4159056**



#HUNTINGLANDMAN