

Charming 3 Bed, 1.5 Bath Home

302 Youngblood Street, Indianola, MS 38751

Sunflower County, MS

\$119,500



Expect More. Get More.

**EMERSON
LOVELACE**
REALTOR®

Office: 601.898.2772

Cell: 601.715.3302

Emerson@TomSmithLand.com

**A Real Estate Expert
You Can Trust!**



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

Property Information

Location:

- Indianola, MS

Property Use:

- Residential

Coordinates:

- 33.45210, -90.65550

Property Highlights

- 0.21± Acre Lot
- City Lot (90x100)
- 1,560± sq/ft (Adjusted), 1,351± sq/ft (Base)
- Three Bedrooms, One-and-a-Half Bathrooms
- Brick Exterior
- Concrete Slab
- Brand New Roof
- Central HVAC
- One-Car Carport
- Private Fenced Backyard
- Large Utility Shed

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The Residence

1,560± SQ/FT

This is a well-maintained three-bedroom, one-and-a-half-bath home and offers 1,560± square feet of living space. Classic brick exterior, concrete-slab foundation, new roof, and convenient one-car carport. Situated on a manicured 90' × 100' lot, the property boasts a spacious backyard and utility shed for additional storage. Centrally located and in great condition. This one won't last long!



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Aerial Map

[VIEW INTERACTIVE MAP](#)



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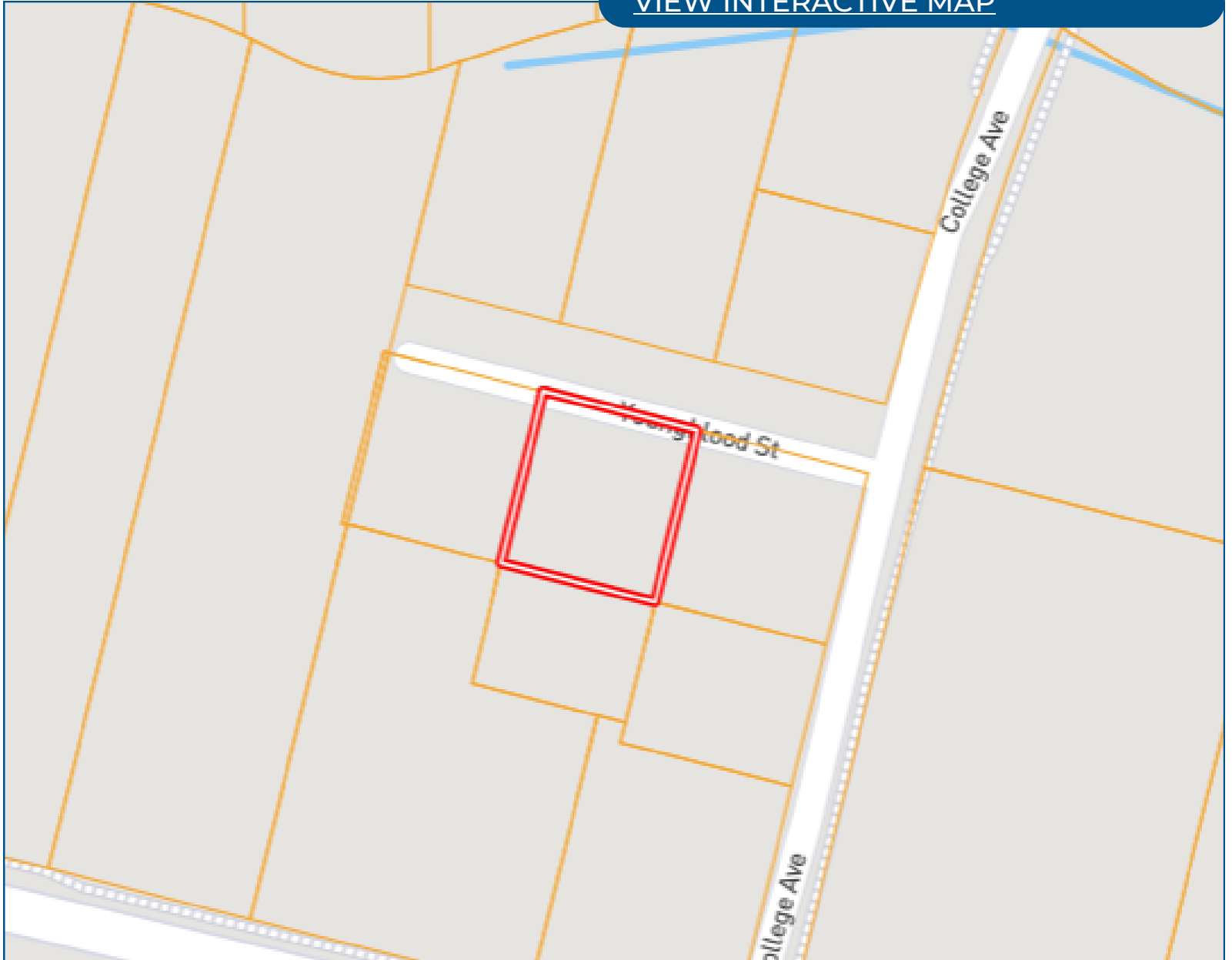
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Ownership Map

[VIEW INTERACTIVE MAP](#)



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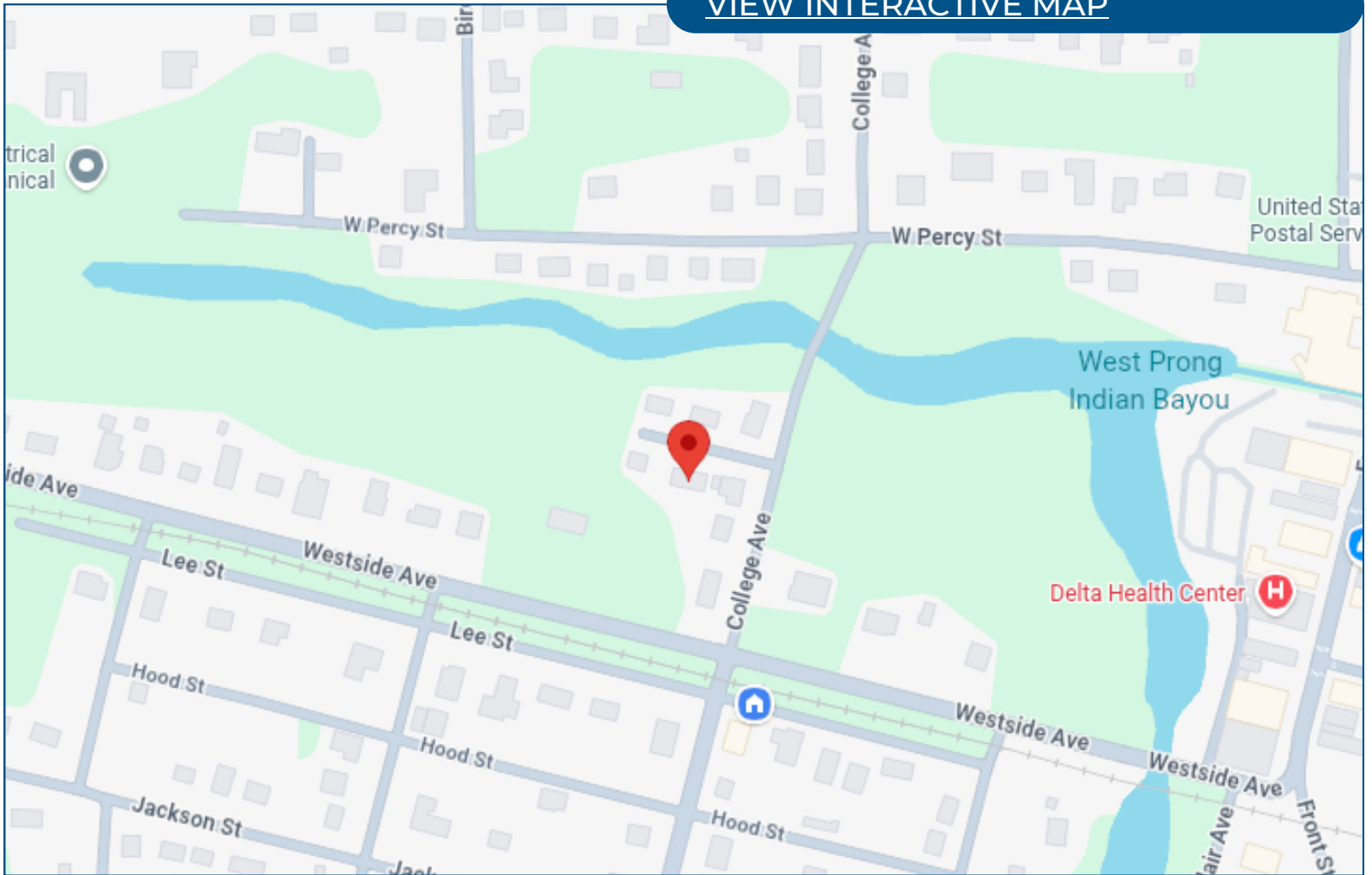
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Directional Map

[VIEW INTERACTIVE MAP](#)



302 Youngblood Street, Indianola, MS 38751

From the intersection of Highway 82 and Catchings Avenue, travel south on Catchings Avenue for approximately 0.8 miles. Turn left onto Youngblood Street and continue to 302 Youngblood Street. The property will be located on the right.

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Listing Agent



EMERSON LOVELACE

Emerson is a fifth generation native of the Mississippi Delta dating back to the late 1800's. With strong family ties in the Indianola Commercial Real Estate Market, Emerson manages and consults both clients and prospective clients on real estate opportunities in and around Sunflower County, MS.

After graduating from the University of Mississippi with a Bachelor of Business Administration degree in 1998, Emerson spent a year enjoying the mountains of Aspen, Colorado which proved to be a much-needed prospective change for his future plans. His first job in real estate would be realized in Denver, Colorado as a real estate mortgage consultant, followed by six years managing a successful financial futures trading group at the Chicago Board of Trade.

Originally receiving his real estate license in 2006 selling homes along the beaches of Highway 30A in Florida, Emerson has since held real estate licenses in both Georgia and Mississippi as well. Shortly after moving back to the Mississippi Delta in 2013 to manage and sell his real estate investments, he decided his love of the area was just too strong to move away. As a consultant with his late father's firm Lovelace Real Estate Investments, Emerson built a successful real estate investment portfolio he proudly manages to this day.

Over the course of his professional career in real estate finance, sales, consulting and management, nothing is more important to Emerson than the fiduciary relationship with his clients. Attention to detail, hard work, dedication, and an open mind are of the utmost importance to him getting the job done right and maintaining long lasting relationships for the future.

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CALL EMERSON TODAY!



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