



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

2.25± ACRE LOT
MADISON COUNTY, MS
\$85,000



OFFICE (769) 888-2522 | WWW.SMALLTOWNPROPERTIES.COM

THE MADISON 2.25

PROPERTY PROFILE

LOCATION:

- Hannahlea Place
Flora, MS 39071
- Andover Subdivision
- Madison County
- 4± Miles NE of Flora
- 14± Miles NW of Madison
- 26± Miles SE of Yazoo City

COORDINATES:

- 32.5635, -90.2725

PROPERTY USE:

- Home Site
- Investment

PROPERTY INFORMATION:

- 2.25± Acres
- Cleaned & Cleared Lot
- Utilities Available
- Gated Community
- Two Neighborhood Entrances
- Two Private Lakes
- Protective Covenants

TAX INFORMATION:

- 051A-02-028-00-00
- \$683.81 for 2025



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MAYSON SHEALY

LAND SPECIALIST

C: 601-863-6269

O: 769-888-2522

mayson@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.



WELCOME TO THE MADISON 2.25

WELCOME TO YOUR NEW HOMEPLACE IN MADISON COUNTY, ROUGHLY FOUR MILES NORTHEAST OF FLORA, MISSISSIPPI. Take advantage of the opportunity to own a 2.25± acre cleaned and cleared, ready-to-build lot in Andover Subdivision. This gated community offers convenient access from Cane Creek Road and Highway 22 and is known for its large lots, rolling terrain, peaceful country feel, and two private lakes.

The acreage on Hannahlea Place (lot #24) offers plenty of space to build your dream home in a quiet setting while still being only a short drive to Madison, Gluckstadt, and the surrounding areas. Utilities are available.

If you're searching for a place to build your forever home, the Madison 2.25 is a solid choice!

**Contact Mayson Shealy today to learn more
and experience #TheSmallTownWay!**



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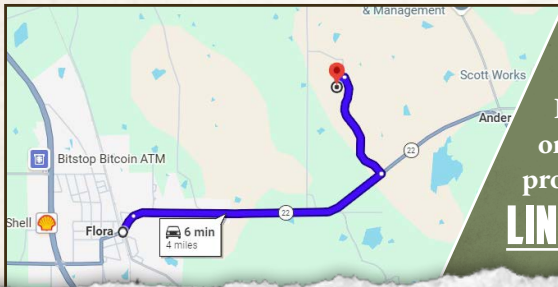
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MADISON COUNTY, MISSISSIPPI



land id. LINK



Directions From Flora, MS: Travel 2.6 miles east on MS-22 E/Canton-Flora Road. Turn left on Andover Drive and continue 1.1 miles. Turn left on Hannahlea Place and in 0.1 miles the property will be on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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