

# Potential Hunting Cabin

207 N. Fulton Avenue

Isola, Humphreys County, MS



**\$114,500**



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# Property Information

## Location:

- Isola, MS

## Property Use:

- Residential

## Coordinates:

- 33.2643, -90.5943

# Property Highlights

- 0.5± Acre Lot - Humphreys County
- 2 Bedrooms, 2 Bathrooms
- Cypress Exterior
- 1,912± sq. ft. (Adjusted)
- Slab Foundation
- Central HVAC, Gas Heat
- Covered Front Porch
- One Car Carport
- 700± sq. ft. Shop with Electricity



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**EMERSON  
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REALTOR®

Office: 662.441.2500  
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Emerson@TomSmithLand.com



# The Residence

1,912± sq. ft.

Built in 1996, the home features approximately 1,912 square feet (adjusted) of comfortable living space on a 0.5-acre lot. The durable cypress exterior provides rustic appeal and low-maintenance durability, while the slab foundation ensures solid construction.

Inside, you'll find a thoughtfully designed two-bedroom, two-bath layout with ceramic tile flooring throughout for easy upkeep. The home is equipped with central HVAC and gas heat to keep you comfortable in every season. A versatile bonus room/sunroom offers additional living space—perfect for relaxing after a day outdoors, entertaining guests, or creating a bunk room for extra visitors.

Practical features abound, including a dedicated mud/utility room ideal for storing hunting gear and outdoor equipment. Step outside to enjoy the covered front porch, a welcoming spot to unwind and take in the peaceful surroundings. The large backyard provides ample room for gatherings, pets, or future additions.

Additional amenities include:

- One-car carport
- Spacious paved driveway with plenty of parking
- Approximately 700 sq/ft shop with electricity — perfect for equipment storage, workshop use, or ATV parking
- Separate utility shed for added storage

With its prime location, functional layout, and ample storage for outdoor enthusiasts, this property is a rare find in the Mississippi Delta. Ready to serve as your hunting headquarters or country escape, it combines comfort and practicality in one outstanding package.



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# Aerial Map

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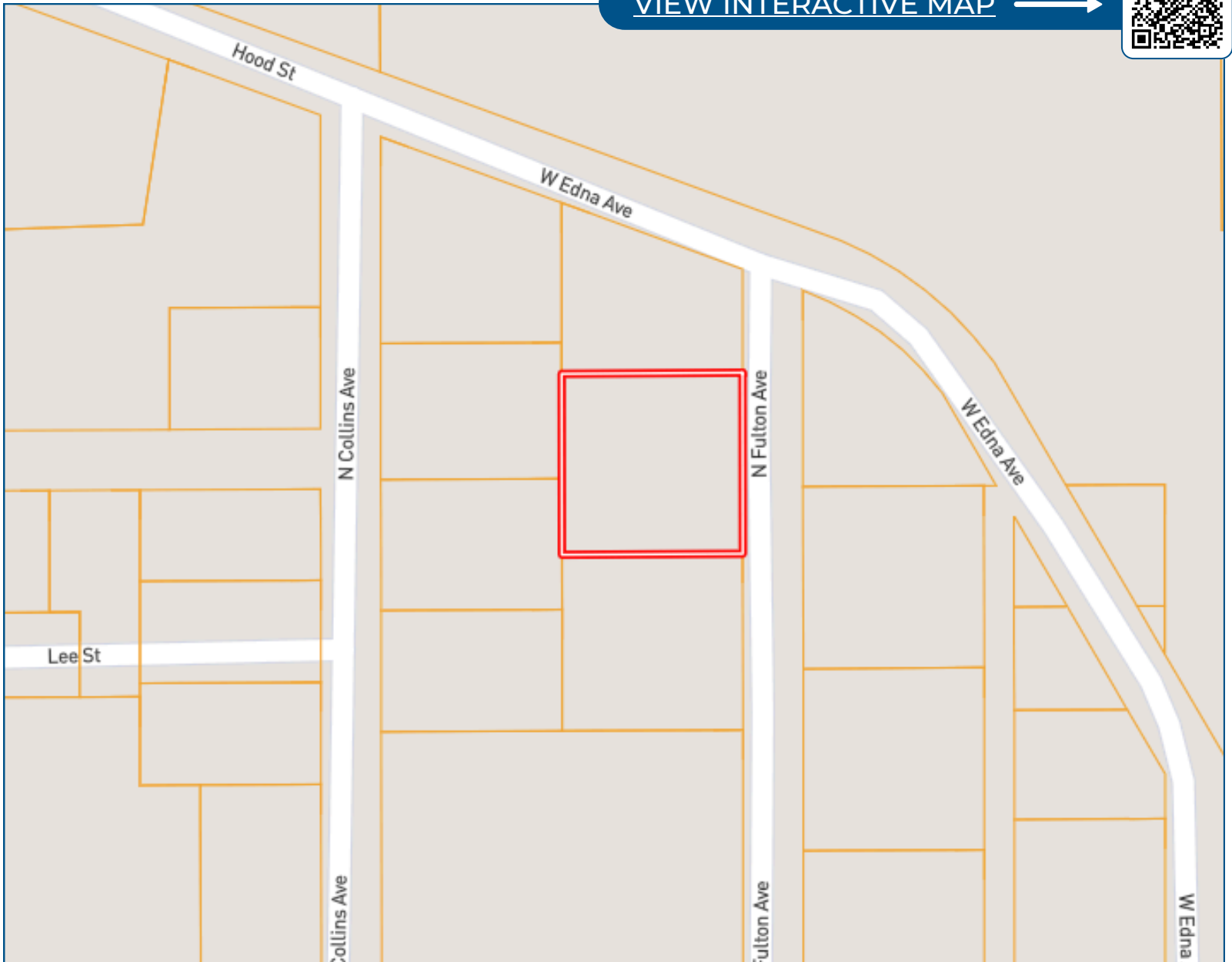
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# Ownership Map

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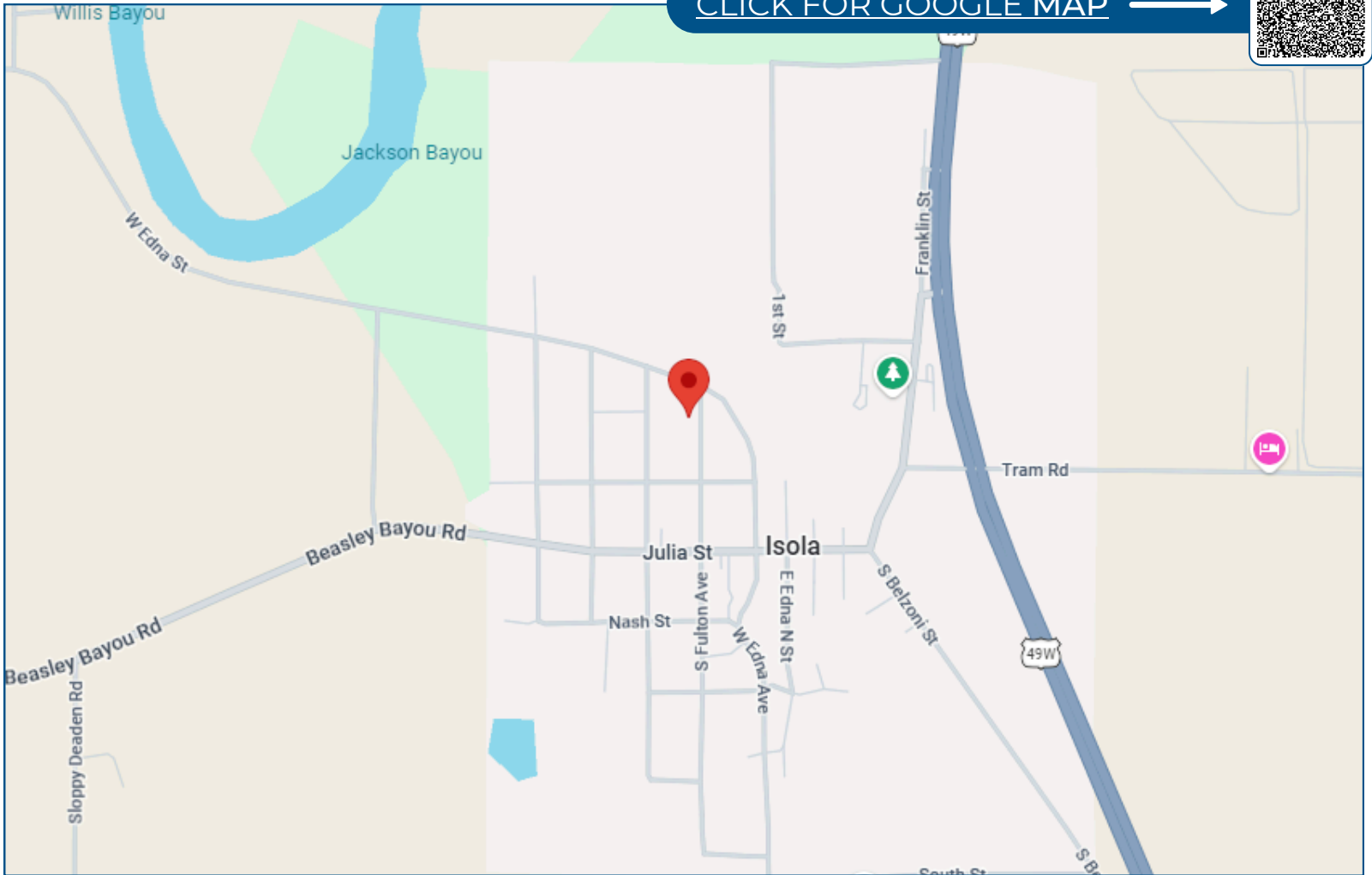
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# Directional Map

CLICK FOR GOOGLE MAP →



## 207 N. Fulton Ave, Isola, MS 38754

**Directions from the intersection of Hwy 49 and Hwy 82 Indianola, MS:** Travel South on Hwy 49 for approximately 14.5 miles. Turn right towards N. Belzoni St/Franklin St. and in 0.3 miles turn right onto Julia St. In 0.2 miles turn right onto N. Fulton Ave. and in 0.2 miles the house will be on the left.

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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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