

Indian Bayou Front Lot

406 Main Street, Indianola, MS 38751

Sunflower County



\$115,000



Expect More. Get More.

**EMERSON
LOVELACE**
REALTOR®

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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:

- 33.45045, -90.64495

Property Highlights

- 0.46± Acres
- 100 Feet of Indian Bayou Frontage
- Three Bedroom & Two Bath
- 2,100± sq/ft
- City Lot (100x200)
- Beautiful Views along Main Street
- Fixer Upper
- Entertaining Any & All Offers
- Highly Motivated Seller



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The Residence

2,100± SQ/FT

Situated on a spacious 0.46± acre city lot measuring approximately 100 x 200, this three-bedroom, two-bath home offers approximately 2,100± square feet of living space and an impressive 100 feet of frontage along Indian Bayou. The property features beautiful views along Main Street and a unique setting with plenty of potential for the right buyer. This home is a fixer-upper and presents an excellent opportunity for renovation, investment, or customization to fit your vision. The seller is highly motivated and will entertain any and all offers. Bring your ideas and take advantage of the location, lot size, bayou frontage, and possibilities this property has to offer.



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Aerial Map

[VIEW INTERACTIVE MAP](#)



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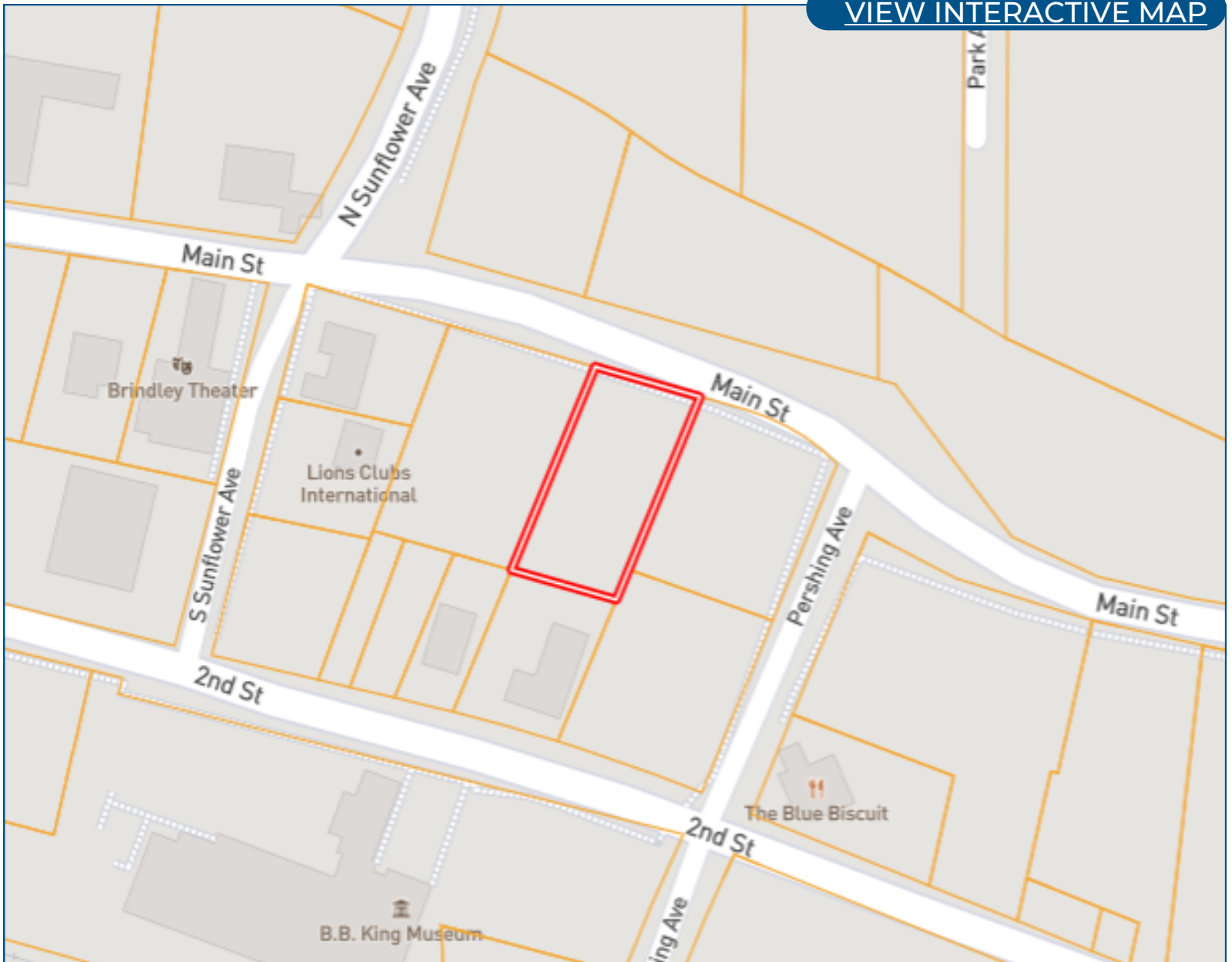
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Ownership Map

[VIEW INTERACTIVE MAP](#)



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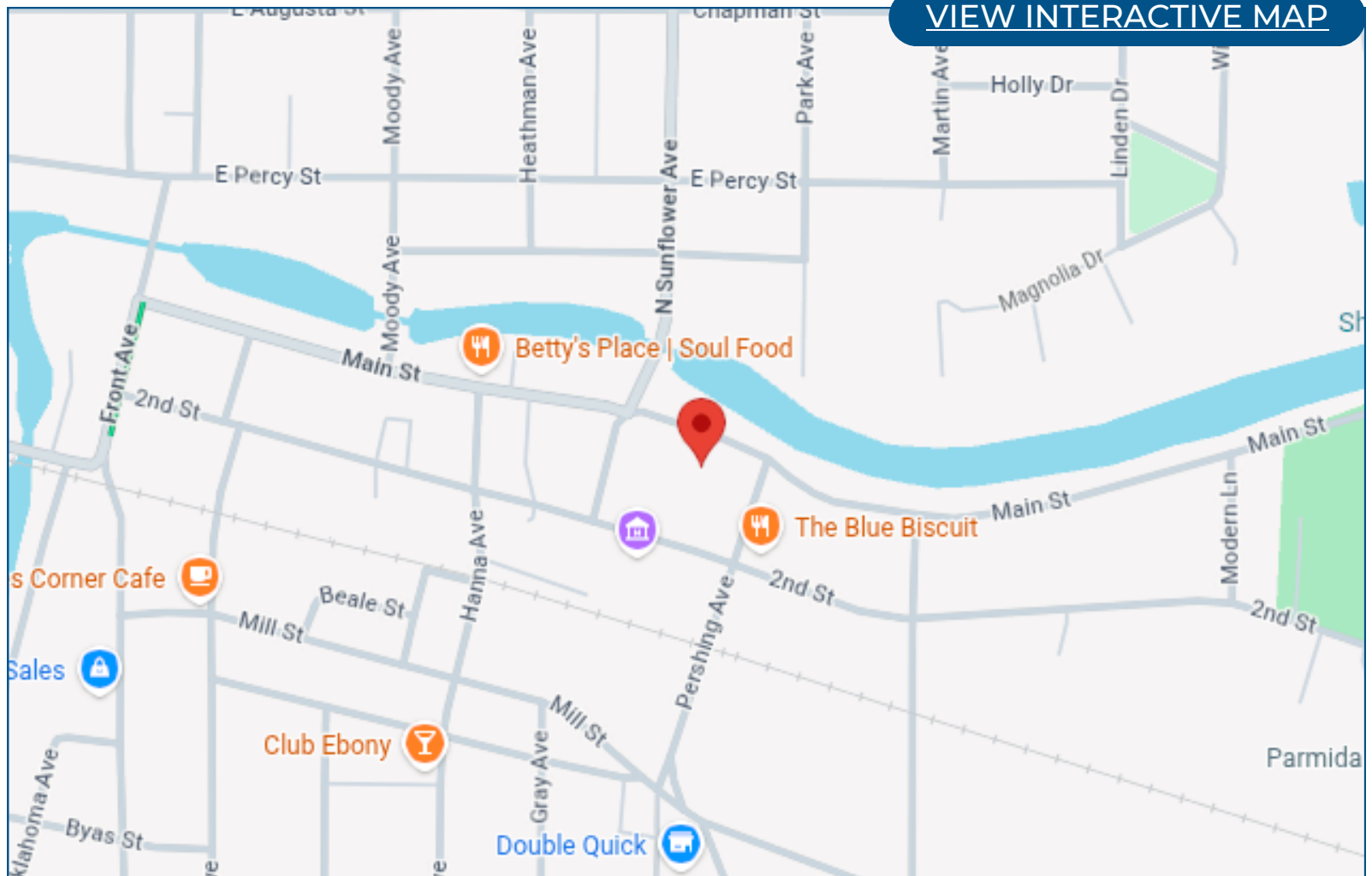
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Directional Map



406 Main Street, Indianola, MS 38751

From the intersection of Highway 49W and Highway 82 in Indianola, travel south on Highway 49W/Martin Luther King Drive for approximately 0.8 miles. Turn right onto Main Street and continue for approximately 0.5 miles. The property at 406 Main Street will be located 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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