

6.1± Acres

Hunting / Homesite

Madison County, MS



\$55,000



Expect More. Get More.

TomSmithLandandHomes.com

Office: 601.898.2772

Property Information

Location:

- 4.2± miles from Flora

Coordinates:

- 32.5934, -90.3295

Property Use:

- Residential
- Hunting

Property Highlights

- Utilities available
- Road frontage
- 1 established food plot



**BRADY
RICHARDSON**
REALTOR®

Office: 601.898.2772

Cell: 662.418.8791

Brady@TomSmithLand.com



Expect More. Get More.

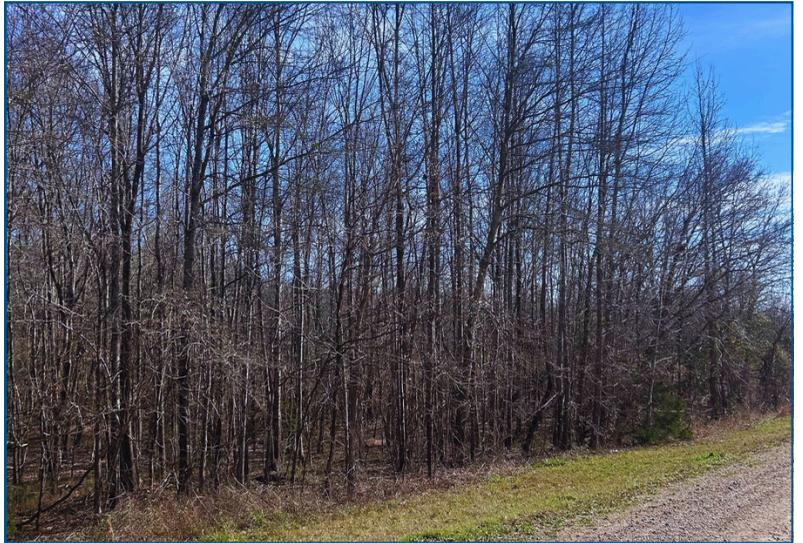
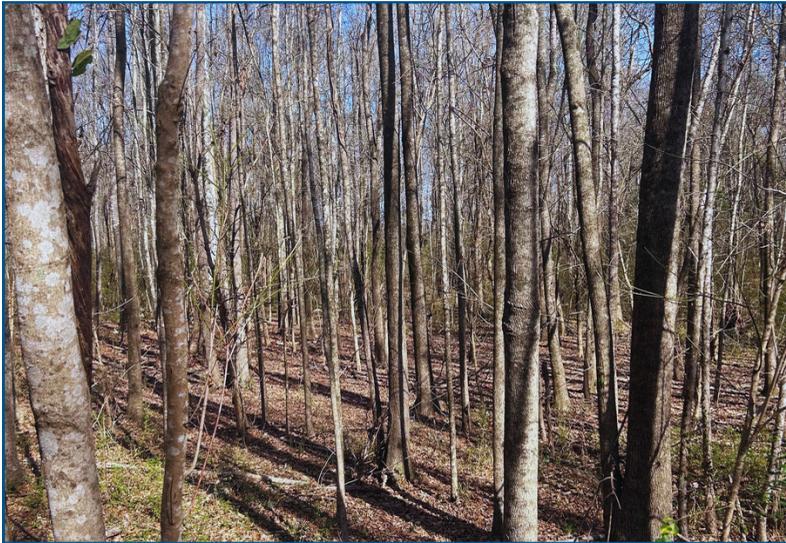
**A Real Estate Expert
You Can Trust!**



The Property

6.1± Acres

6.1± acres in Madison County, MS, located just off Ratliff Road in Flora. This is a property that provides an excellent homesite with a stunning backyard view of a 22± acre pond. Create your forever home and unwind from the back porch as wildlife roams through the property. The property is currently zoned I-2 but has the possibility to be rezoned for residential. Call Brady to schedule your private showing today!



**BRADY
RICHARDSON**

REALTOR®

Office: 601.898.2772

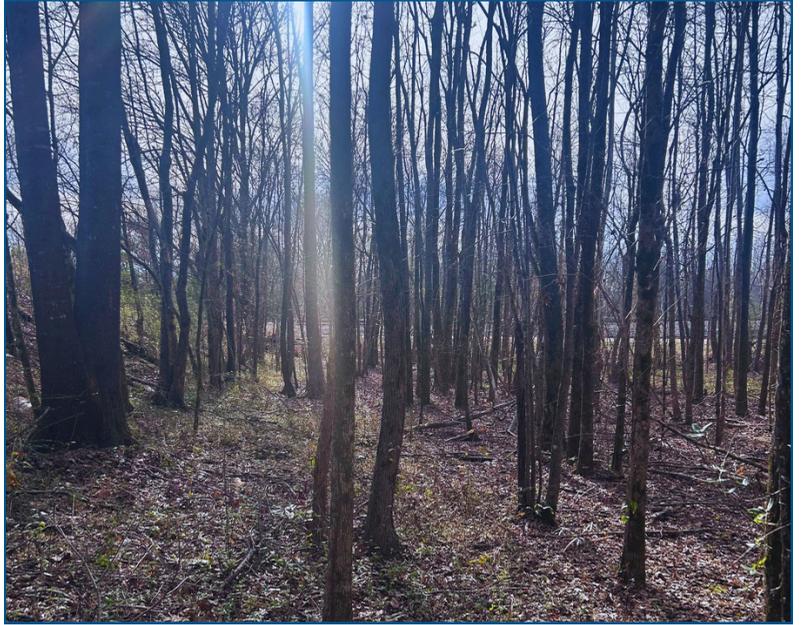
Cell: 662.418.8791

Brady@TomSmithLand.com



Expect More. Get More.

The Property



**BRADY
RICHARDSON**
REALTOR®

Office: 601.898.2772

Cell: 662.418.8791

Brady@TomSmithLand.com



Expect More. Get More.

Aerial Photos



**BRADY
RICHARDSON**

REALTOR®

Office: 601.898.2772

Cell: 662.418.8791

Brady@TomSmithLand.com



Expect More. Get More.

Aerial Map



VIEW INTERACTIVE MAP



**BRADY
RICHARDSON**

REALTOR®

Office: 601.898.2772

Cell: 662.418.8791

Brady@TomSmithLand.com

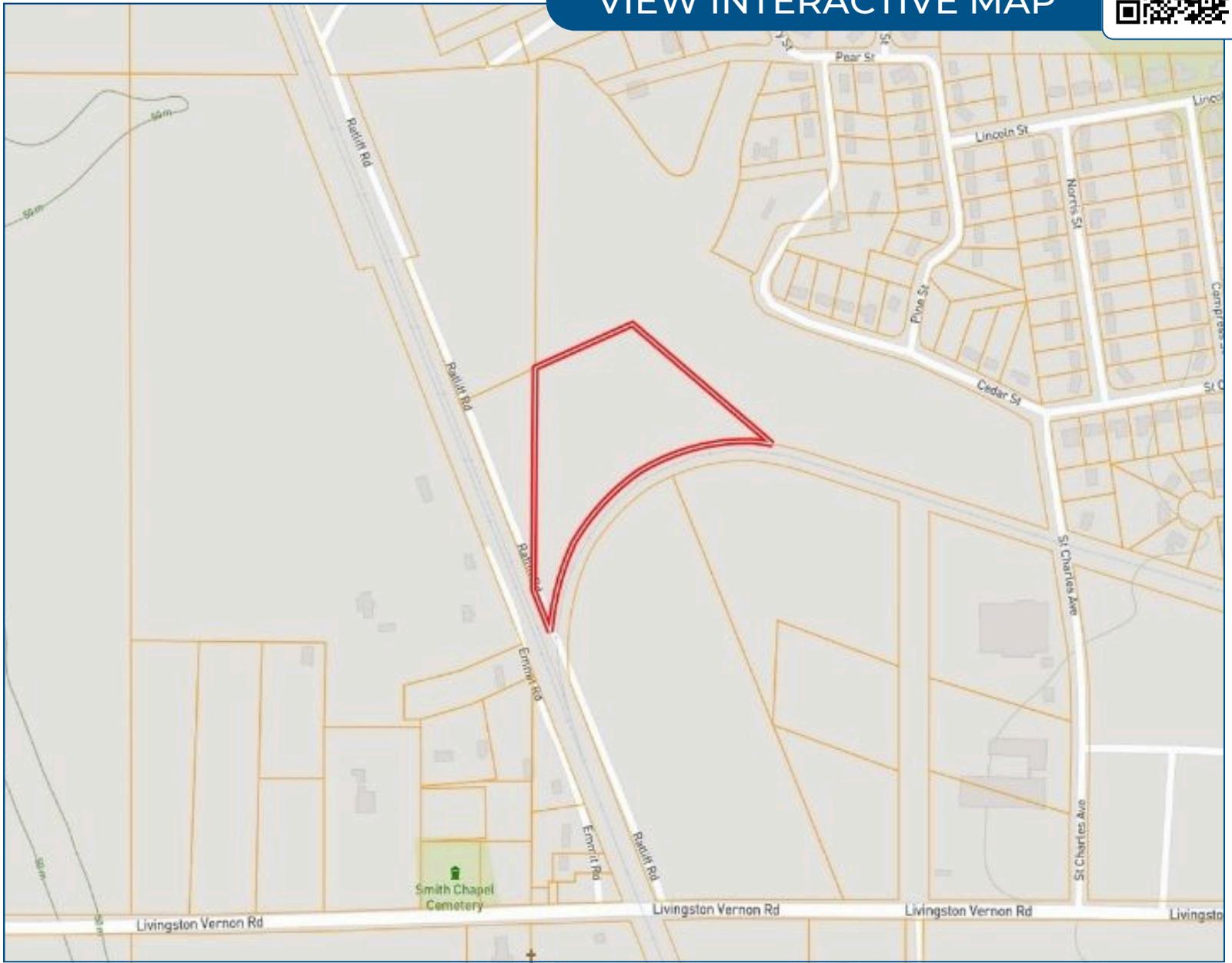


Expect More. Get More.

Ownership Map



VIEW INTERACTIVE MAP



**BRADY
RICHARDSON**
REALTOR®

Office: 601.898.2772

Cell: 662.418.8791

Brady@TomSmithLand.com



Expect More. Get More.

Topo Map



[VIEW INTERACTIVE MAP](#)



**BRADY
RICHARDSON**
REALTOR®

Office: 601.898.2772
Cell: 662.418.8791

Brady@TomSmithLand.com

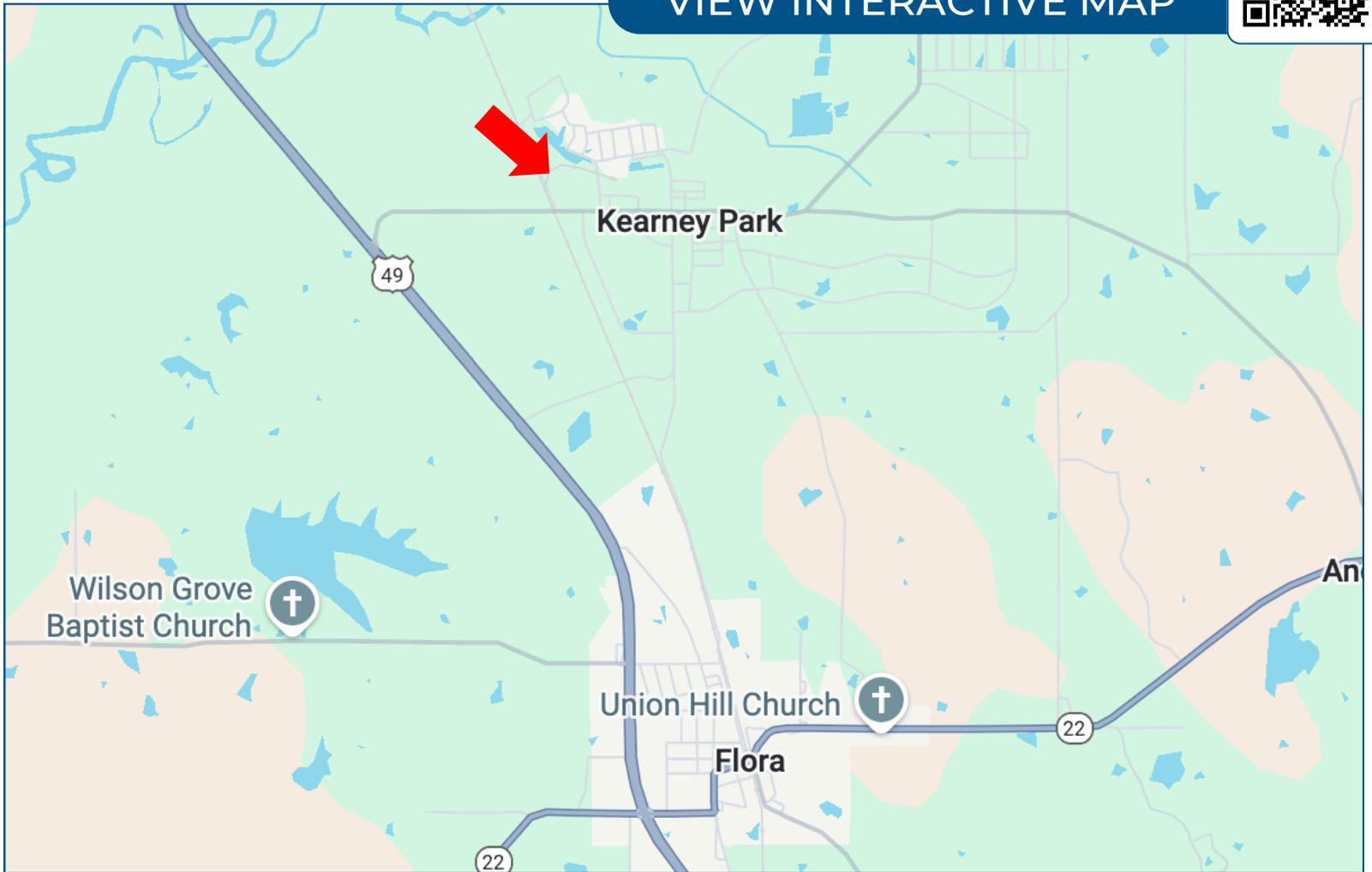


Expect More. Get More.

Directional Map



VIEW INTERACTIVE MAP



Directions from the intersection of HWY 49 N and Livingston Vernon Rd: Head East on Livingston Vernon Rd for 1.2 miles. Turn left on to Ratliff Ferry Rd and the property will be on your right in .1 miles.

**BRADY
RICHARDSON**
REALTOR®

Office: 601.898.2772

Cell: 662.418.8791

Brady@TomSmithLand.com



Expect More. Get More.