

Country Mini Storage

Tallahatchie County

32809 MS Highway 32, Oakland, MS 38948



\$750,000



Expect More. Get More.

**ANTHONY
STEEN**

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



TomSmithLandandHomes.com

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Property Information

Location:

- 6 Minutes to Oakland, MS (5.5 Miles)

Property Use:

- Storage, Development, Etc.

Coordinates:

- 34.00495, -89.98325

Property Highlights

- 112 Total Storage Units — 81 outdoor + 31 climate-controlled
- 16,000+ Sq. Ft. of Storage Space
- 11.5± Acres with plenty of room for future expansion
- Camper & Boat Storage — 8 large 16' x 45' units
- Fenced Property with Keypad Entry
- 2 Ice Machines generating approximately \$800/month
- Strong Income Growth — \$39,833 in 2024 → \$56,309 in 2025 → \$64,000 projected for 2026
- Highway Frontage just west of Oakland, MS
- Located Near a Brand-New Gas Station



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Commercial Property

Excellent investment opportunity just west of Oakland, Mississippi! Country Mini Storage offers over 16,000± square feet of storage space situated on 11.5± acres with plenty of room for future expansion. The property features 112 total storage units, including 81 outdoor units and 31 climate-controlled indoor units. Unit sizes vary to accommodate a range of storage needs, including eight large 16' x 45' outdoor units suitable for camper and boat storage. The property is fenced and features keypad entry for added security and convenient access. In addition to the storage units, the property includes two ice machines generating approximately \$800 per month in income. Income has shown continued growth, with \$39,833 reported in 2024 and \$56,309 in 2025. Income for 2026 is approximately \$41,000 to date, with projected income of \$64,000 for the year. Additional storage units were added in 2024 due to demand. The property offers highway frontage and is conveniently located near a brand-new gas station. With 11.5± acres, there is ample space available to potentially add additional units and continue expanding the business. Asking \$750,000.



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Commercial Property



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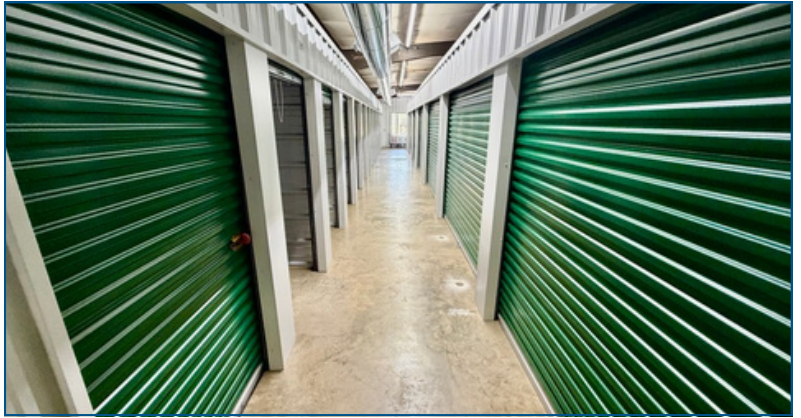
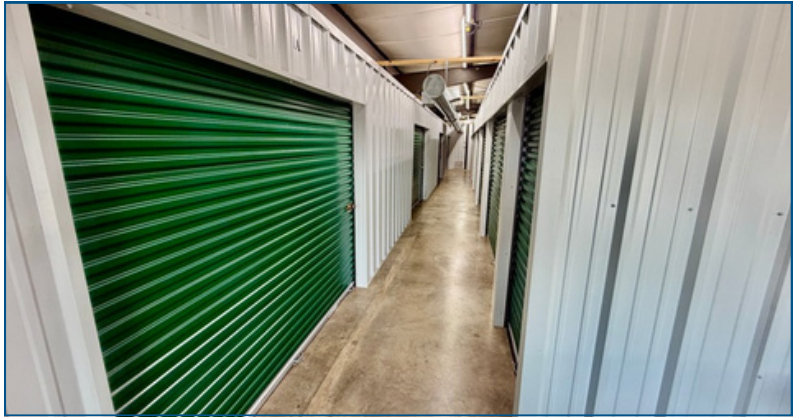
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Commercial Property



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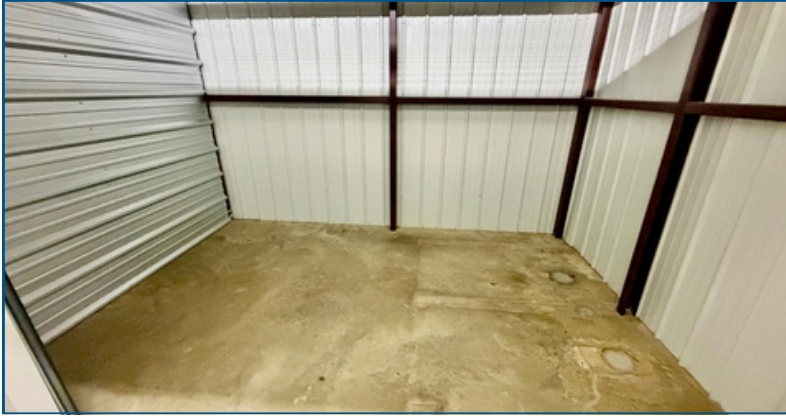
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Commercial Property



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Aerial Map

[VIEW INTERACTIVE MAP](#)



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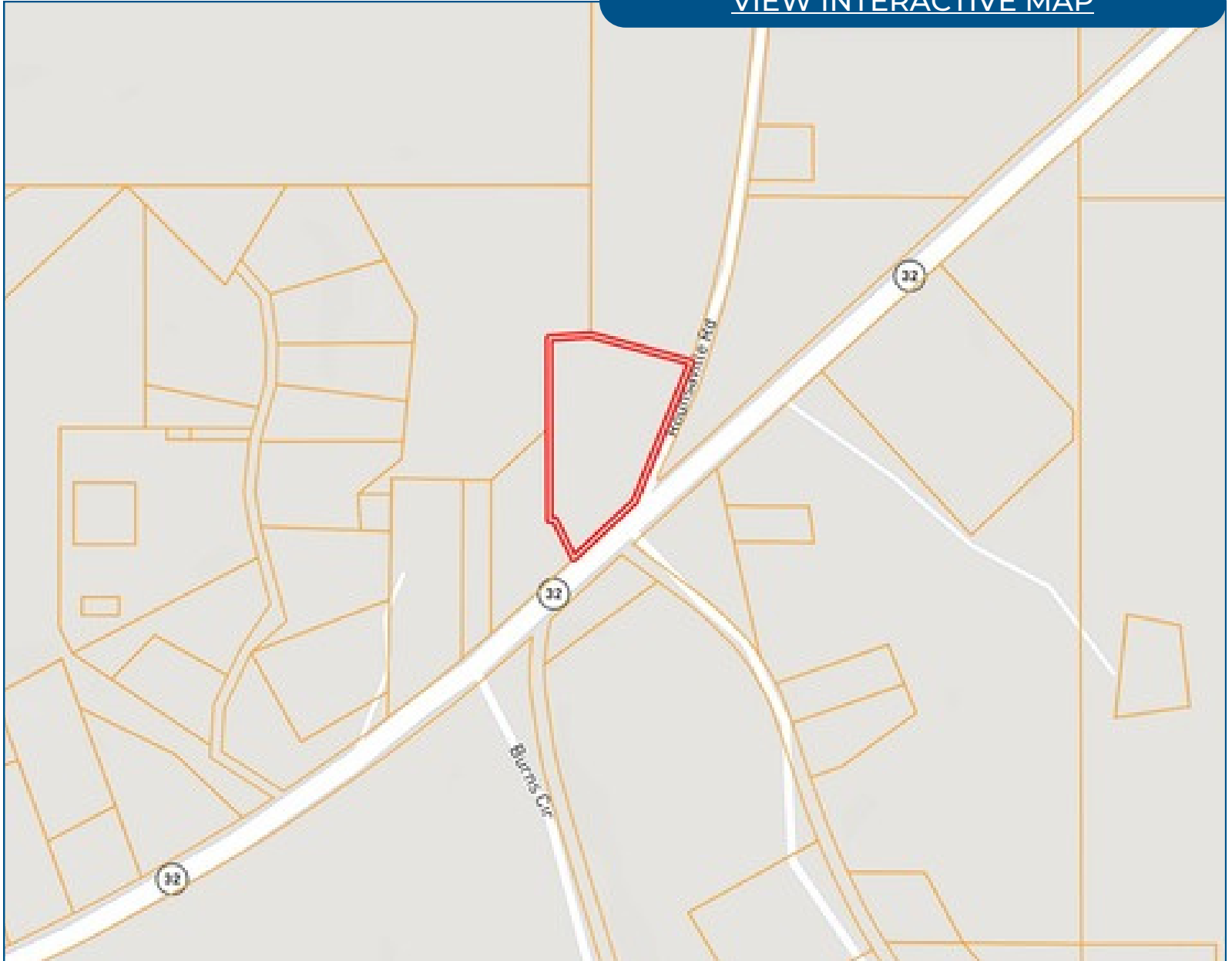
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Ownership Map

[VIEW INTERACTIVE MAP](#)



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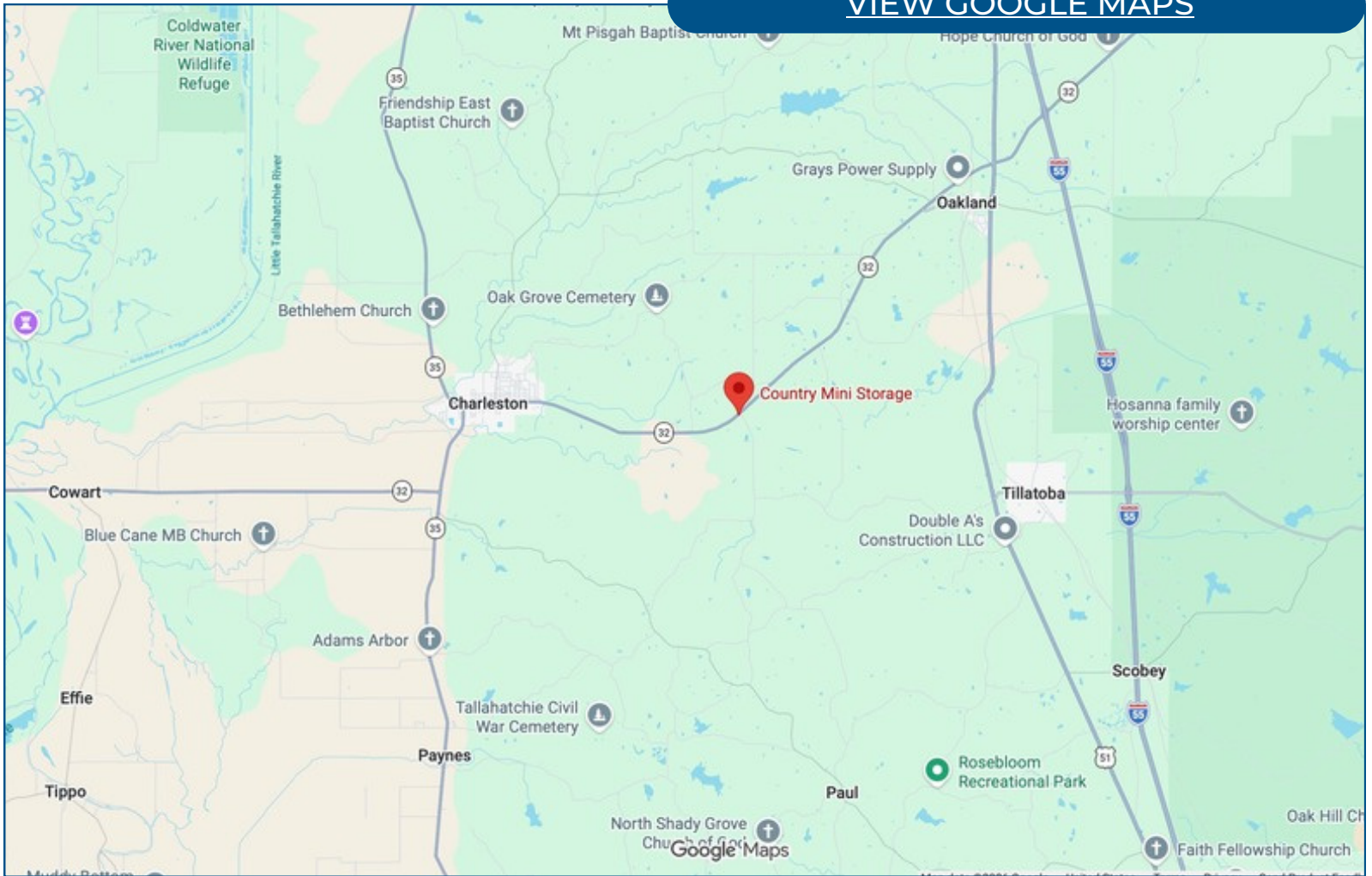
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Directional Map

[VIEW GOOGLE MAPS](#)



Directions from Exit 227 I-55 S to Oakland

Travel right onto Highway 32. After 7.3 miles, the property will be on the right.

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Listing Agent



Anthony Steen
ALC, Realtor & Land Specialist

Anthony was born in Bolivar County, but his family moved shortly after to Clarksdale, MS. He spent his primary educational and athletic years attending and playing sports at Lee Academy. As a child, he played baseball, football, basketball, soccer and even threw shot put and disc for track. After graduating in 2009, Anthony continued his education and athletic career for the next five years at the University of Alabama on a football scholarship. He majored in Health Environmental Science and completed his bachelor's degree and was a part of two SEC Championship and three National Championship teams with the Crimson Tide. After college, Anthony played for the Arizona Cardinals and the Miami Dolphins in the National Football League for 4 years until he decided to retire and come back to the Mississippi Delta where he grew up.

Growing up, Anthony was an avid hunter and fisherman who loved spending time helping his grandfather on the farm growing cotton and soybeans. His father and grandfather helped instill the importance of and a love for taking care of the land and wildlife around him. He enjoys all types of hunting from deer, duck, and turkey, to hogs, frogs, and pheasant. After retiring from the NFL, Anthony knew he wanted to come back home to the land he loved so much as a child.

Anthony currently resides in Tallahatchie County where he farmed soybeans with his family for a few years. After much deliberation and praying, Anthony knew it was time to start a new career path. He was certain he wanted to find a way to share his passion for the outdoors with others while staying true to his country roots. As a college athlete, Anthony learned hard work, dedication, discipline, trust, and how to work with others. These traits along with Anthony's personality, honesty, and knowledge of the land make him the perfect agent for you.

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**CALL ANTHONY STEEN
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