

Perfect Starter Home

320 Patricia Drive

Indianola, Sunflower County, MS



\$71,500



Expect More. Get More.

Property Information

Location:

- Indianola, MS

Property Use:

- Residential

Coordinates:

- 33.4067, -90.6558

Property Highlights

- 0.26± Acre Lot
- 1,187 sq. ft.
- 3 Bedrooms, 1 Bathroom
- Brick Exterior
- One Car Carport
- Fenced in Backyard



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**EMERSON
LOVELACE**
REALTOR®

Office: 662.441.2500
Cell: 601.715.3302

Emerson@TomSmithLand.com

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



The Residence

1,062± sq. ft.

This three-bedroom, one-bath home offers an excellent opportunity for first-time buyers or investors seeking value and potential. This home features 1,062 sq. ft. of base living space, with an adjusted area of 1,187 sq. ft, providing comfortable room for everyday living. Situated on a generous 140 x 80 lot, there is lots of outdoor space for future expansion, gardening or recreation. A one car carport adds convenience and protection from the elements. The straightforward floor plan makes this home easy to personalize or update, making it an ideal starter home or income producing investment property.



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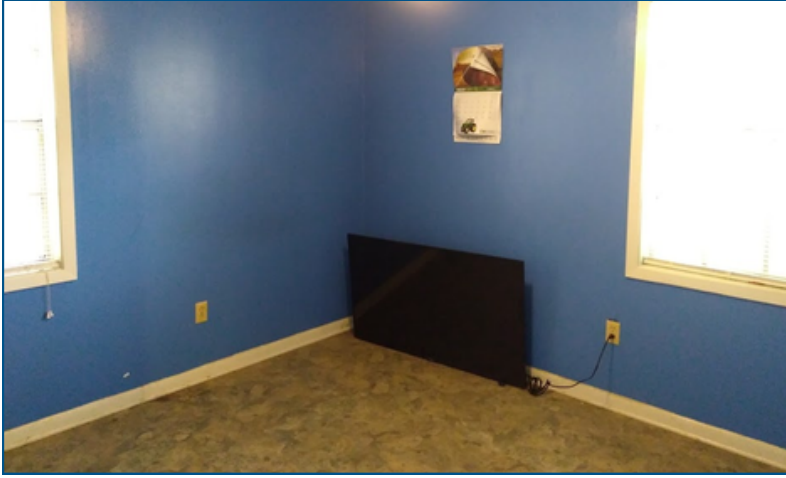
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Aerial Map

[VIEW INTERACTIVE MAP](#)



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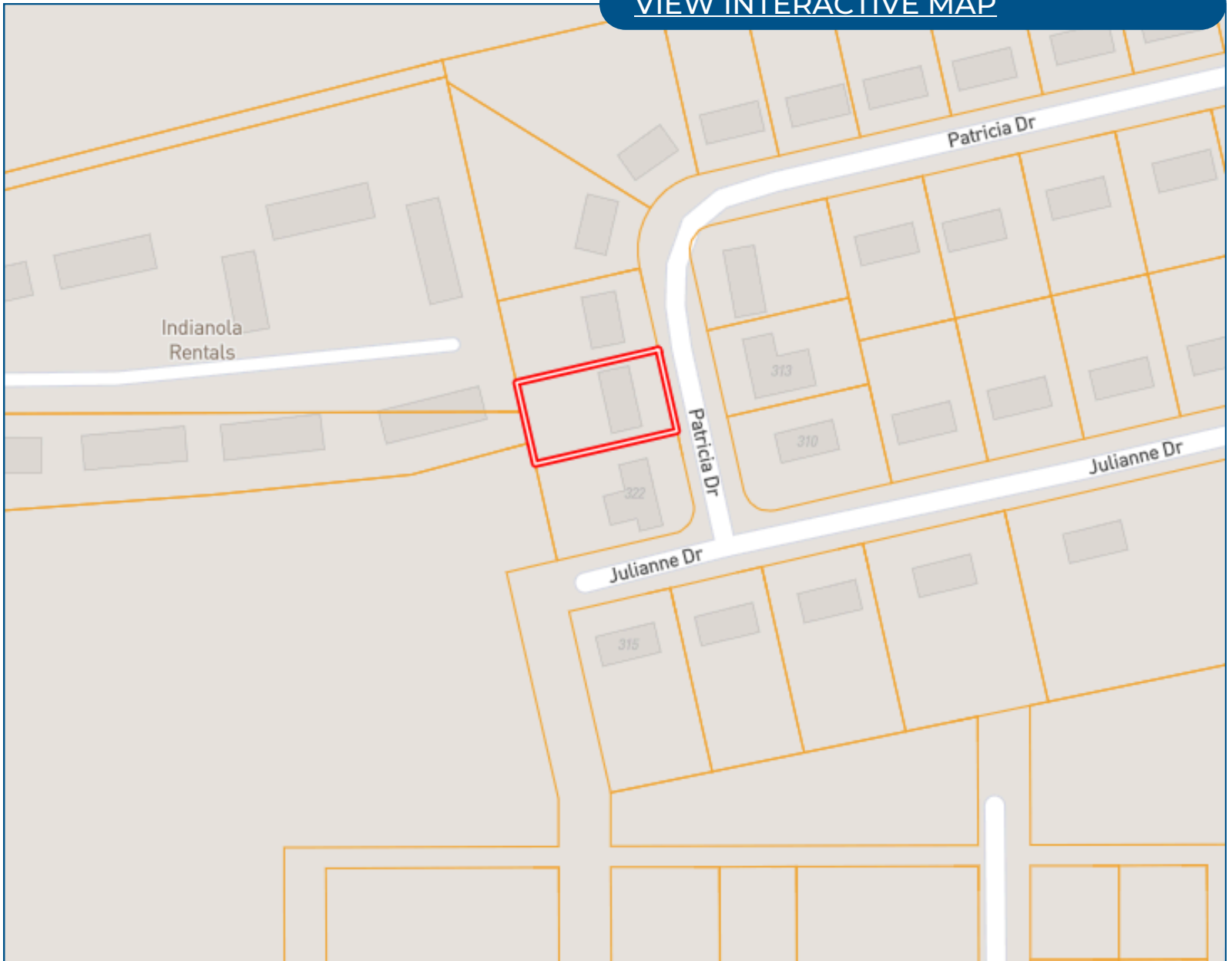
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Ownership Map

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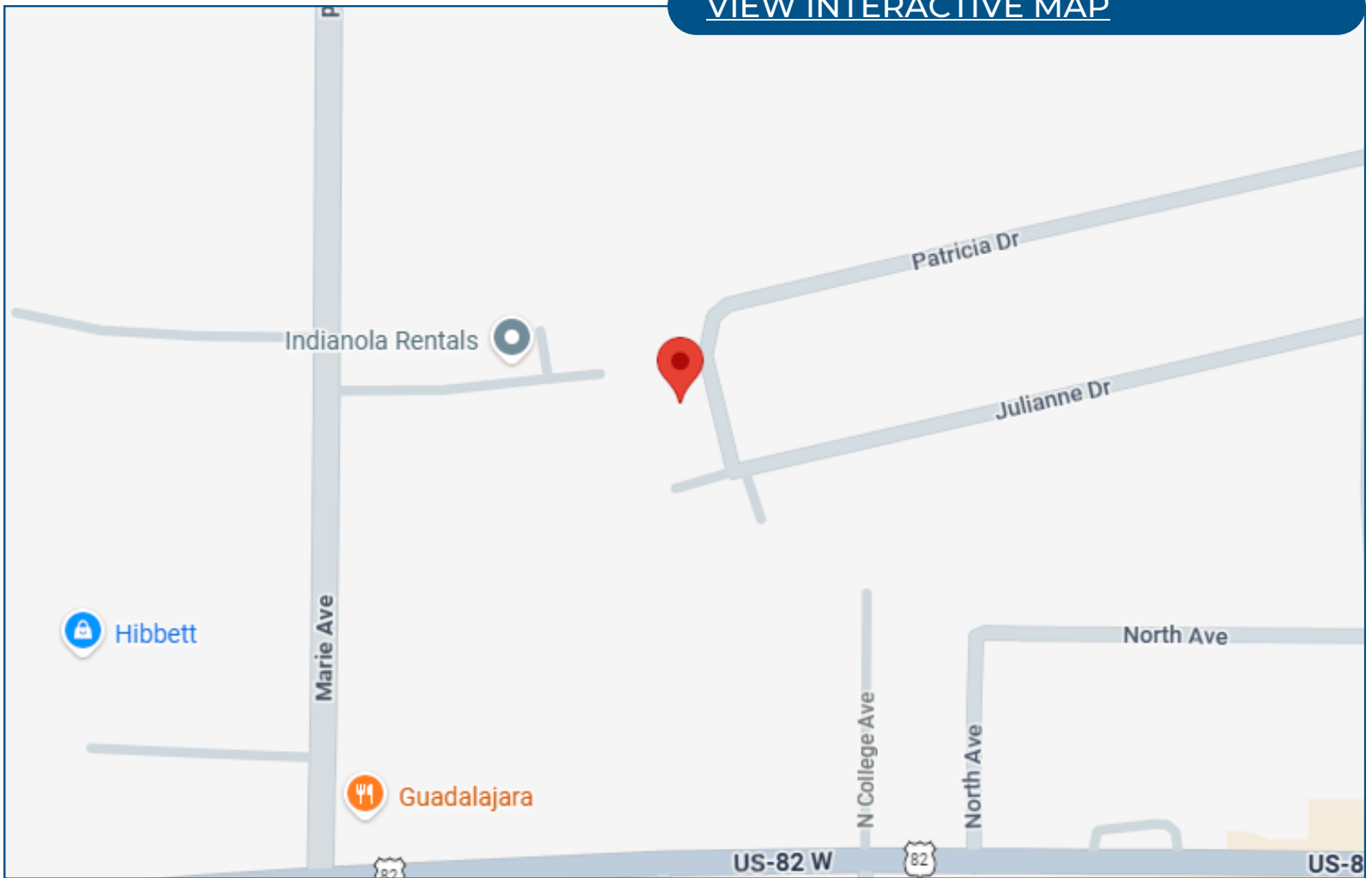
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Directional Map

[VIEW INTERACTIVE MAP](#)



320 Patricia Drive Indianola, MS 38751

Directions from the intersection of Hwy 49 and Hwy 82 Indianola, MS: Travel West on Hwy 82 for approximately 1.1 mile and turn right onto Faison Ave. In 0.3 miles turn left onto Patricia Drive and in 0.3 miles the house will be located on the right.

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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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