

Neshoba County Fairgrounds

10186 County Road 414

Philadelphia, Neshoba County, MS



\$298,500



**Tom
Smith
LAND AND
HOMES**

Expect More. Get More.

Property Information

Location:

- Neshoba County Fairgrounds

Property Use:

- Residential
- Vacation

Coordinates:

- 32.71205, -89.2099

Property Highlights

- 1,536± Sq Ft on the 1st floor, 2nd and 3rd floor were not measured
- Across from Neshoba County Fairground Entry Gate
- 0.11± Acres
- 5 Bedrooms, 3.5 Bathrooms
- Covered Patio
- No use or time restrictions that come with a normal fair cabin



Expect More. Get More.

**JOHNNY
LUKE**
REALTOR®

Office: 662.268.6333

Cell: 662.803.2622

JohnnyLuke@TomSmithLand.com

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



The Residence

Rare opportunity to own a spacious home directly across the street from the iconic Neshoba County Fairgrounds entry gate. This “fair-ready” property offers an unbeatable location just steps from all the action and is conveniently located just 6.2 miles from Silver Star Casino. The home features approximately 1,536± square feet on the main level, with additional living space on the second and third floors (not measured). With 5 bedrooms and 3.5 bathrooms, there’s plenty of room for guests during fair week. Situated on approximately 0.11± acres, the property also includes a covered patio, perfect for relaxing or entertaining.



**JOHNNY
LUKE**
REALTOR®

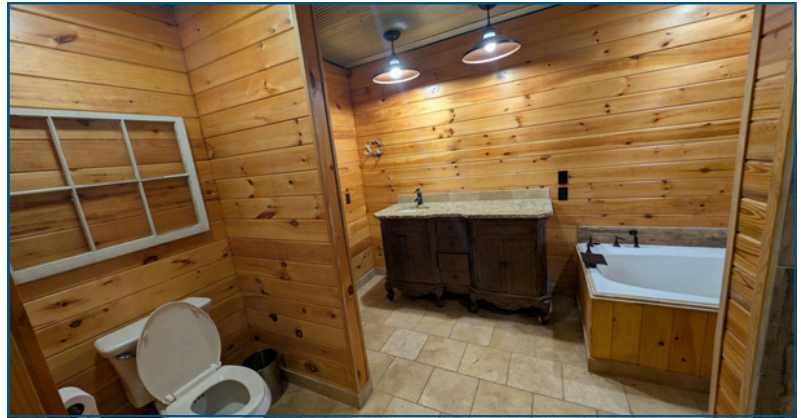
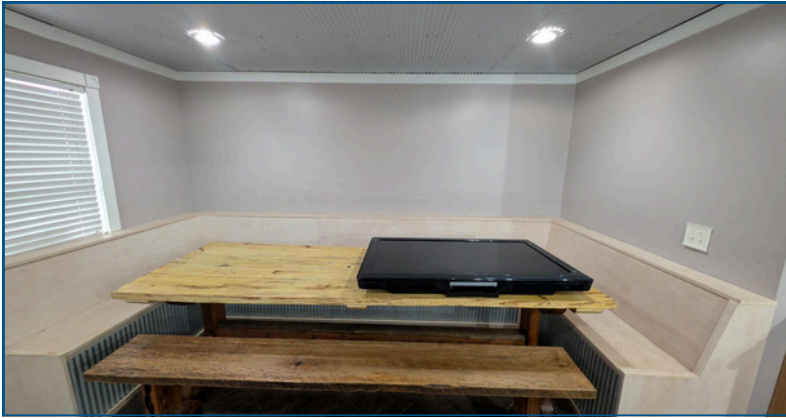
Office: 662.268.6333

Cell: 662.803.2622

JohnnyLuke@TomSmithLand.com



The Residence



**JOHNNY
LUKE**

REALTOR®

Office: 662.268.6333

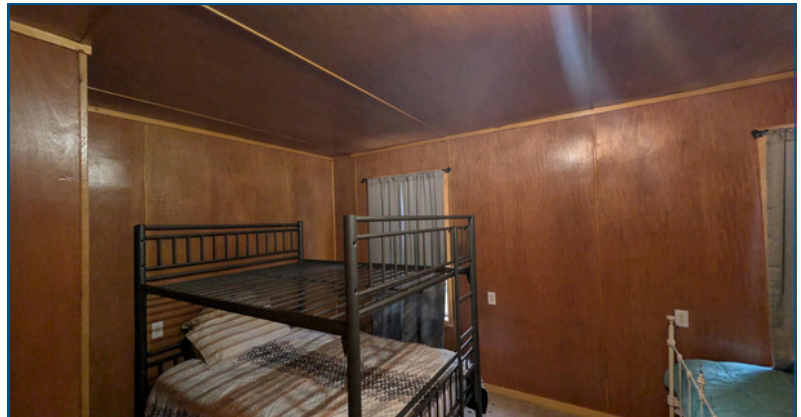
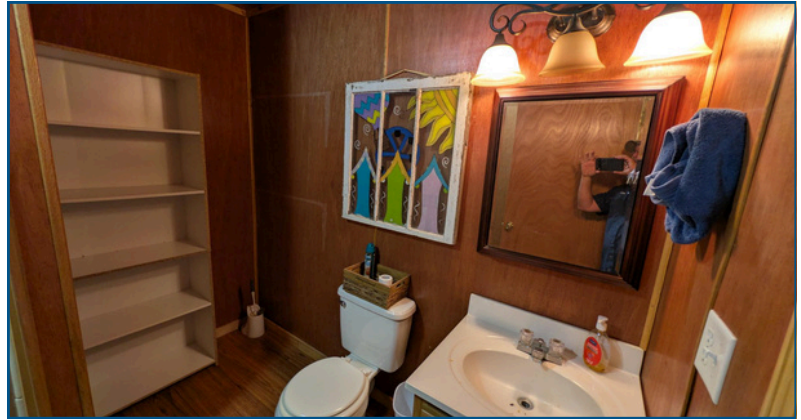
Cell: 662.803.2622

JohnnyLuke@TomSmithLand.com



Expect More. Get More.

The Residence



**JOHNNY
LUKE**
REALTOR®

Office: 662.268.6333

Cell: 662.803.2622

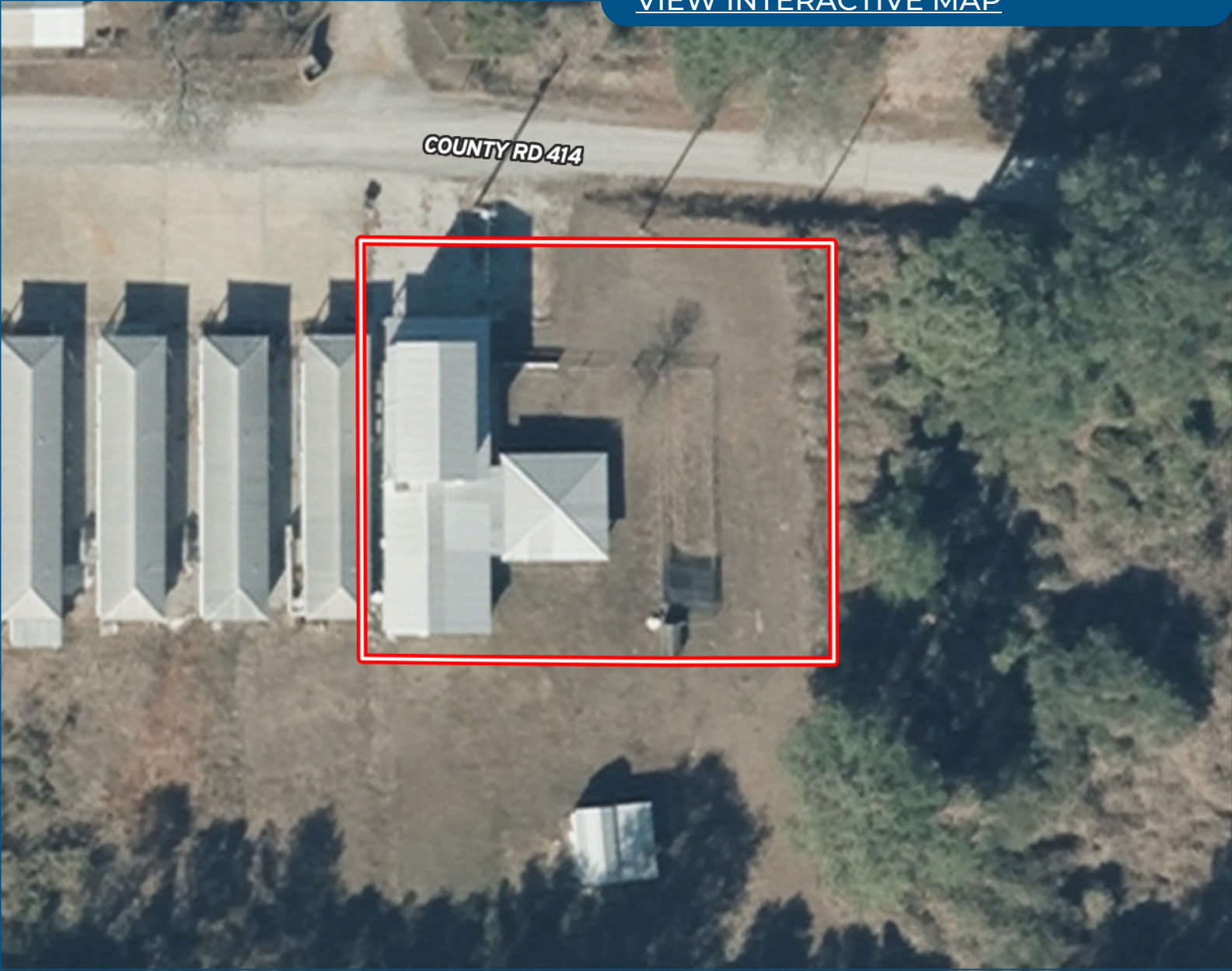
JohnnyLuke@TomSmithLand.com



Expect More. Get More.

Aerial Map

[VIEW INTERACTIVE MAP](#)



**JOHNNY
LUKE**

REALTOR®

Office: 662.268.6333

Cell: 662.803.2622

JohnnyLuke@TomSmithLand.com



Expect More. Get More.

Ownership Map

[VIEW INTERACTIVE MAP](#)



**JOHNNY
LUKE**

REALTOR®

Office: 662.268.6333

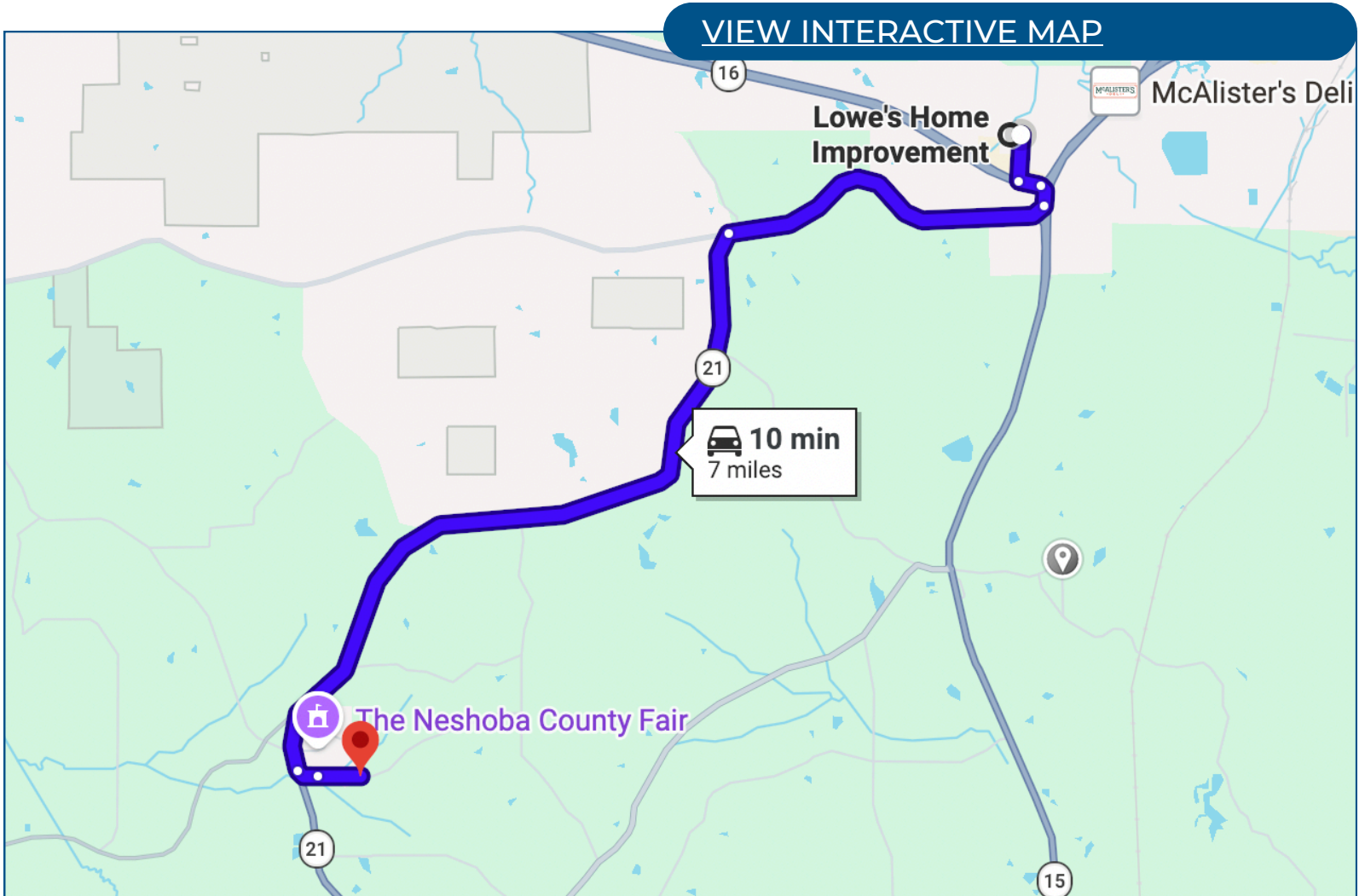
Cell: 662.803.2622

JohnnyLuke@TomSmithLand.com



Expect More. Get More.

Directional Map



Directions from Lowe's Home Improvement in Philadelphia, MS:

Head South on Frog Level Lane for approximately 0.2 miles. Turn left onto MS-16 E and continue 0.1 miles, then turn right onto MS-15 S/MS-21 N. After 0.1 miles, turn right onto MS-21 N/MS-488 W and continue for 1.9 miles. Turn left onto MS-21 N and follow it for approximately 4.3 miles. Turn left, then continue onto County Road 414. Follow Co Rd 414 for about 0.2 miles—6 Fox Glove will be on the right.

**JOHNNY
LUKE**
REALTOR®

Office: 662.268.6333

Cell: 662.803.2622

JohnnyLuke@TomSmithLand.com



Listing Agent



Johnny Luke
REALTOR®

Johnny Luke is a lifelong resident of Winston County, where he developed a deep love for the outdoors and a strong connection to the land and community. He has over 25 years of experience working with the public, earning the trust and respect of his clients through dependable service and genuine care.

He attended East Central Community College and Mississippi State University. Johnny has always had a passion for helping people. Whether you're selling property, searching for a recreational getaway, or looking for your forever home, he's here to help with your needs every step of the way.

Johnny brings dedication, local knowledge, and a friendly, down-to-earth approach to every detail. He's ready to help you find the perfect place to call home.

OFFICE: 662.268.6333

CELL: 662.803.2622

JohnnyLuke@TomSmithLand.com

CALL ME TODAY!

