

HOME/MINI-FARM

8.95± Acres in Union County, MS



\$599,000

1558 HWY 30 East, New Albany, MS 38652

Take a look at this 2,191± sqft. home with 8.95± acres, a wood/wire fenced corral, and two large sheds. The one-story brick home was constructed in 1979 and contains 7 rooms, 3 bedrooms, 2 bathrooms, living room, kitchen, utility room and is in excellent condition. It features wood floors in the living room, kitchen and dining room, central heat/air and gas logs. There are two metal buildings suitable to store your equipment or repair shop. One building contains 5,288± sqft. under roof with a 2,000± sqft enclosed area on a slab with a small office area and restroom. It also has a 20 x 24 garage area with the remaining 2,808 sqft being open storage. The second building contains a total of 17,016± sqft enclosed area with a 16 x 116 open addition. Both sheds are in good condition and have water and electricity. All pens in the 4± acres of pasture have water. The property is located in the Keownville community which is in the A-rated New Albany School District. The seller would consider dividing the property. If you are looking for a hobby farm or need room to open a business, don't miss this opportunity. Don't wait—call Tom today!



**TOM
WISEMAN**

ASSOCIATE BROKER

Office: 662.268.6333

Cell: 662.317.0467

TWiseman@TomSmithLand.com



Expect More. Get More.

A Real Estate Expert You Can Trust

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





A Real Estate Expert
You Can Trust!

TOM WISEMAN

ASSOCIATE BROKER

O: 662.268.6333 C: 662.317.0467

Twiseman@TomSmithLand.com

TomSmithLandandHomes.com

**Tom
Smith
LAND AND
HOMES**

Expect More. Get More.

13th Annual
BEST
BROKERS

Information is believed to be accurate but not guaranteed.



A Real Estate Expert *You Can Trust!*

TOM WISEMAN

ASSOCIATE BROKER

O: 662.268.6333 C: 662.317.0467

TWiseman@TomSmithLand.com

TomSmithLandandHomes.com

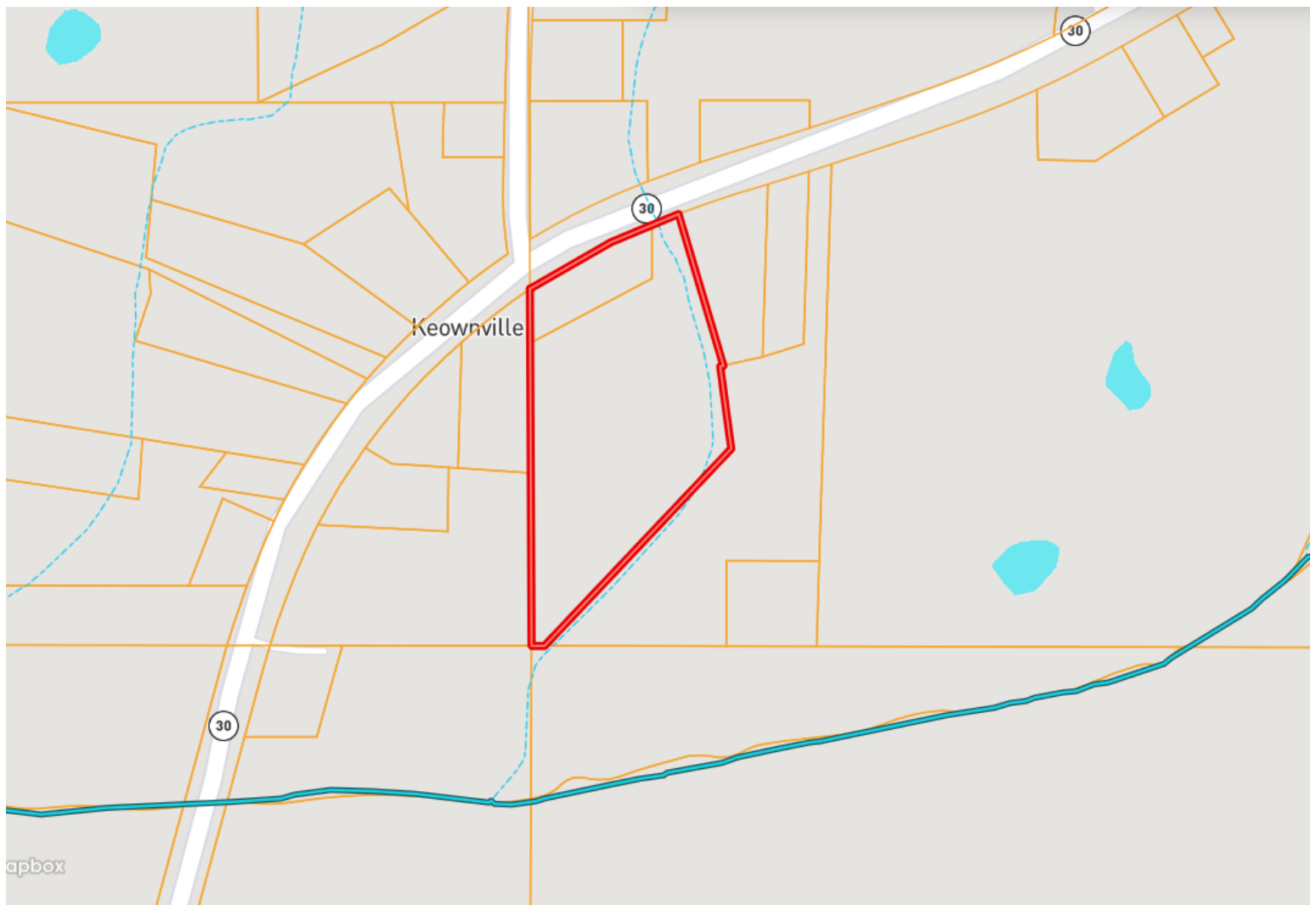
**Tom
Smith
LAND AND
HOMES**

Expect More. Get More.



Information is believed to be accurate but not guaranteed.

OWNERSHIP MAP



A Real Estate Expert
You Can Trust!

TOM WISEMAN

ASSOCIATE BROKER

O: 662.268.6333 C: 662.317.0467

TWiseman@TomSmithLand.com

TomSmithLandandHomes.com

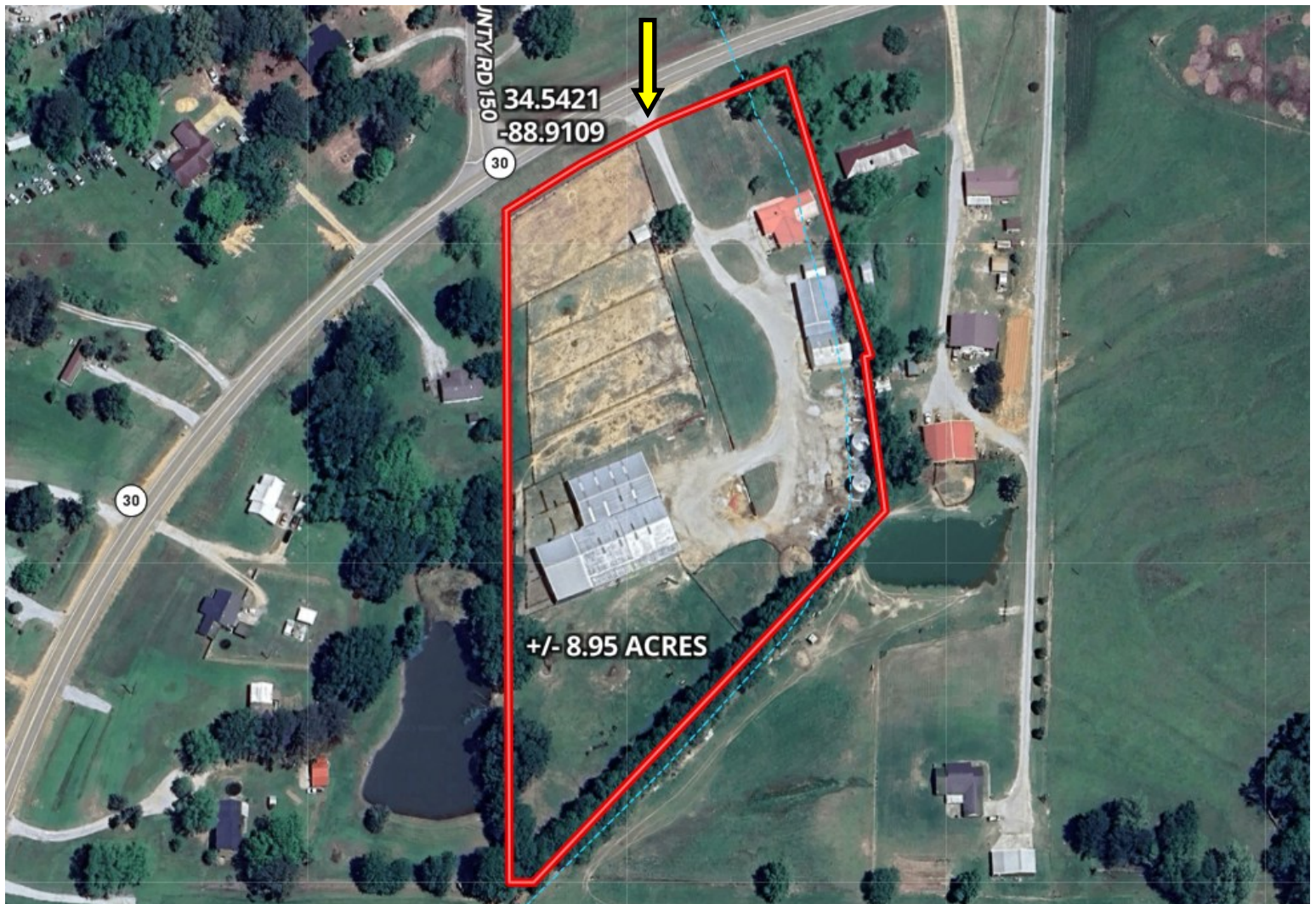


Expect More. Get More.

Information is believed to be accurate but not guaranteed.



AERIAL MAP



[Click Here for the LandId Interactive Map Link](#)

A Real Estate Expert
You Can Trust!

TOM WISEMAN

ASSOCIATE BROKER

O: 662.268.6333 C: 662.317.0467

Twiseman@TomSmithLand.com

TomSmithLandandHomes.com

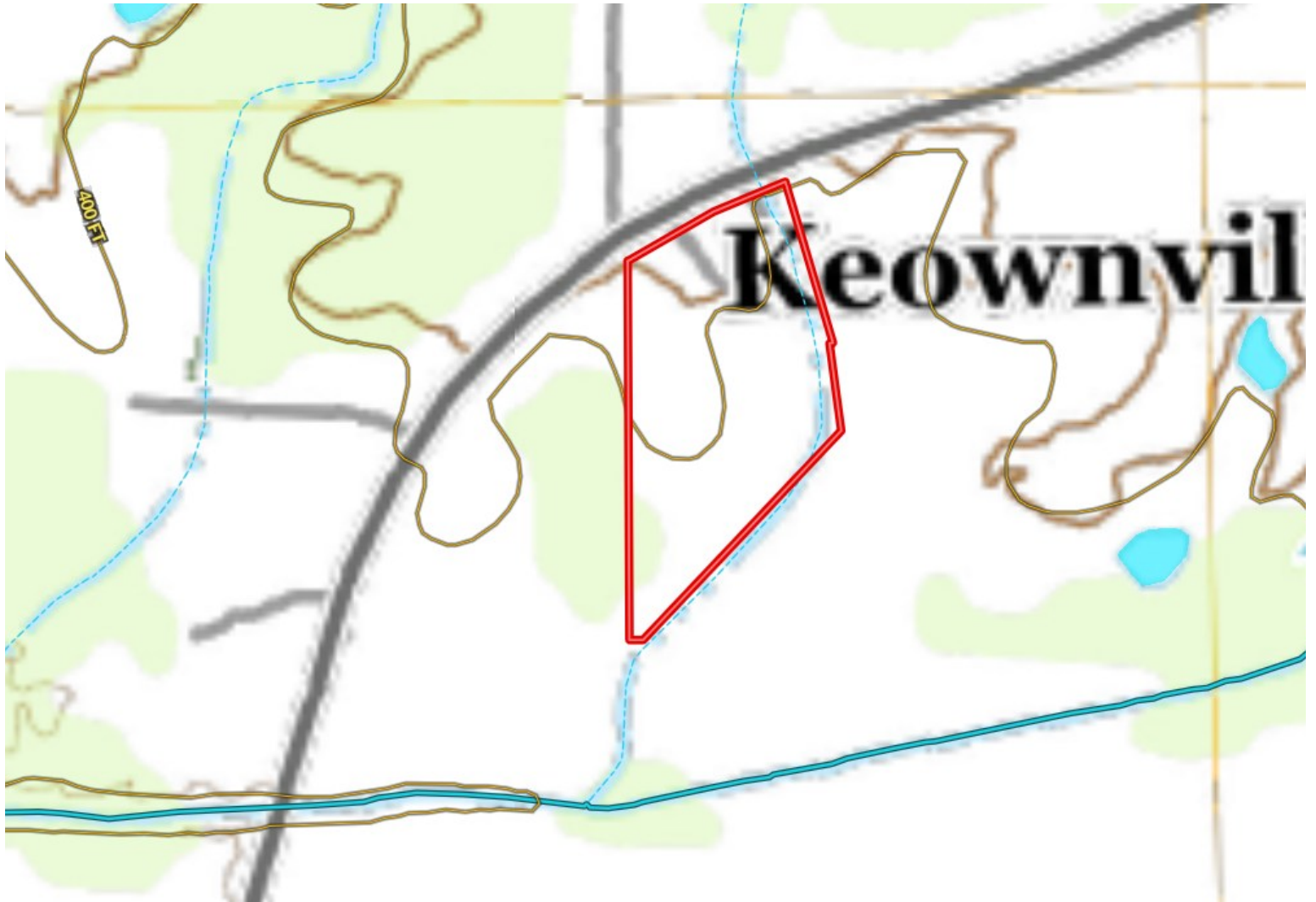
**Tom
Smith
LAND AND
HOMES**

Expect More. Get More.

2011-2014
BEST
BROKERAGE

Information is believed to be accurate but not guaranteed.

TOPO MAP



A Real Estate Expert
You Can Trust!

TOM WISEMAN

ASSOCIATE BROKER

O: 662.268.6333 C: 662.317.0467

TWiseman@TomSmithLand.com

TomSmithLandandHomes.com

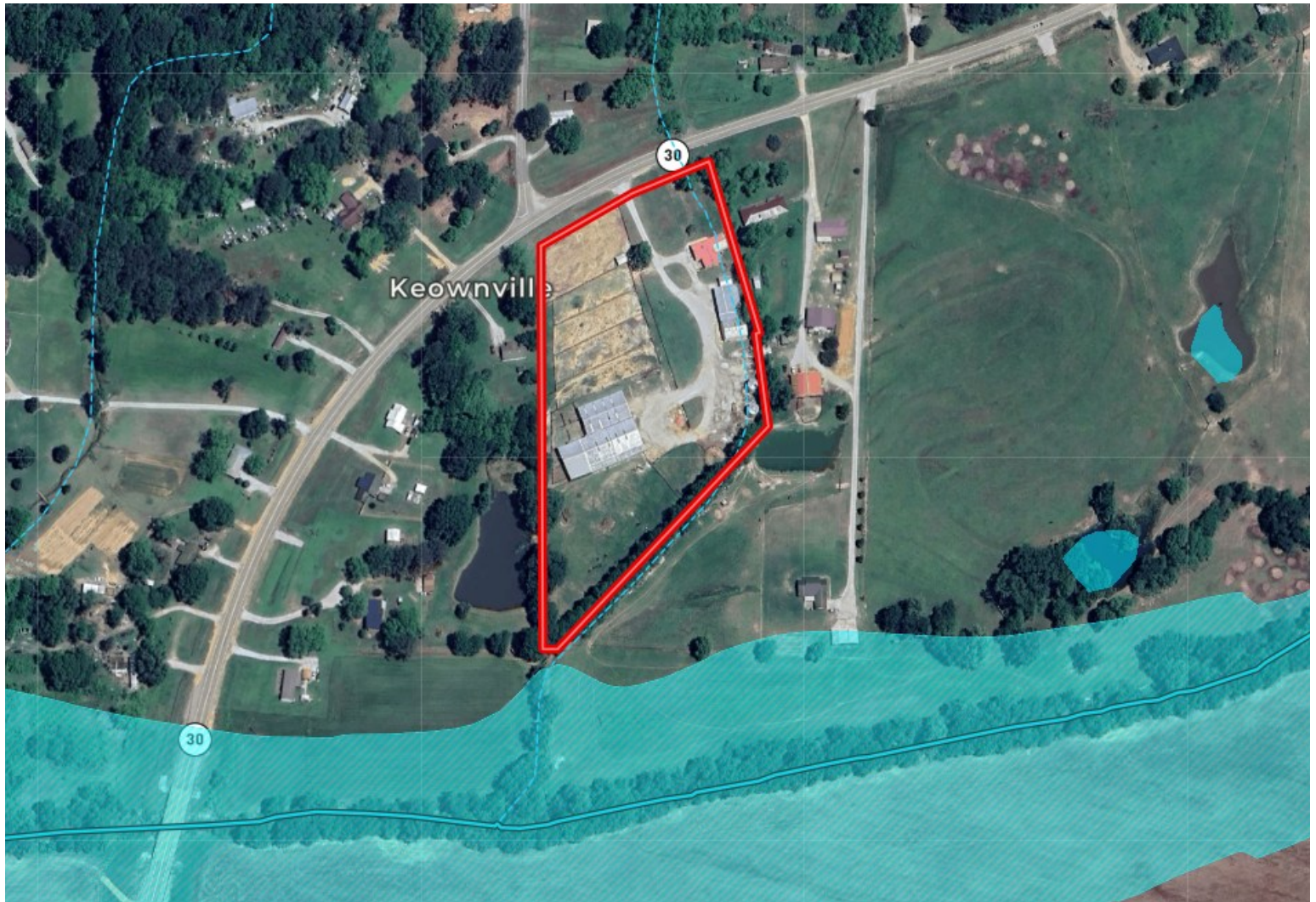


Expect More. Get More.

Information is believed to be accurate but not guaranteed.



FLOOD MAP



A Real Estate Expert
You Can Trust!

TOM WISEMAN

ASSOCIATE BROKER

O: 662.268.6333 C: 662.317.0467

TWiseman@TomSmithLand.com

TomSmithLandandHomes.com

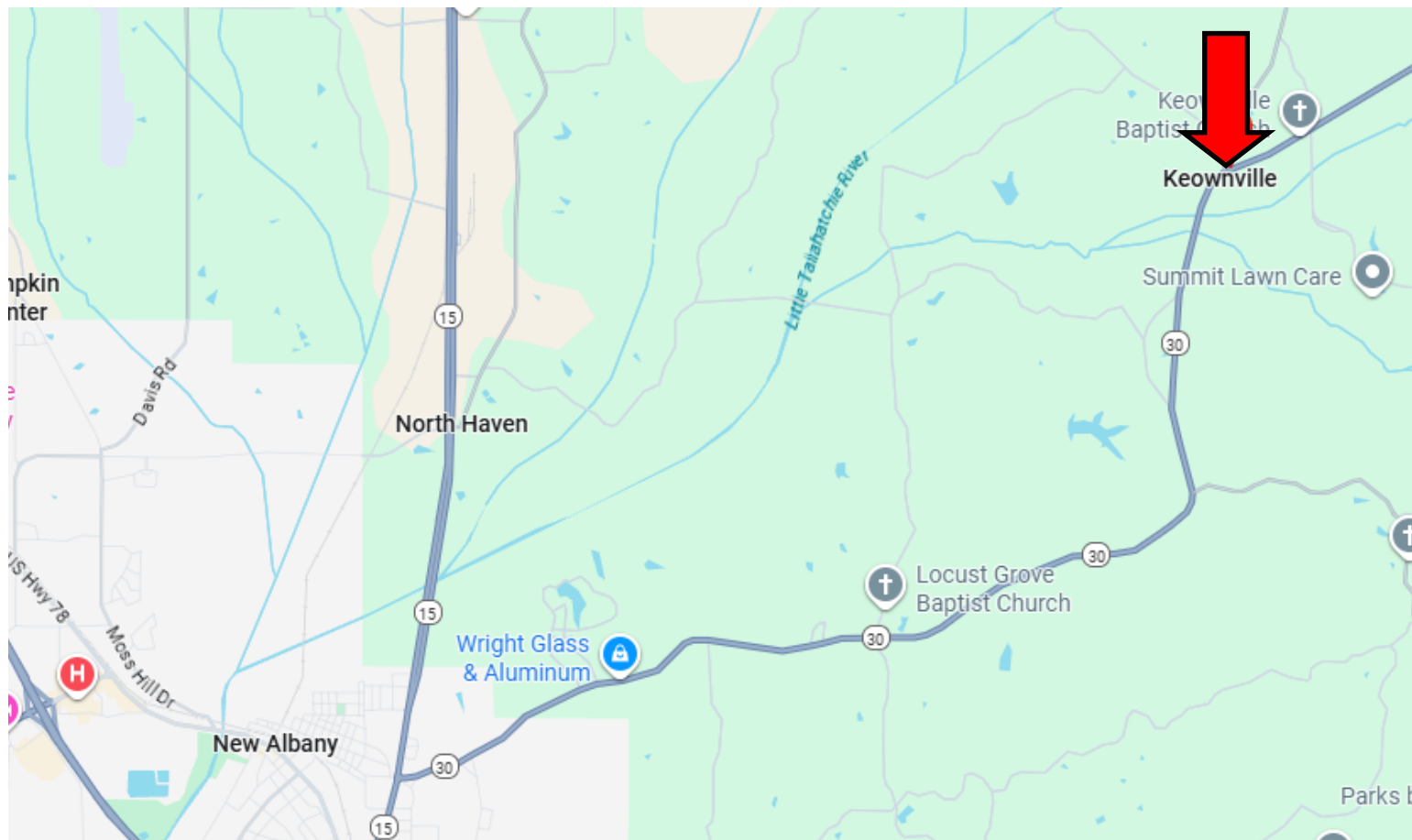


Expect More. Get More.

Information is believed to be accurate but not guaranteed.



DIRECTIONAL MAP



Directions from the Intersection of Hwy 15 and Hwy 30 in New Albany, MS: Travel Hwy 30 east for 7.1 miles, the property on the right.

[Address: 1558 Hwy 30 East New Albany, MS 38652 -Click for Google Maps Link](#)



**TOM
WISEMAN**

ASSOCIATE BROKER

Office: 662.268.6333

Cell: 662.317.0467

TWiseman@TomSmithLand.com



Expect More. Get More.

A Real Estate Expert You Can Trust

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

