

INVESTMENT INVESTMENT INVESTMENT!!!

10.69± Acres in Washington County, MS | \$260,000



Welcome to your new investment property in Washington County, MS. This 10.69+/- acres of farmland is located off VFW Road with the corner of Highway 1, a few hundred yards to the east. The property has great potential for a future investment offering an excellent location to build your own company, apartments, houses, and more. The property is within walking distance of the UEC Theatre, where you can take your friends and family out for a movie, and walking distance from the Greenville Golf and Country Club on the southeast corner of the property. The property is within half a mile from Greenville Christian School and St Joseph Catholic School, making this property a suitable place to build your future home or even a subdivision!! Call Anthony today to see this great investment property!



**ANTHONY
STEEN**

REALTOR®

Office: 662.441.2500

Cell: 662.645.5151

Anthony@TomSmithLand.com



Expect More. Get More.

A Real Estate Expert You Can Trust

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





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AERIAL MAP



[CLICK FOR INTERACTIVE MAP](#)

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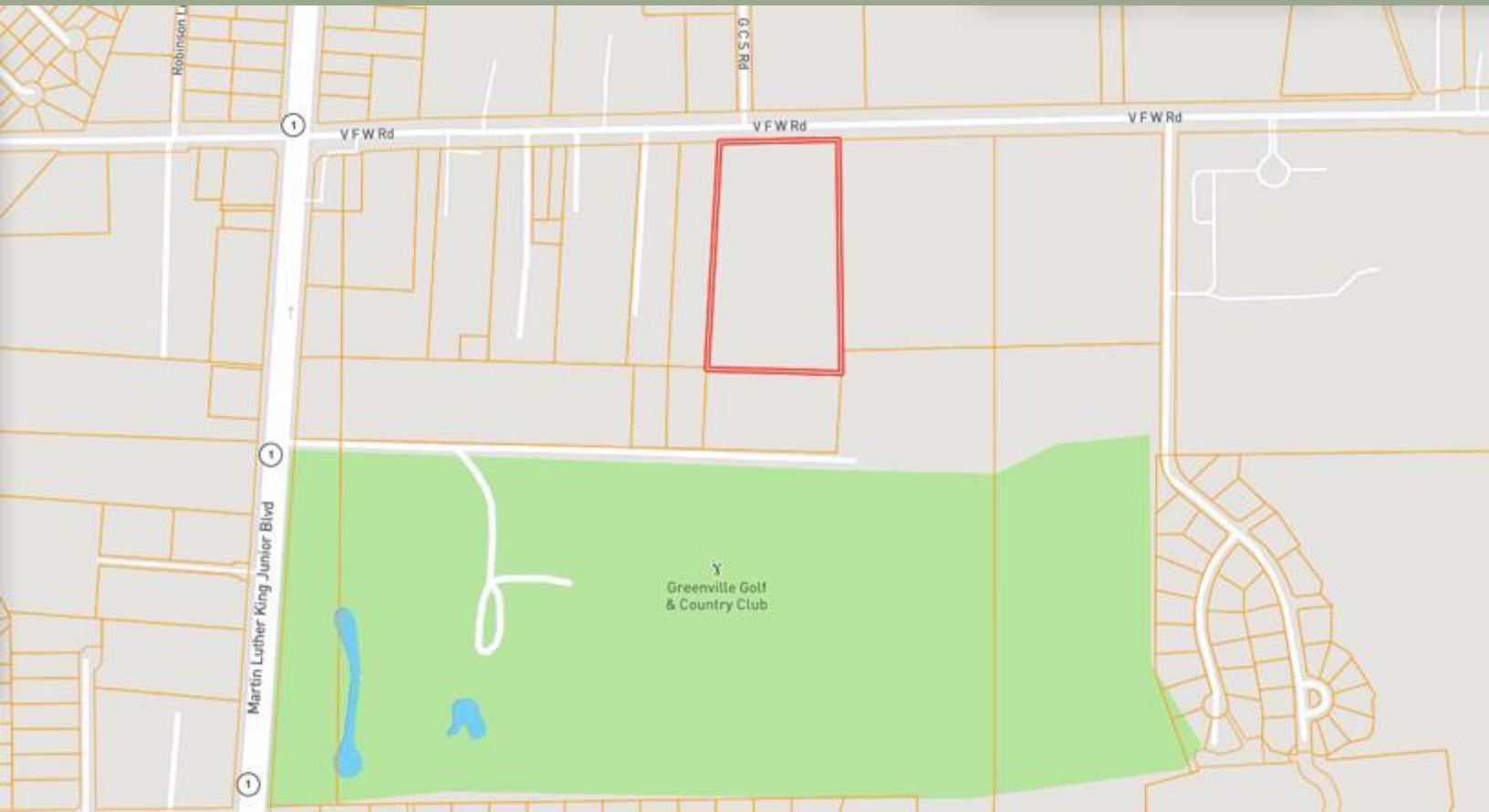


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OWNERSHIP MAP



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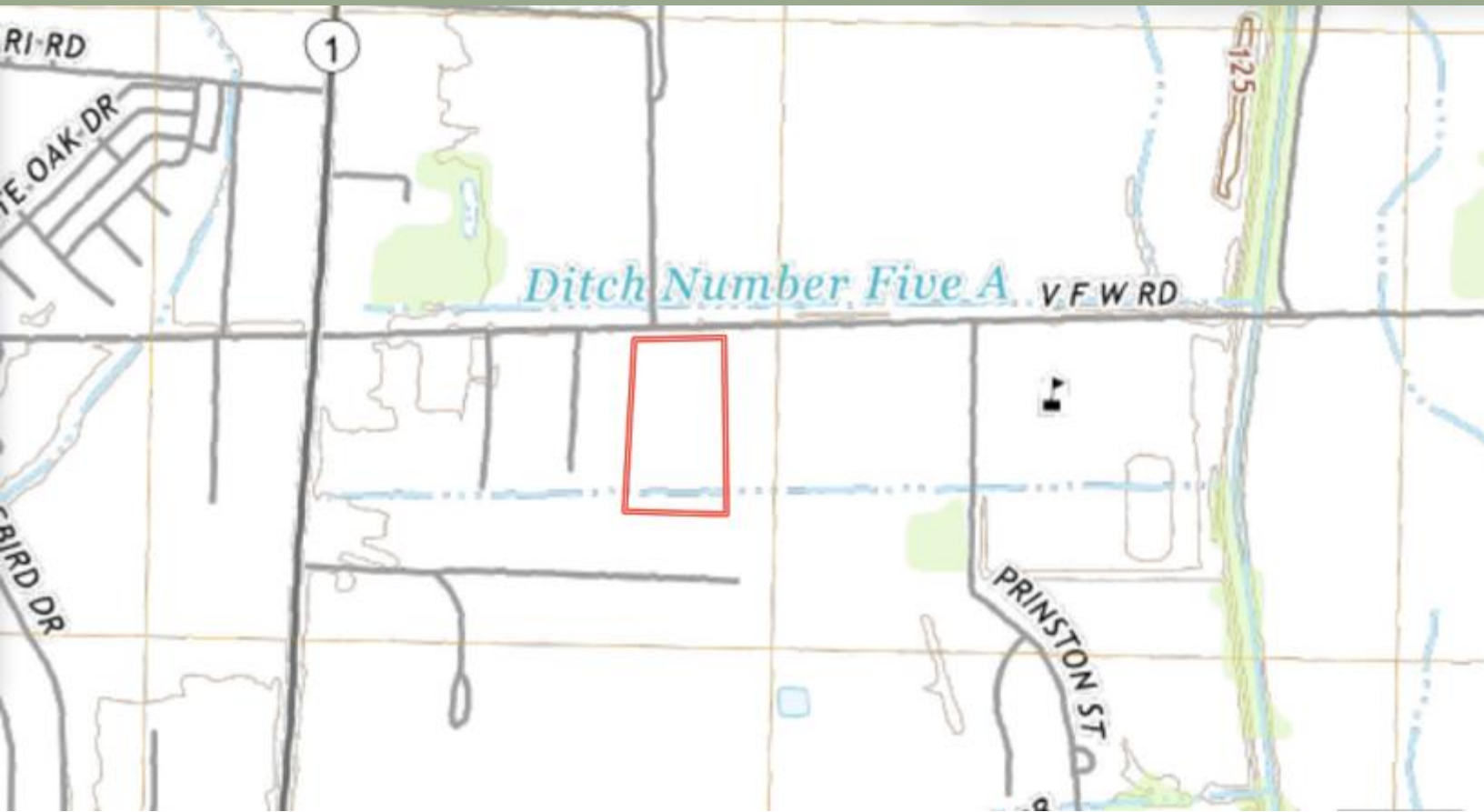
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TOPOGRAPHY MAP



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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Ta	Tunica clay, 0 to 2 percent slopes	5.25	49.72	0	69	3w
Ch	Commerce silty clay loam, 0 to 2 percent slopes, rarely flooded	3.57	33.81	0	84	2w
Da	Dowling clay (sharkey), 0 to 2 percent slopes, occasionally flooded	1.15	10.89	0	38	4w
Tc	Tunica silty clay loam, 0 to 2 percent slopes, rarely flooded	0.59	5.59	0	61	3w
TOTALS		10.56(*)	100%	-	70.25	2.77

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

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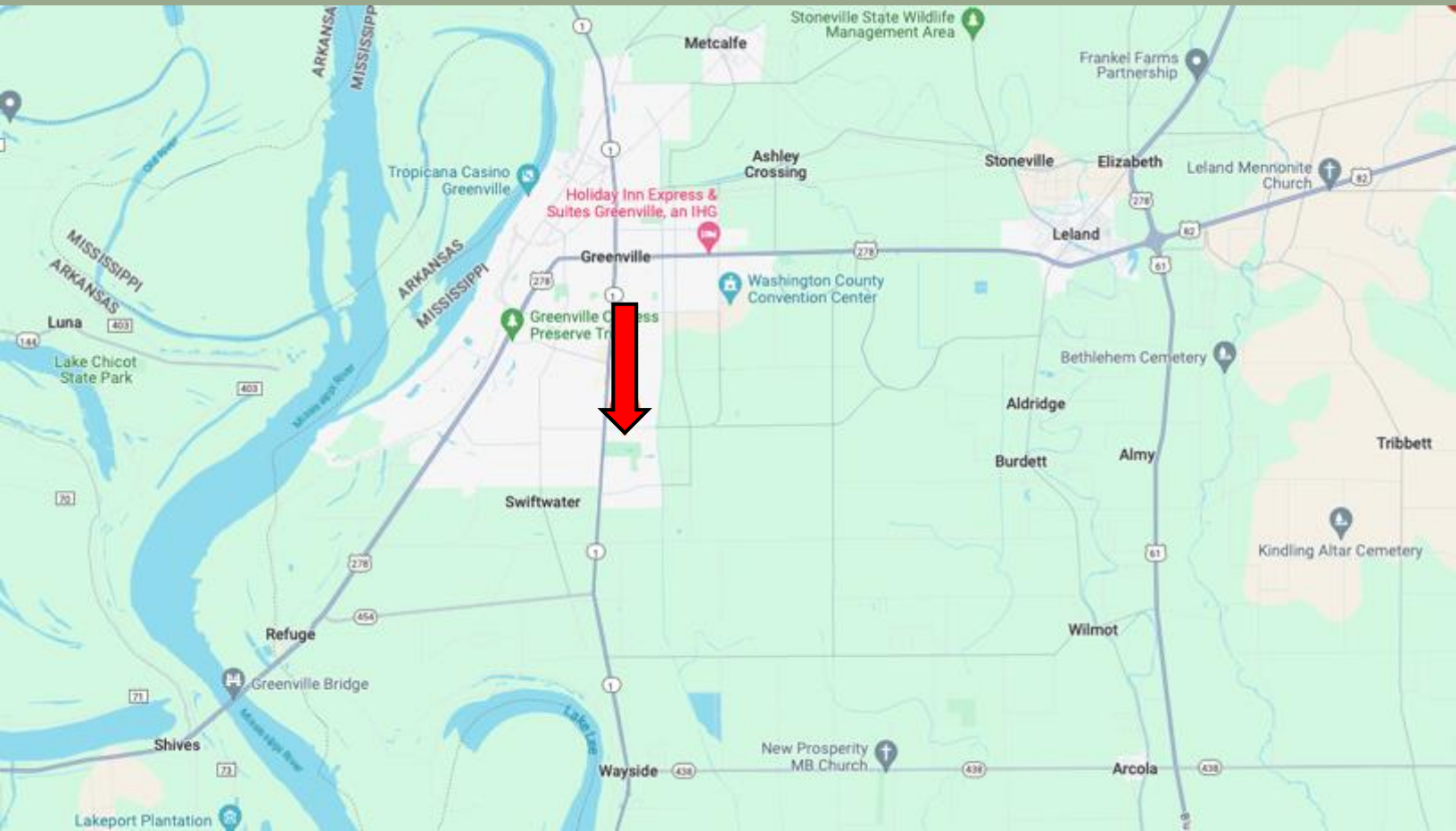
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DIRECTIONAL MAP



ADDRESS: 1250 VFW RD, GREENVILLE, MS 38701

DIRECTIONS FROM US-278 & MARTIN LUTHER KING JR BLVD, GREENVILLE, MS: TRAVEL WEST ON MARTIN LUTHER KING JR BLVD FOR 3 MILES. TURN LEFT ONTO VFW RD. AFTER 0.4 MILES, THE PROPERTY WILL BE ON THE RIGHT. [GOOGLE MAP LINK](#)



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