

8± ACRES WITH A HOME AMITE COUNTY, MS

\$110,000



SMALLTOWN

**HUNTING PROPERTIES
& REAL ESTATESM**

OFFICE (769) 888-2522

THE AMITE 8

PROPERTY PROFILE

LOCATION:

- 3209 County Farm Road
Liberty, MS 39645
- Amite County
- 3± Miles S of Liberty
- 57.6± Miles N of
Baton Rouge, LA
- 118± Miles NW of
New Orleans, LA

PROPERTY INFORMATION:

- 8± Total Acres
- 1,312± SqFt Home
- 3 Bedrooms/1 Bath
- Two Storage Sheds
- Power Provided by Magnolia EPA
- Well Water

COORDINATES:

- 31.123656, -90.836150

TAX INFORMATION:

2024 - \$487.67

- Parcel #: 24 40022 0001800
- Parcel #: 24 40022 0001630

PROPERTY USE:

- Residential
- Weekend Getaway
- Hunting



LEE WHITE | LAND SPECIALIST
C: 601-600-1395 | lee@smalltownproperties.com

ALINDA CRUISE WHITE | LAND & RESIDENTIAL SPECIALIST
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Information is believed to be accurate but not guaranteed.

4848 Main St. - Flora, MS 39071 | O: 769-888-2522 | smalltownproperties.com

WELCOME TO THE AMITE 8

WELCOME HOME TO 3209 COUNTY FARM ROAD IN LIBERTY, MISSISSIPPI! This 8± acre property is nestled in central Amite County just five minutes from Main Street in Liberty with convenient access from both County Farm Road and Higgins Lane. A 1,312± square foot home, built in 1950, offers three bedrooms, one full bath, and is the focal point of the property. Features include a well-designed kitchen with a porcelain double sink with drainboards on each side, an eat-in kitchen, a den, and a porch on the side entrance to enjoy the country setting. Most of the furnishings and appliances will remain with the home, so it is move-in ready. Two storage sheds are next to the house for lawn care equipment or recreational buggies. Enjoy the generously sized yard and a wooded area behind the house, giving you the opportunity to walk the trails or set up a deer feeder and catch an evening hunt. Take advantage of country living with the convenience of being close to town.

Call Lee or Alinda White today to schedule a private showing and make 3209 County Farm Road in Liberty, MS your new address.



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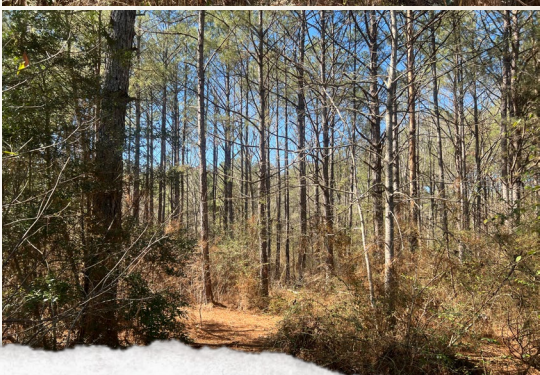
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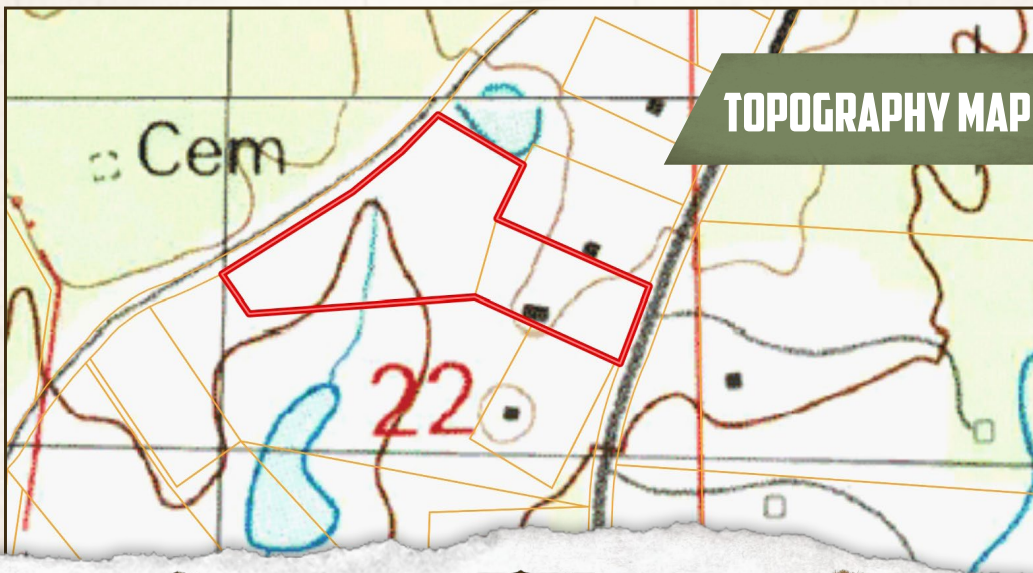
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FLOOD MAP



TOPOGRAPHY MAP



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SOIL MAP



Code	Description	Acres	%	CPI	NCCPI	CAP	?
PrB	Providence silt loam, 2 to 5 percent slopes	2.55	35.97%	-	49	2e	?
SmE	Smithdale sandy loam, 12 to 35 percent slopes	2.44	34.41%	-	27	7e	?
SmD	Smithdale sandy loam, 8 to 12 percent slopes	0.9	12.69%	-	53	4e	?
Ar	Ariel silt loam, 0 to 2 percent slopes, occasionally flooded	0.69	9.73%	-	53	2w	?
SaE	Saffell gravelly sandy loam, 12 to 30 percent slopes	0.52	7.33%	-	31	7e	?



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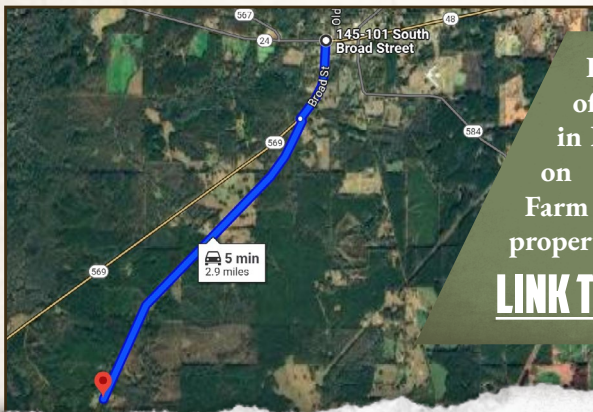
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land id. LINK



Directions From the Intersection of MS-48 W/MS-569 S/S Broad St in Liberty, MS: Travel 0.6 miles south on MS-48. Turn left onto County Farm Road and proceed 2.3 miles to the property on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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