

Investment Opportunity

Washington County

207 East 3RD Street, Leland, MS 38756



\$60,000



Expect More. Get More.

**ANTHONY
STEEN**

ALC®, REALTOR®

Office: 662.441.2500

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Anthony@TomSmithLand.com

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



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

Property Information

Location:

- 1 Minutes to Downtown Leland, MS (.1 Miles)

Property Use:

- Residential

Coordinates:

- 33.40485, -90.8968

Property Highlights

- 0.12± Acres
- 3 Bedrooms
- 2 Bathrooms
- 1,325± SqFt
- In-Progress Build
- Front Porch
- Private Parking



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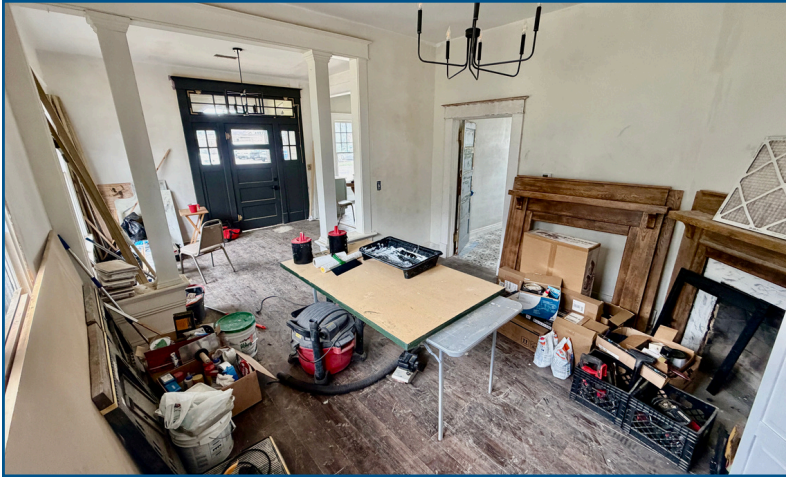
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The Residence

1,325± SqFt

Investment Opportunity!! This property offers a great opportunity for investors looking to expand their rental portfolio. Conveniently located just a few blocks from a school and hospital, the location provides easy access to nearby amenities and services. This unit features 3 bedrooms, 2 bathrooms, and approximately 1,325± square feet of living space, along with private parking and a front patio. Each property has a brand-new roof and a freshly painted exterior. The interiors have been partially renovated with new cabinets, fresh paint, and new flooring, providing a great head start for the next owner. Finish the remaining renovations to your liking and create a rental property that fits your investment goals. With the major exterior updates already completed and interior improvements underway, this property has plenty of potential for an investor looking to add to their portfolio.



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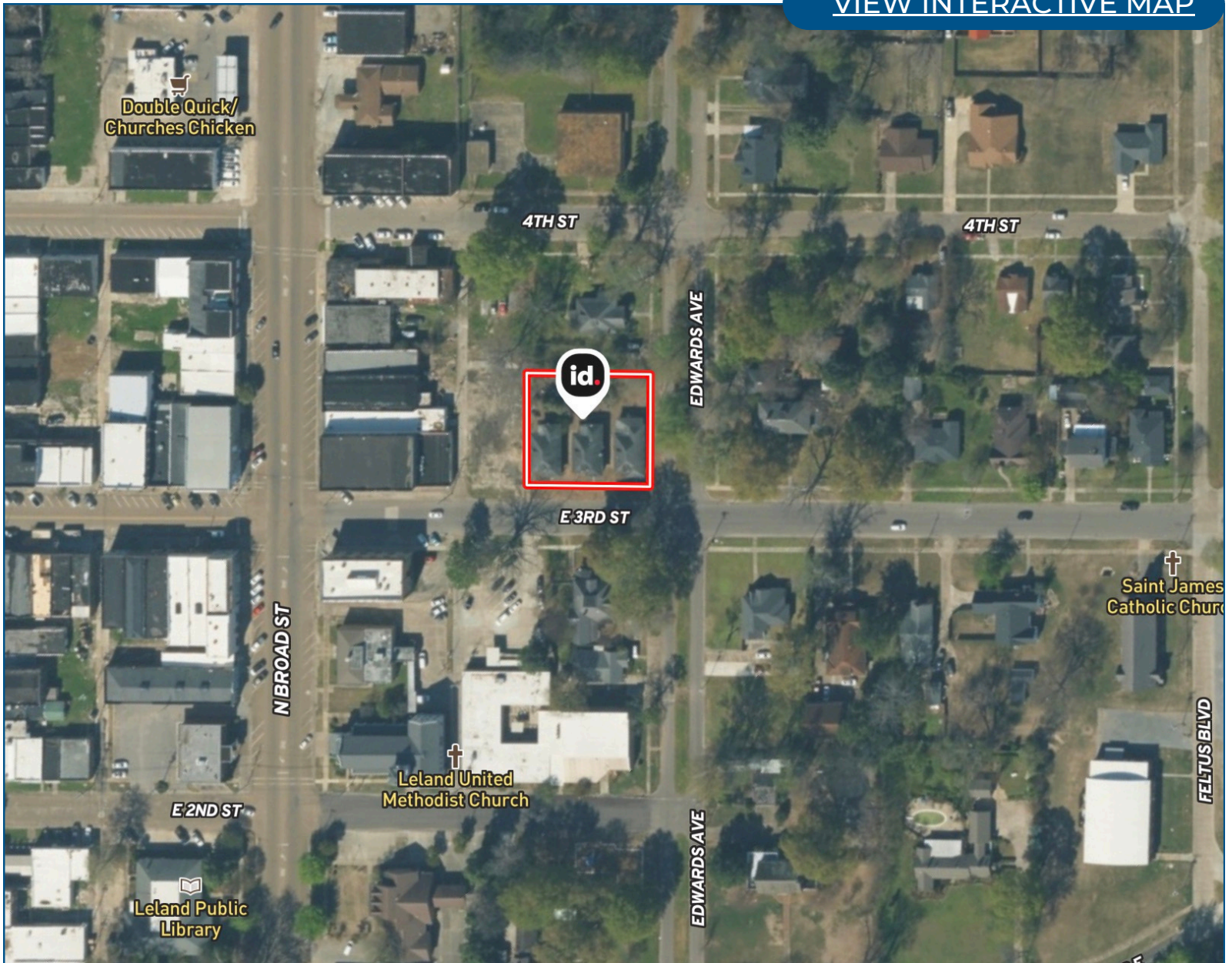
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Aerial Map

[VIEW INTERACTIVE MAP](#)



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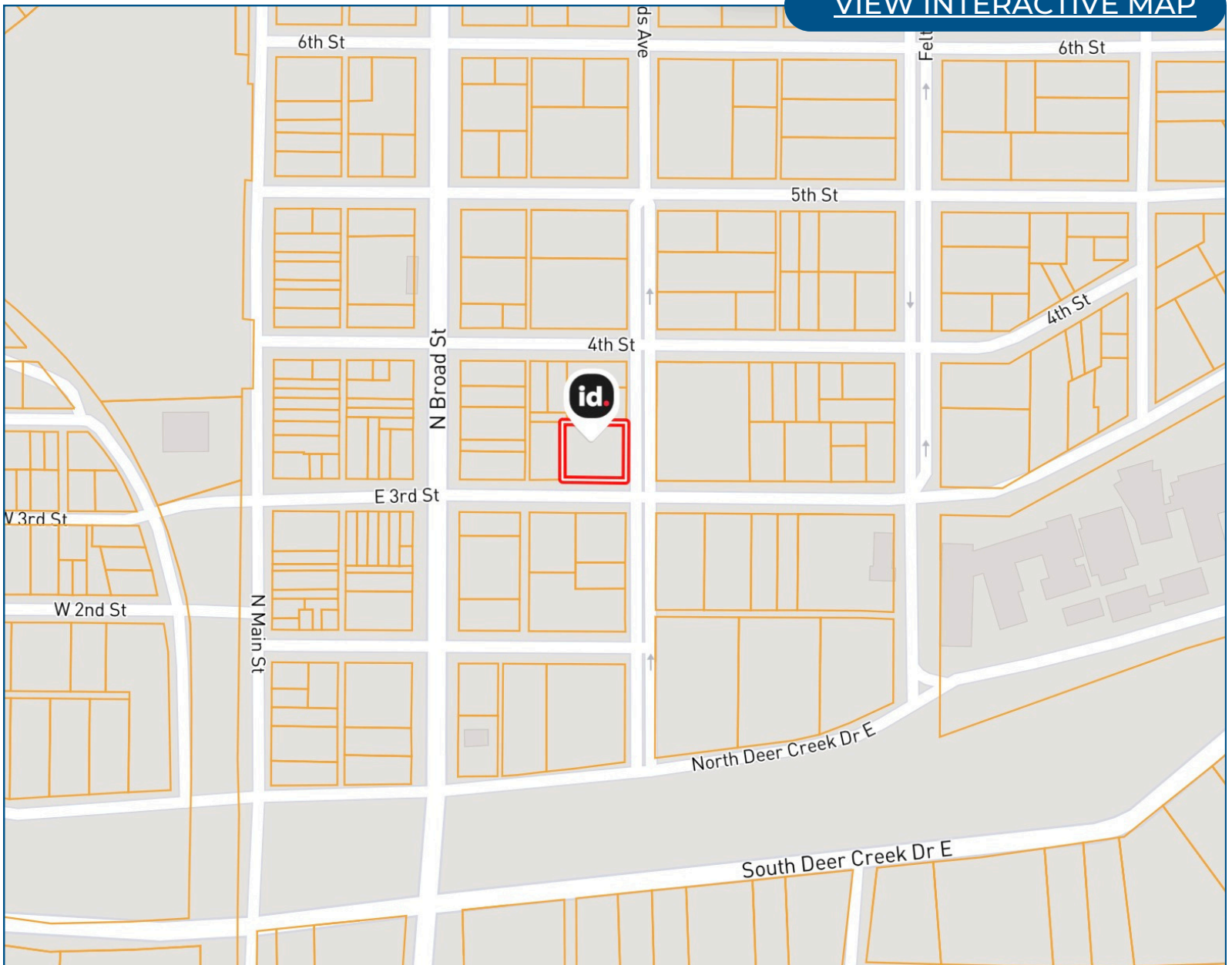
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Ownership Map

[VIEW INTERACTIVE MAP](#)



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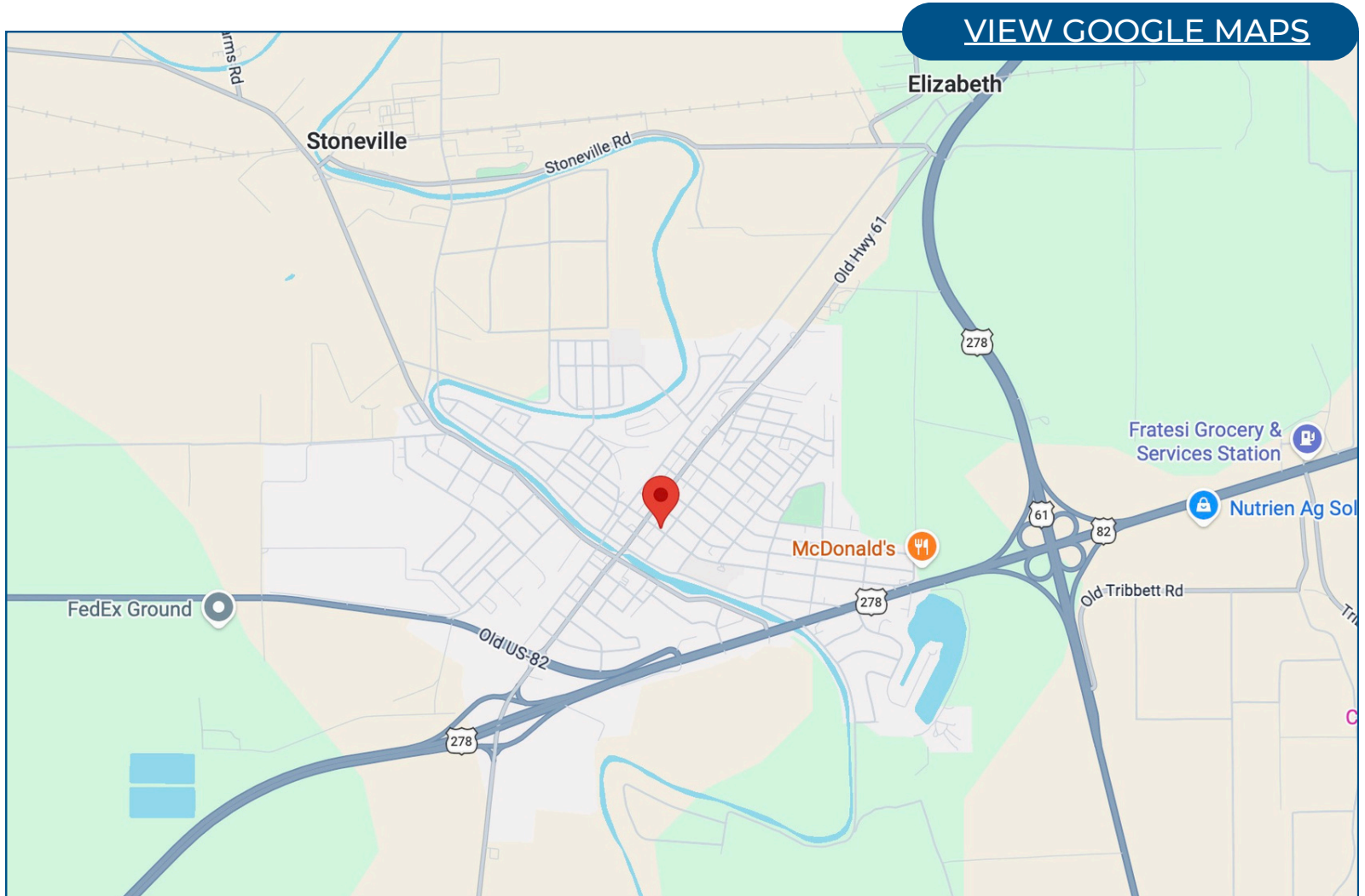
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Directional Map



Directions from 19678 US-82, Leland, MS 38756

Travel right to merge onto US-82 W toward US-278 W/Greenville for approximately 0.8 miles. Next, take a right onto E 3rd Street. After 131 feet, take a left onto E 3rd Street. After 0.8 miles, the home will be on the right.

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Listing Agent



Anthony Steen
ALC, Realtor & Land Specialist

Anthony was born in Bolivar County, but his family moved shortly after to Clarksdale, MS. He spent his primary educational and athletic years attending and playing sports at Lee Academy. As a child, he played baseball, football, basketball, soccer and even threw shot put and disc for track. After graduating in 2009, Anthony continued his education and athletic career for the next five years at the University of Alabama on a football scholarship. He majored in Health Environmental Science and completed his bachelor's degree and was a part of two SEC Championship and three National Championship teams with the Crimson Tide. After college, Anthony played for the Arizona Cardinals and the Miami Dolphins in the National Football League for 4 years until he decided to retire and come back to the Mississippi Delta where he grew up.

Growing up, Anthony was an avid hunter and fisherman who loved spending time helping his grandfather on the farm growing cotton and soybeans. His father and grandfather helped instill the importance of and a love for taking care of the land and wildlife around him. He enjoys all types of hunting from deer, duck, and turkey, to hogs, frogs, and pheasant. After retiring from the NFL, Anthony knew he wanted to come back home to the land he loved so much as a child.

Anthony currently resides in Tallahatchie County where he farmed soybeans with his family for a few years. After much deliberation and praying, Anthony knew it was time to start a new career path. He was certain he wanted to find a way to share his passion for the outdoors with others while staying true to his country roots. As a college athlete, Anthony learned hard work, dedication, discipline, trust, and how to work with others. These traits along with Anthony's personality, honesty, and knowledge of the land make him the perfect agent for you.

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**CALL ANTHONY STEEN
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