



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

**2044 COUNTRY CLUB DRIVE
YAZOO COUNTY, MS**

\$155,000



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2044 COUNTRY CLUB DRIVE

PROPERTY PROFILE

LOCATION:

- 2044 Country Club Drive
Yazoo City, MS 39194
- Yazoo County
- 0.5± Miles SE of Walmart
- 0.7± Miles SW of the Yazoo
Country Club
- 25± Miles NE of Flora
- 32± Miles NE of Canton
- 43.4± Miles NE of Madison

COORDINATES:

- 32.8735, -90.39155

TAX INFORMATION:

- Parcel: 3-275K-22-138.00
- 2025 Taxes: \$1,786.20

PROPERTY USE:

- Residential
- Investment
- Potential Rental Income

PROPERTY INFORMATION:

- 0.26± Acre Lot
- 1,588± SqFt Home
- 3 Bedrooms/2 Baths
- Includes Appliance
- Screened-In Porch
- Concrete Patio
- Laundry Room
- Metal Roof
- Handicapped Accessible
- Single-Car Carport
- Fully Fenced Backyard



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WELCOME TO 2044 COUNTRY CLUB DRIVE

WELCOME TO 2044 COUNTRY CLUB DRIVE IN YAZOO CITY, MISSISSIPPI! This charming three-bedroom, two-bathroom, handicapped-accessible home offers comfortable living with several valuable updates and desirable outdoor features. Located on a 0.26± acre lot in Yazoo County, this property is situated within a mile of both the nearest Walmart and the Yazoo Country Club.

The home features an electric stove, a refrigerator that is only two years old, and a fairly new dishwasher. The HVAC system was replaced in 2023, providing added peace of mind for the next homeowner. The washer and dryer, as well as a small freezer, will remain with the home for added convenience.

Outside, enjoy a fully fenced backyard, screened-in porch, and concrete patio, creating a wonderful space for relaxing, entertaining, and enjoying the outdoors. With its accessible features, comfortable layout, recent updates, and inviting outdoor spaces, this home is ready for its new owners. Come take a look and discover all that 2044 Country Club Drive has to offer!

Contact Melanie or Caden Starnes today to schedule a private showing and experience #TheSmallTownWay.



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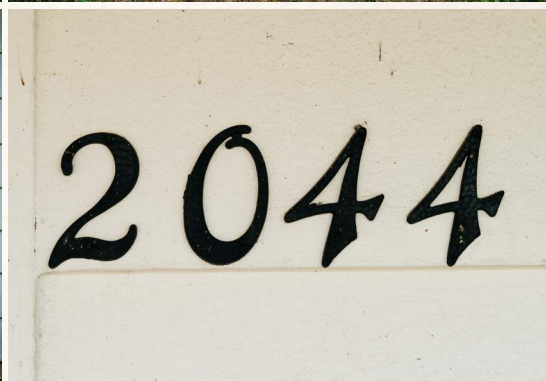
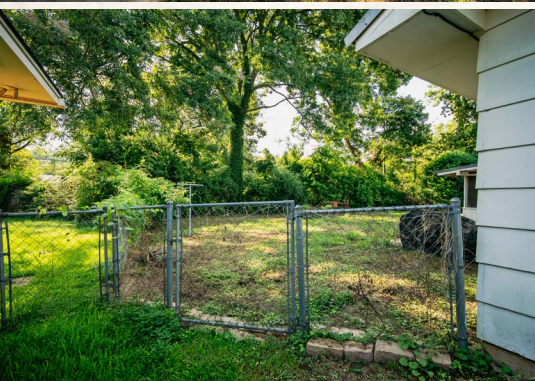
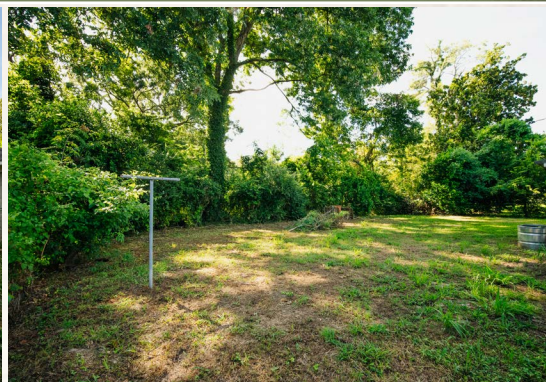


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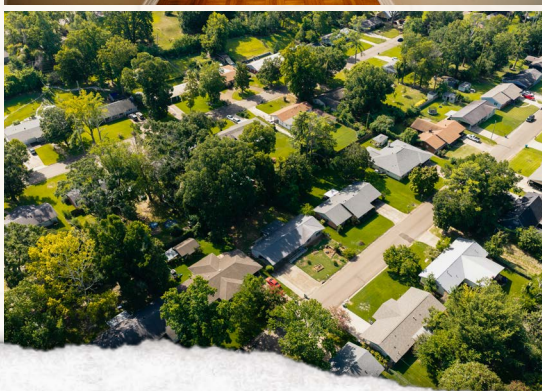
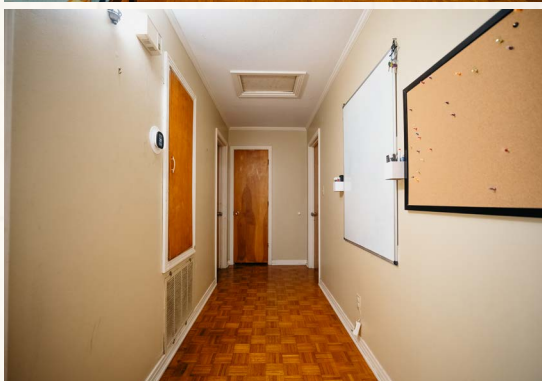
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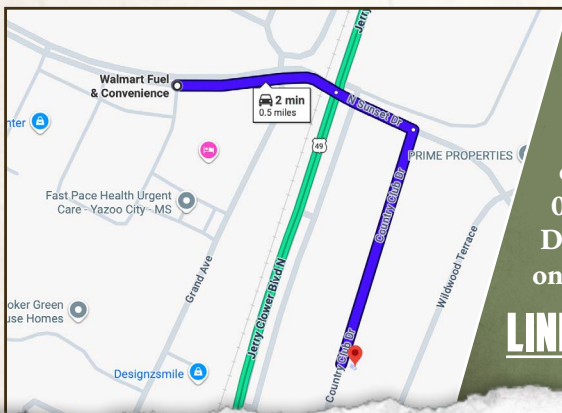
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land **id.** LINK



Directions From the Walmart Fuel Center on Willie Morris Parkway in Yazoo City, MS: Exit the parking lot by turning right onto Willie Morris Parkway. Cross over US-49 and continue onto North Sunset Drive for 0.2 miles. Turn right onto Country Club Drive and travel 0.2 miles to the property on the left.

LINK TO GOOGLE MAP DIRECTIONS



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