



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE SM

462 CR 117
YALOBUSHA COUNTY, MS
\$129,900



OFFICE (662) 238-4077 | WWW.SMALLTOWNPROPERTIES.COM

462 CR 117

PROPERTY PROFILE

LOCATION:

- 462 CR 117
Tillatoba, MS 38961
- Yalobusha County
- 8.0± Miles S of Oakland
- 9.9± Miles SE of Charleston
- 18.1± Miles NW of Grenada
- 27.8± Miles S of Batesville

COORDINATES:

- 33.976, -89.92455

PROPERTY USE:

- Residential
- Investment

PROPERTY INFORMATION:

- 1.45± Acre Lot
- 1,456± SqFt Home
 - Completely Renovated
 - 3 Bedrooms/2 Bathrooms
- Large Covered Front Porch
- Back Patio
- Small Shed in Backyard

TAX INFORMATION:

- Parcel #: 1503-06-0002800
- 2025 Taxes: \$435.97



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HUNTER ROBISON

LAND SPECIALIST

C: 662-816-7987

O: 662-238-4077

hrobison@smalltownproperties.com

50 CR 401 - Oxford, MS 38655

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO 462 CR 117

WELCOME TO 462 CR 117 IN TILLATOBA, MS! Situated on a spacious 1.45± acre lot in Yalobusha County, this completely renovated home offers comfortable living with plenty of outdoor space.

The 1,456± square foot home features three bedrooms and two bathrooms, providing a practical layout for families, first-time homeowners, or anyone looking for a peaceful retreat. Enjoy relaxing or entertaining on the large covered front porch, or take advantage of the back patio for additional outdoor living space. A small shed in the backyard provides potential storage space for tools, equipment, or other belongings. Entergy is the power provider, and the property has potential for fiber optic internet through Tallahatchie Valley Internet Services. The property is located within the Coffeetown School District. With its extensive renovations, generous lot size, school district location, and desirable outdoor features, this property is ready to welcome you home!

**Contact Hunter Robison today to schedule a private tour
and make 462 CR 117 your new address!**



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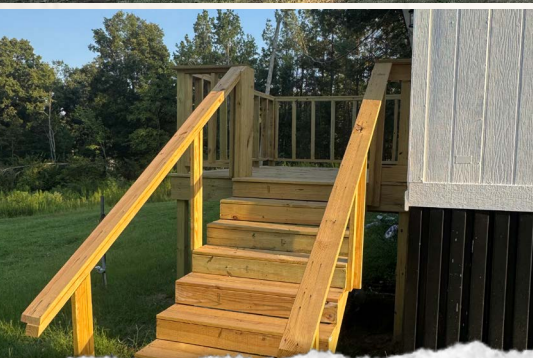
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land **id.** **LINK**

COUNTY RD 117



Directions From the Tillatoba Fire Station: Travel 0.6 miles west on MS-330 W/Old US Hwy 51/Tillatoba Rd. Continue on CR 10 for 0.7 miles. Turn right to remain on CR 10. Continue straight onto Mount Olive Rd. In 0.2 miles, turn left to arrive at your destination.

[**LINK TO GOOGLE MAP DIRECTIONS**](#)Double A's
Construction LLCTILLATOBA
FIRE STATION**SMALLTOWN**
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