



DREAM EQUESTRIAN ESTATE
15± ACRES WITH A HOME & STABLE
MADISON COUNTY, MS

\$1,650,000



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (769) 888-2522

THE MADISON 15

PROPERTY PROFILE

LOCATION:

- 106 Horseshoe Lane
Flora, MS 39071
- Madison County
- 5± Miles NE of Flora
- 14± Miles NW of Madison

COORDINATES:

- 32.5902, -90.2773

PROPERTY USE:

- Residential
- Horse Farm/Boarding
- Mini-Farm
- Investment

TAX INFORMATION:

2023 - \$1,397.21

- Parcel #1: 061G-26-009-01-00
- Parcel #2: 061G-35-006-02-00

PROPERTY INFORMATION:

- 15± Acres
- 48x60 Six-Stall Horse Stable
- 3,505± Square Foot Home
- 4 Bed/4.5 Bath
- Gourmet Kitchen
- Laundry Room with
Ample Cabinets and
Pet Washing Station
- Oversized 3-Car Garage
with a Climate-Controlled
Storage Room
- Shelter/Gun Room
- Horse Training Round Pen
- Spacious Patio Area



MICHAEL OSWALT, ALC | PRINCIPAL BROKER
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RACHEL BOYD | 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 MADISON 15

WELCOME TO YOUR DREAM EQUESTRIAN ESTATE, A BREATHTAKING 15± ACRE HAVEN DESIGNED WITH THE HORSE LOVER IN MIND. This partially fenced Madison County, MS property features a spacious horse training round pen and a beautiful 48x60 six-stall horse stable, complete with a half bath, kitchenette, and tack room. A new, 3,505± square foot custom-built modern farmhouse offers four bedrooms, four and a half bathrooms, and a separate office with lots and lots of cabinets. The gourmet kitchen features hickory cabinets throughout, a Monogram six-burner with griddle gas range, walk-in pantry with counter space, a commercial refrigerator, granite countertops, and a bar area. Relax in the large family room, highlighted with a cozy wood burning fireplace and vaulted ceiling, perfect for those cozy nights. The primary bedroom has tray ceilings with wood accents, a huge primary closet with numerous built-ins, and a free-standing soaker tub. The spacious laundry room offers plenty of cabinets and a small-dog pet washing station. The large fourth upstairs bedroom with a full bath is perfect for guest, or an entertainment/theater room.



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MORE ABOUT THE MADISON 15

Host guests on the outdoor patio, designed with future screening in mind, and equipped with hot and cold hookups for an outdoor kitchen. The oversized three-car garage (suitable for a ¾ ton truck) includes a climate-controlled storage room and a secure shelter/gun room with ventilation and a vault-style door. Extra amenities include two on-demand hot water heaters, spray foam insulation, and generator hook-up available.

Enjoy the views, tranquility, and country living of this amazing property. This home is located 5± miles northeast of Flora, a great small community in Central Mississippi approximately 23± minutes northwest of Madison.

If owning an equestrian property with top-notch facilities and a custom-built home has been your desire, contact **Michael Oswalt** or **Rachel Boyd** to schedule your private showing today.



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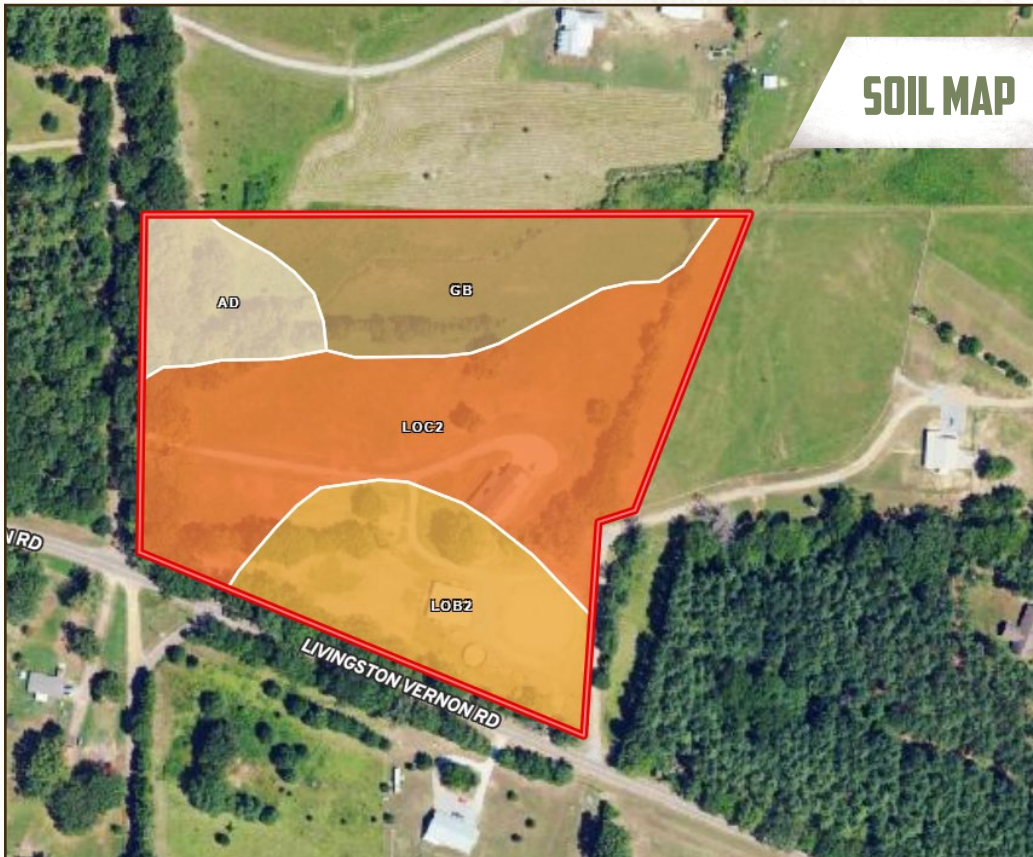
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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
LoC2	Loring silt loam, 5 to 8 percent slopes, moderately eroded, central	6.81	46.8	0	48	4e
LoB2	Loring silt loam, 2 to 5 percent slopes, moderately eroded, central	3.33	22.89	0	55	3e
Gb	Gillsburg silt loam	2.99	20.55	0	50	2w
Ad	Adler silt loam	1.42	9.76	0	86	2w
TOTALS		14.55()	100%	-	53.72	3.16



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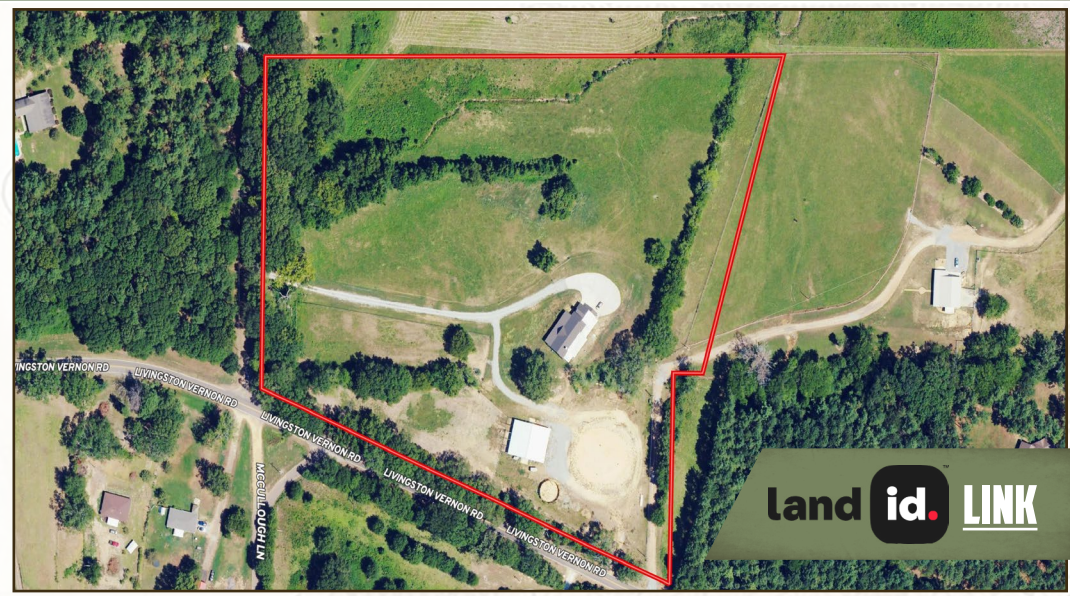
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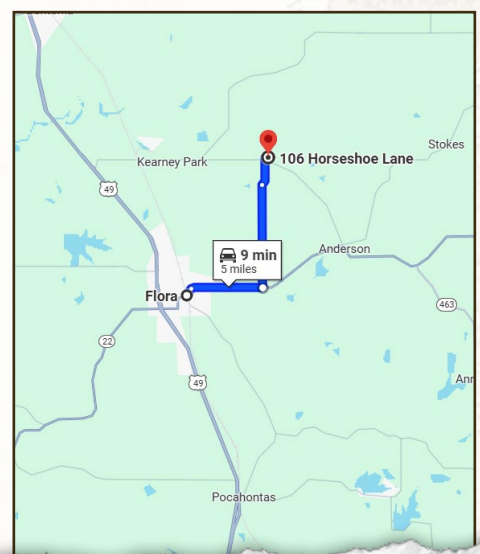
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land id. LINK



Directions From the Intersection of Main Street and Railroad Avenue in Flora, MS: Travel northeast on E Main St toward Railroad Ave for 0.2 miles. Continue straight onto MS-22E/Canton -Flora Rd for 1.7 miles. Turn left onto Cane Creek Rd and travel for 2.4 miles. Turn right onto McCullough Ln and travel for .6 miles. Continue onto Horseshoe Ln and in .1 mile the property is located on the right.

PHYSICAL ADDRESS:

106 Horseshoe Lane Flora, MS 39071

LINK TO GOOGLE MAP DIRECTIONS



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