

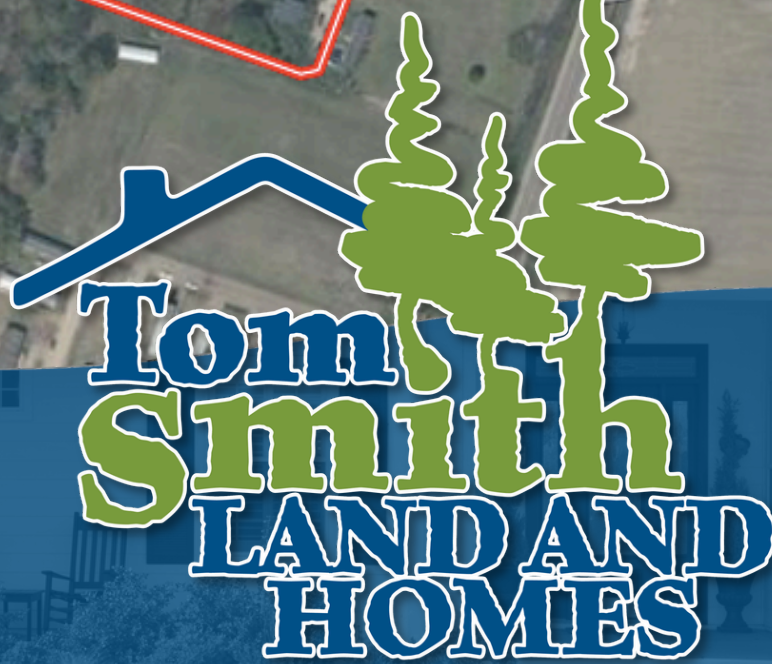
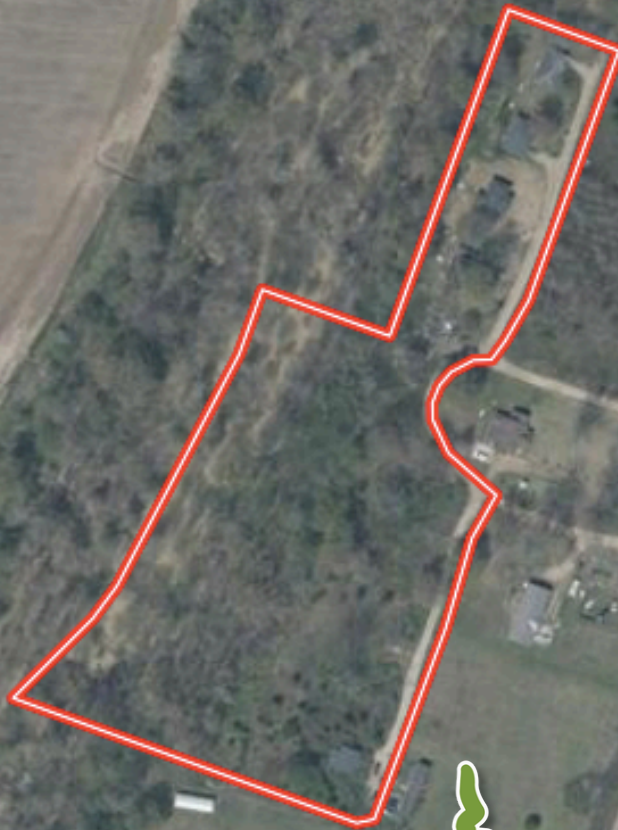
Excellent Investment Opportunity

Sunflower County

3707 Highway 49, Ruleville, MS 38771



\$60,000



Expect More. Get More.

Property Information

Location:

- 4 Minutes to Downtown Ruleville, MS (1.8 Miles)

Property Use:

- Residential

Coordinates:

- 33.7435, -90.5469

Property Highlights

- 8.2± Acres
- 8 Bedrooms
- 4 Bathrooms
- 3,909± SqFt
- Built in 1940
- 4 Rental Houses
- Each House is 2 Bed, 1 Bath
- Provide Rental Income
- Outskirts of Town



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**ANTHONY
STEEN**

ALC®, REALTOR®

Office: 601.898.2772

Cell: 662.645.5151

Anthony@TomSmithLand.com

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



The Residence

3,909± SqFt

This property, located at 3707 Highway 49 in Ruleville, features four houses for sale, each with 2 bedrooms and 1 bathroom.

The first house has 957± square feet, the second has 924± square feet, the third has 1,100± square feet, and the fourth has 928± square feet. This property, which includes 4 rental houses, represents a fantastic investment opportunity for your portfolio. The four houses provide potential rental income, and the additional 8.2± acres offer space for further development.

Situated just on the outskirts of town, the property gives renters easy access to local grocery stores like Piggly Wiggly, as well as nearby restaurants such as The Pharm and Mexico Grill. The hospital is conveniently located just a quarter mile down the street.

Call Anthony Steen today for a private tour of this excellent investment opportunity.

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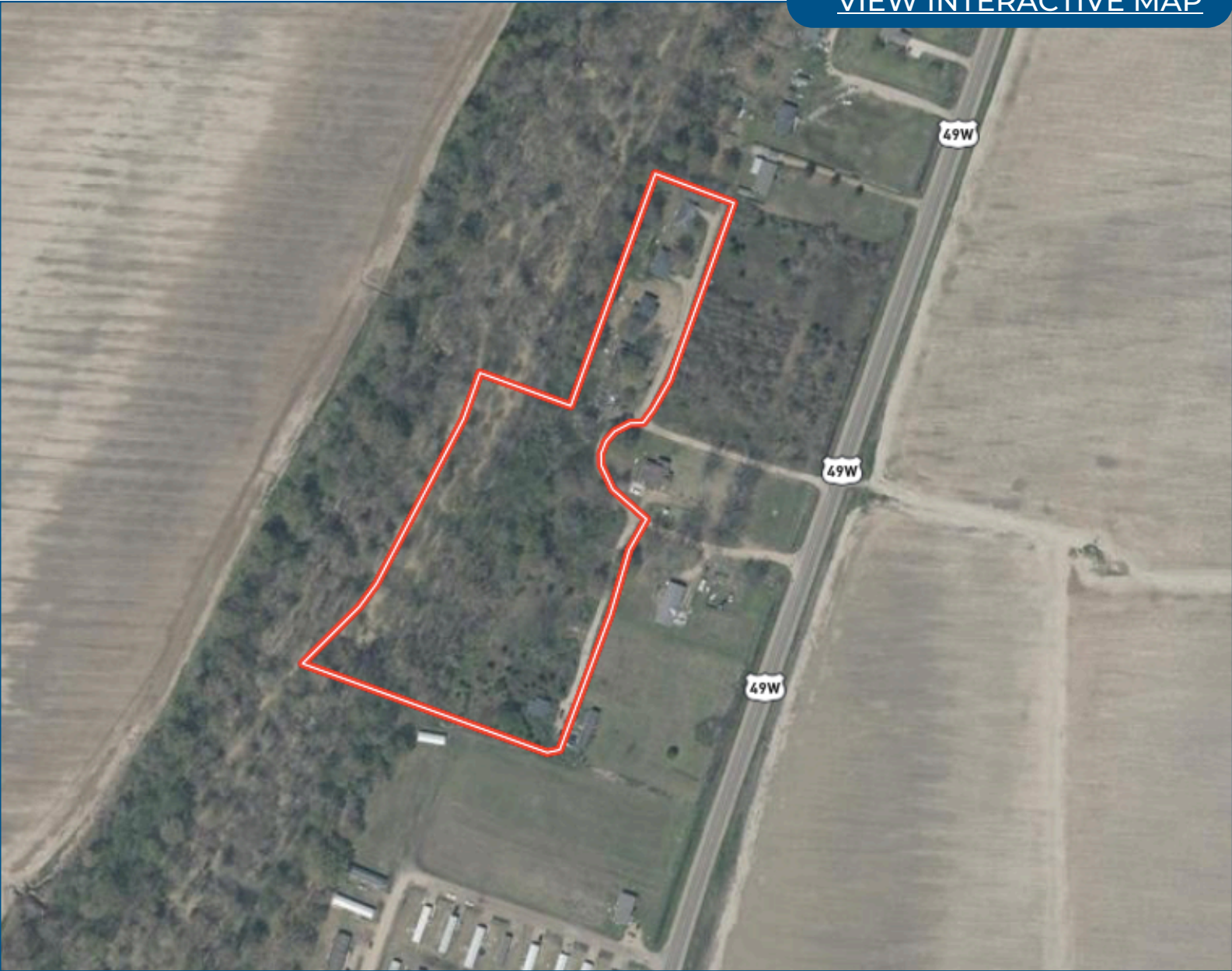
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Aerial Map

[VIEW INTERACTIVE MAP](#)



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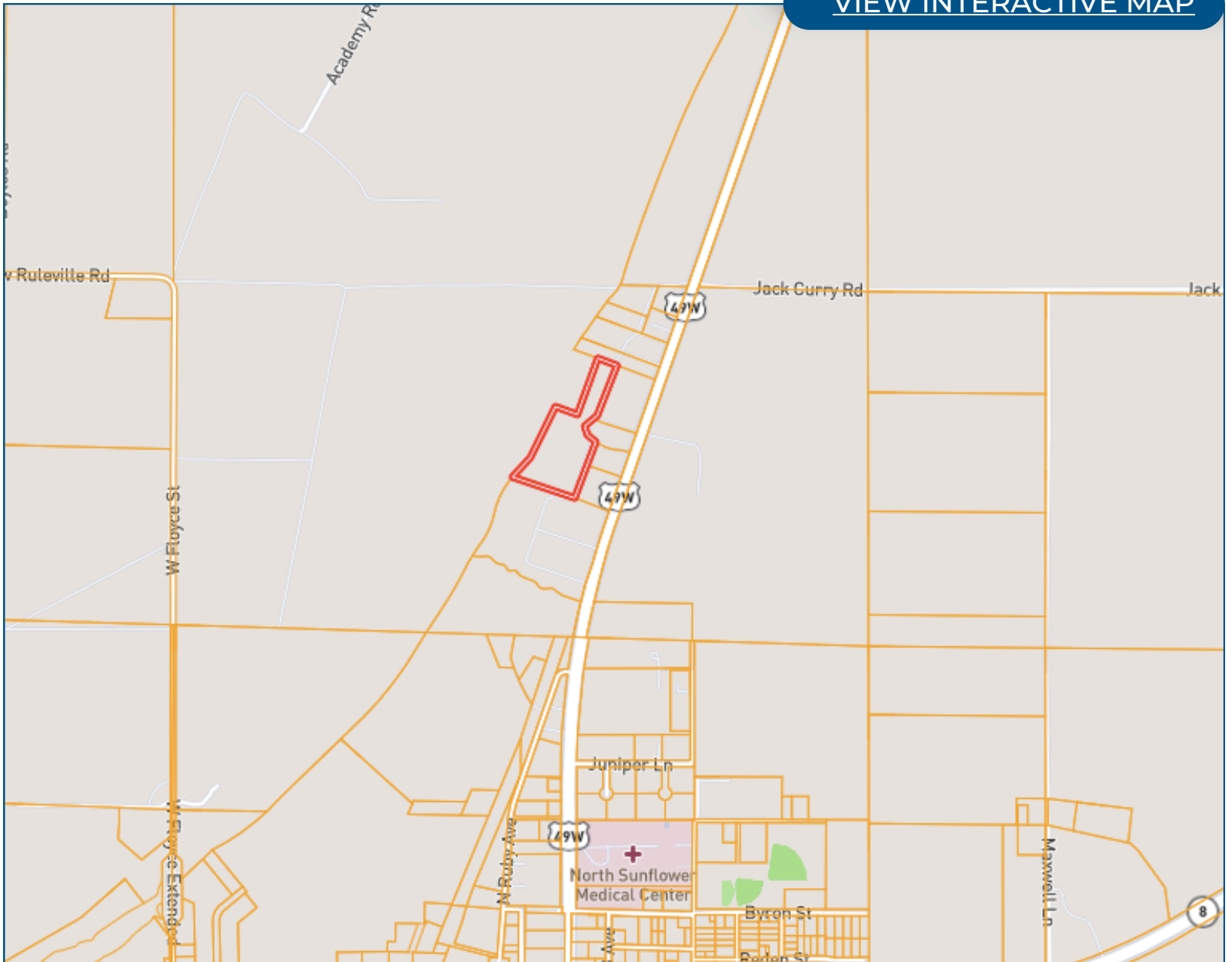
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Ownership Map

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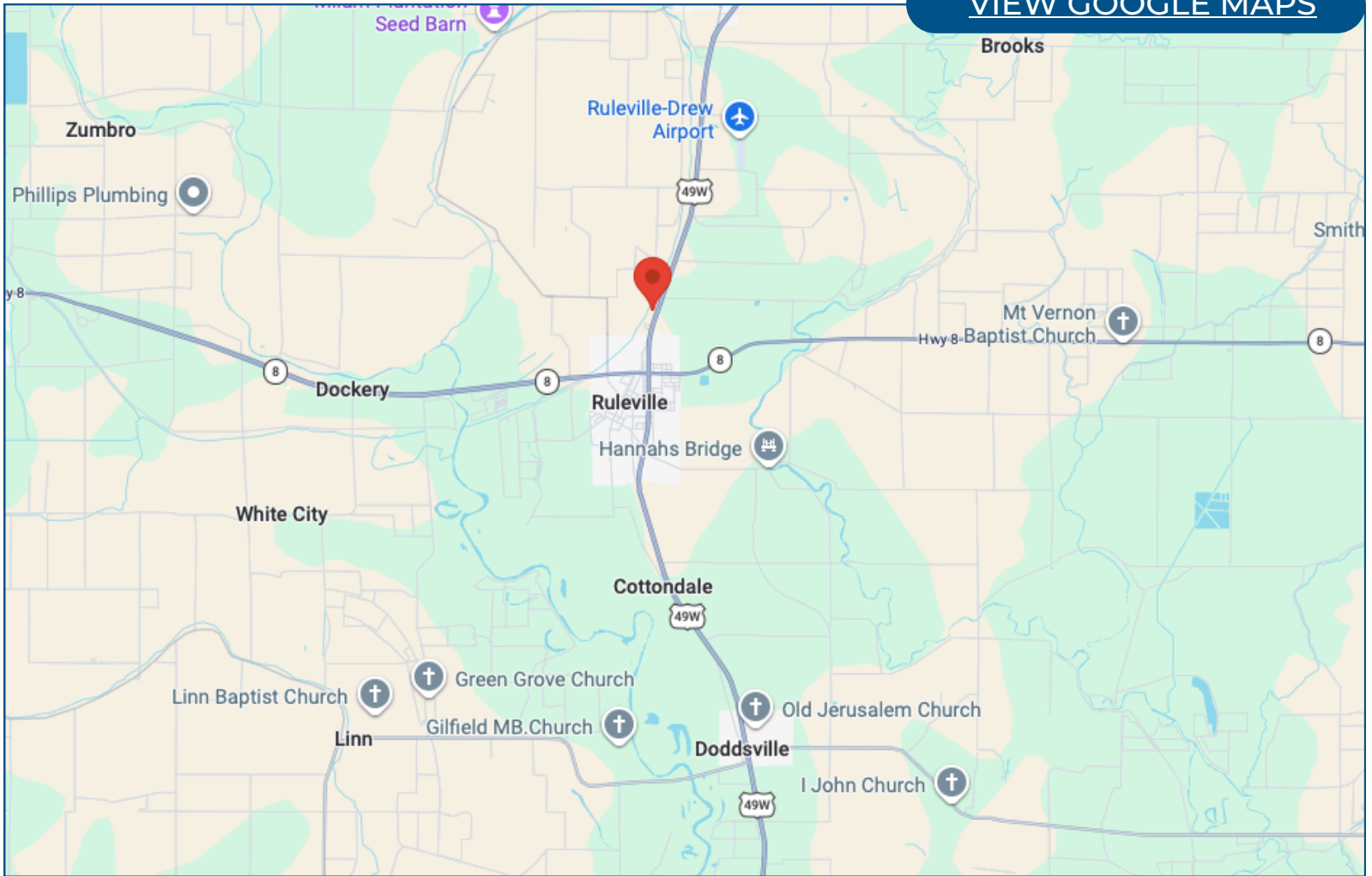
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Directional Map

[VIEW GOOGLE MAPS](#)



Directions from Hwy 3 & MS-8, Ruleville, MS 38771

Travel on Hwy 3 N for 0.8 miles. Turn left for 407 feet, then turn right. After 305 feet, the property will be on the left.

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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
TODAY!**

