



Located just minutes north of the LA/MS state line, this property may be exactly what you've been searching for! The property includes nearly 40 acres of land & a 3 bedroom, 1 bath home! The land is mostly open pasture with scattered mature oaks & other trees that could offer additional home sites for friends or relatives! A small pond near the western boundary provides a fishing hole as well as a water source for the deer & other wildlife. A small creek is located along the northern border of the property! The gently rolling land has an area that appears to offer a great pond site of 2 acres or more! The house was built back in the late 50's & appears to be solid as a rock! In addition to a spacious front porch, there's a shop/storage building in the back yard plus a small garden spot beside the house. Various flowering shrubs and blueberry bushes enhance the area around the house. With over 2,000 feet of paved road frontage, there's plenty of room for additional homesites!

5194 Emerald State Line Road, Magnolia

31.067619, -90.365018 GPS



\$199,800

38.93 Acres
MLS #136029
UC #23042-36029



Stuart Hemphill
stuarthemphill58@gmail.com
Office: (601) 250-0017
Cell: (601) 248-7637
SouthernStatesRealty.com