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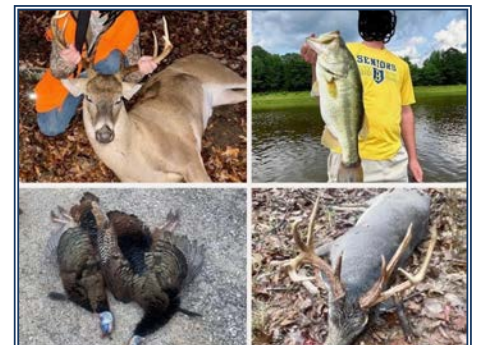
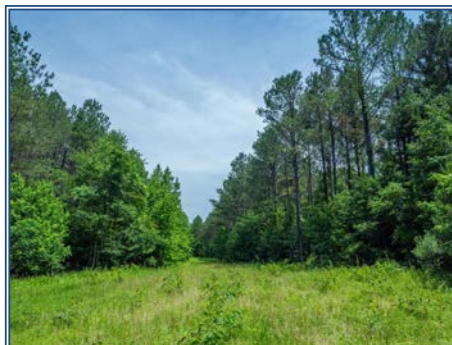
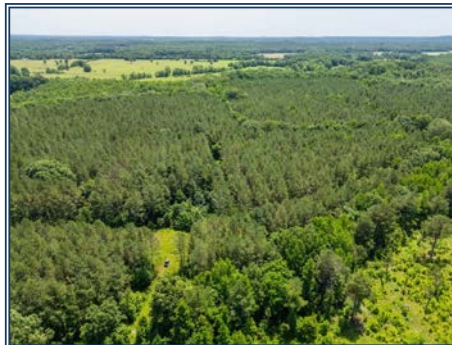
**Southern
States Realty**



Welcome to Edwards Lake, a remarkable recreational lake property and a true diamond in the rough. Centrally located just 35 minutes south of downtown Oxford, Edwards Lake offers the perfect blend of natural beauty and endless outdoor activities. At the heart of the property lies a stunning 20 acre lake, teeming with trophy bass. With minor repairs, this lake will expand to over 35 acres, enhancing the property's value, beauty and recreational potential. There are a variety of stands of timber, including 85 acres of pine, 93 acres of pine/hardwood mix, 20 acres of hardwoods, 134 acres of select cut, and 135 acres of clear cut. This diverse habitat supports thriving populations of turkey, quail, and deer. With a healthy mix of habitats and proximity to agricultural land, Edwards Lake is a hunter's paradise. You'll find exceptional numbers of turkeys and deer, with the area producing some absolute bruiser racked bucks. This property is ideal for those looking to create their own dream retreat, and Edwards Lake offers the perfect canvas for your vision. Whether you're seeking a serene lakeside getaway or a premier hunting property, Edwards Lake is more than just a piece of land; it's a legacy waiting to be crafted. With its scenic lake, diverse timberland, and abundant wildlife, it provides the perfect foundation for an extraordinary recreational retreat. Don't miss the opportunity to make this unique property your own and create memories that will last a lifetime. Contact us today to schedule a private tour and experience the unparalleled beauty and potential of Edwards Lake!

County Road 260, Bruce, MS

34.067300, -89.485211 GPS



\$843,500

**482± Acres
MLS #24-1279**

