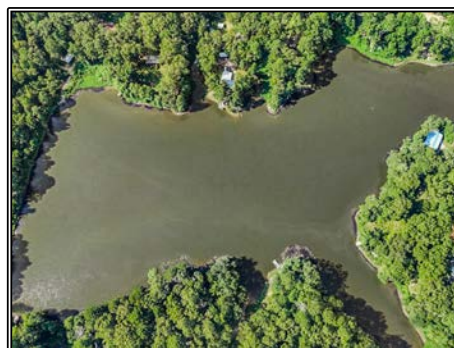




Welcome to 87 Black Bear Road. This property is the ultimate fishing retreat or primary residence in Natchez, MS. The 1400+- sqft mobile home is 3 beds and 2 baths and has been kept to a T. The kitchen and living area is a large open concept area with the master suite on the right and the guest beds and bath on the left. There is also a storage room/outbuilding with power hooked up and a lean-to on the back. Right by the lean-to, there is a standby generator to service any power troubles you may have. One of the best features of this property is the lot. This lot sits on a peninsula of the lake, offering an incredible view. The peninsula offers great seclusion and a really cool layout. Currently, the mobile home is a primary residence, but it would also offer a great opportunity to function as a short-term rental. Very rarely do you have an opportunity to fish a privately stocked and managed lake with the quality this lake possesses. Recently, the lake was drawn down to repair a levee, where the water level now sits a few feet lower than it used to, and the fish are thriving. Ownerships are sold on the lake, and only members have access. I can assure you that this property is one that you have to see for yourself. You will love it just like I did the second I pulled up. Call your favorite realtor for your private showing.

**87 Black Bear Road, Natchez, MS**

**31.459989, -91.265930 GPS**



**\$175,000**

**3 Bed/2 Bath  
1.18± Acres  
MLS #4122805**



**Caleb Armstrong**  
REALTOR®/UC Landpro  
calebarns24@gmail.com  
Office: (601) 250-0017  
Cell: (318) 680-8177  
SouthernStatesRealty.com