

**The Grenada Home and Acreage**  
2022 Grant Road  
Grenada, MS 38901

**\$725,000**  
150± Acres  
Grenada County





## The Grenada Home and Acreage

### Grenada, MS / Grenada County

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#### **SUMMARY**

**Address**

2022 Grant Road

**City, State Zip**

Grenada, MS 38901

**County**

Grenada County

**Type**

Farms, Hunting Land, Recreational Land, Residential Property

**Latitude / Longitude**

33.7372 / -89.7444

**Dwelling Square Feet**

2064

**Bedrooms / Bathrooms**

3 / 3

**Acreage**

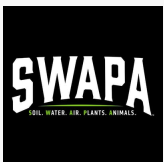
150

**Price**

\$725,000

**Property Website**

<https://swapaland.com/property/the-grenada-home-and-acreage-grenada-mississippi/76830/>



## **The Grenada Home and Acreage**

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#### **PROPERTY DESCRIPTION**

The Grenada Home and Acreage spans approximately 150 acres, located southeast of Grenada, Mississippi, in Grenada County. The property features a beautiful 2,064-square-foot brick home surrounded by 75 acres of pasture and mixed hardwood timber and 75 acres of 2-year-old planted pines. Access to the property is via paved Grant Road, which offers over 1,000 feet of road frontage. A private drive leads through the pasture and hardwoods to the home, more than half a mile from the county road.

The house has a concrete slab foundation with three large bedrooms and three bathrooms. The spacious living area features a wood-burning brick fireplace. This home has all the necessary amenities and is ready for immediate occupancy.

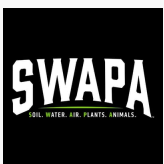
The pastureland is completely fenced and cross-fenced, featuring three beautiful ponds for watering cattle and for fishing enjoyment. The property also includes a catch pen for rounding up cattle and several storage buildings for feed, grain, tools, and more. Located in an area renowned for its abundant wildlife, this property offers excellent hunting opportunities. Whitetail deer, wild turkeys, and various species of small game animals are frequent visitors! Only a few short miles from Grenada, you will have the luxury of living in the country while being close to town! If you are interested in this property, please call Tyler Alldread today to schedule a tour.



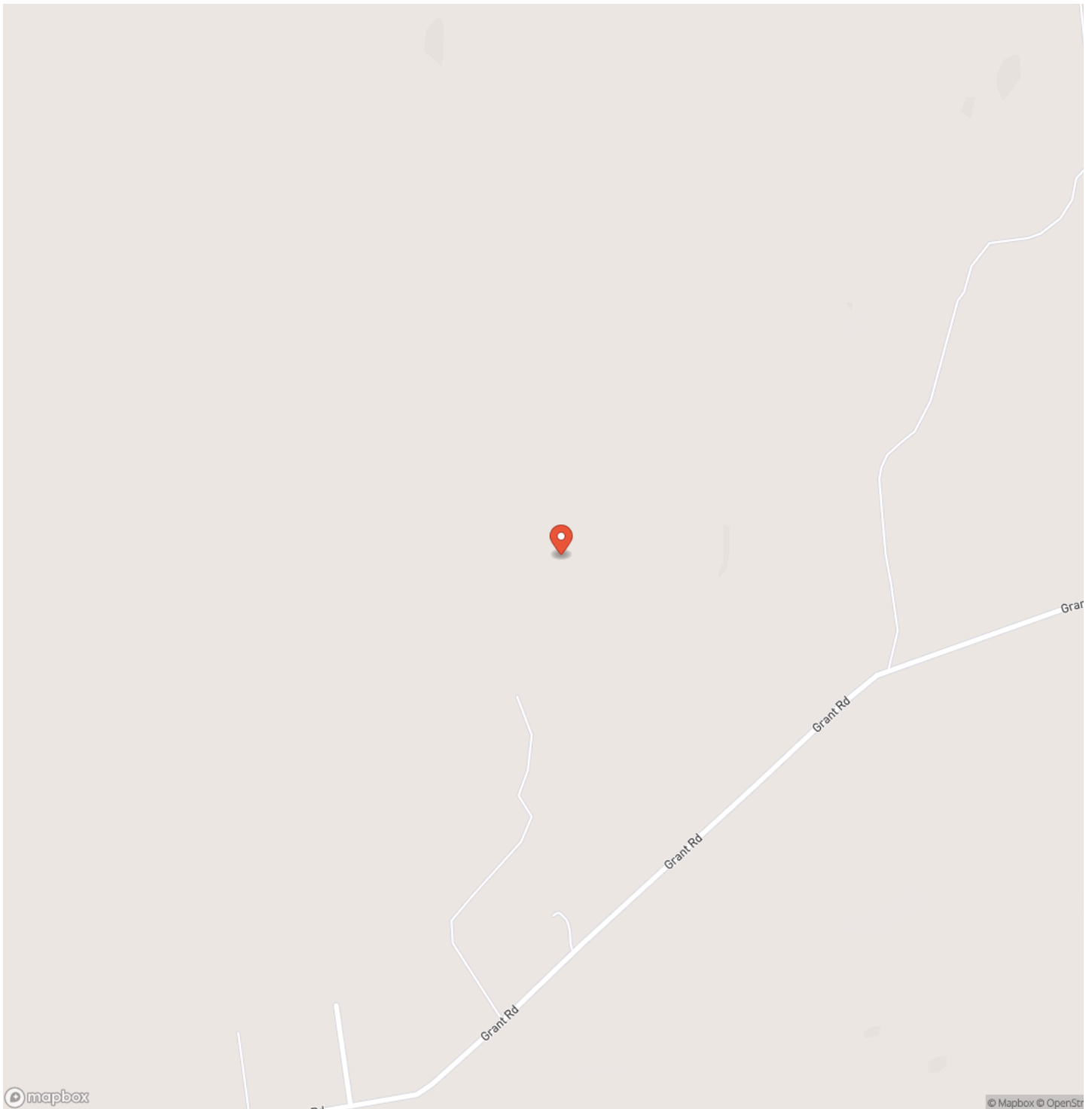


**The Grenada Home and Acreage**  
**Grenada, MS / Grenada County**

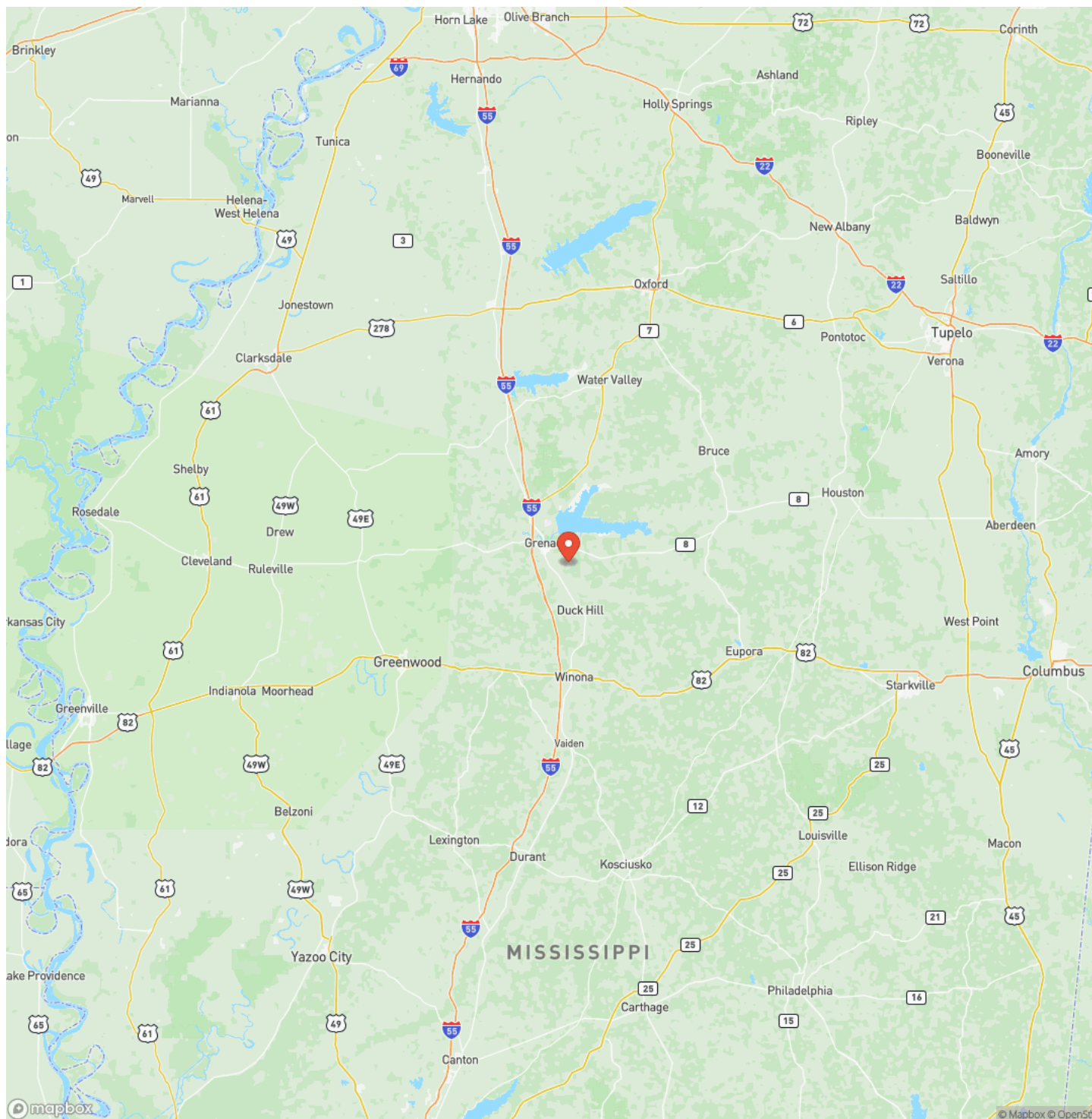
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## Locator Map



## Locator Map





## Satellite Map



## The Grenada Home and Acreage

### Grenada, MS / Grenada County

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Tyler Alldread

## Mobile

(662) 230-7322

## Email

Tyler.Aldread@swapaland.com

### Address

City / State / Zip

## NOTES

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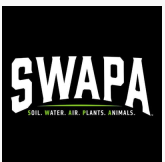
## NOTES

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.





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