



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

**427 SEA ISLAND DRIVE
WARREN COUNTY, MS**

\$164,900

WATERFRONT HOME ON EAGLE LAKE

OFFICE (769) 888-2522 | WWW.SMALLTOWNPROPERTIES.COM

427 SEA ISLAND DRIVE

PROPERTY PROFILE

LOCATION:

- 427 Sea Island Drive
Vicksburg, MS 39183
- On Eagle Lake
- Warren County
- 8.1± Miles NW of
the Phil Bryant WMA
- 25.7± Miles W of the
Mahannah WMA
- 31.4± Miles NW of Vicksburg
- 70± Miles NW of the
Jackson Metro Area

PROPERTY USE:

- Residential
- Full-Time Lakefront Home
- Weekend Getaway or Family Camp
- Short-Term Vacation Rental
- Fishing or Hunting Retreat
- Investment

COORDINATES:

- 32.53365, -91.04767

PROPERTY INFORMATION:

- 0.17± Acre Waterfront Lot
- Home
- 3 Bedrooms/1 Bathroom
- Metal Roof
- Large Screened-In Back Porch
- Spacious Deck
- Private Boat Dock
with Direct Lake Access
- Beautiful Open-Water Views
- Perfect Setup for Fishing,
Boating, or Relaxing

TAX INFORMATION:

- 2024 - \$896.83



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CODY BELLIPANNI

LAND SPECIALIST

C: 601-559-1758

O: 769-888-2522

cbellipanni@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO 427 SEA ISLAND DRIVE

WELCOME TO 427 SEA ISLAND DRIVE IN VICKSBURG, MISSISSIPPI—EAGLE LAKE LIVING! This Warren County waterfront home is located in a peaceful, friendly community and offers three bedrooms and one bath with beautiful views and direct lake access. It features a durable metal roof, a large screened-in porch that runs the length of the home, and a spacious back deck overlooking the water, perfect for relaxing or entertaining.

The property sits on a 0.17± acre lot and includes a private boat dock, giving you everything you need to enjoy life on Eagle Lake—whether that's fishing, boating, or simply unwinding by the water. But it's not just the lake that makes this location special. The home is just minutes from the Phil Bryant Wildlife Management Area and the Mahannah Wildlife Management Area, giving you easy access to thousands of acres of public land for deer, duck, and small-game hunting.

With the combination of great fishing and boating on Eagle Lake and nearby world-class hunting opportunities, this property is perfect for anyone who loves the outdoors. Whether you're looking for a weekend retreat, full-time lake home, or investment property, 427 Sea Island Drive offers comfort, convenience, and the best of Mississippi lake and land living.

Contact Cody Bellipanni for more information and to schedule a viewing.



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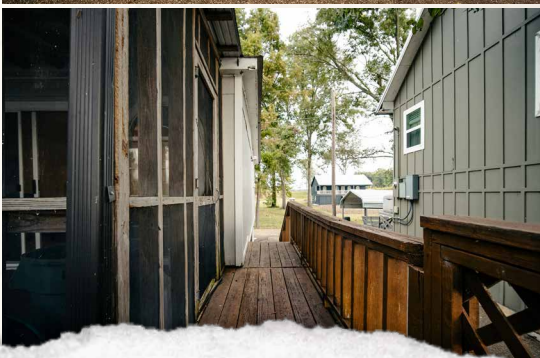
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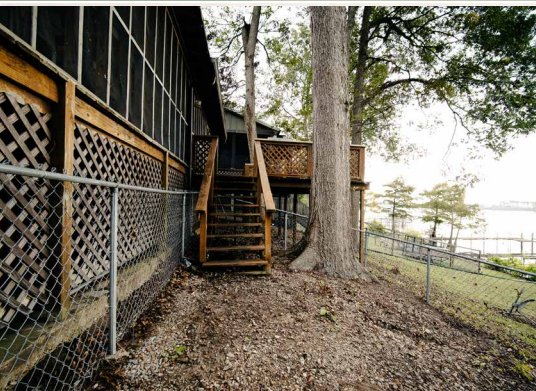
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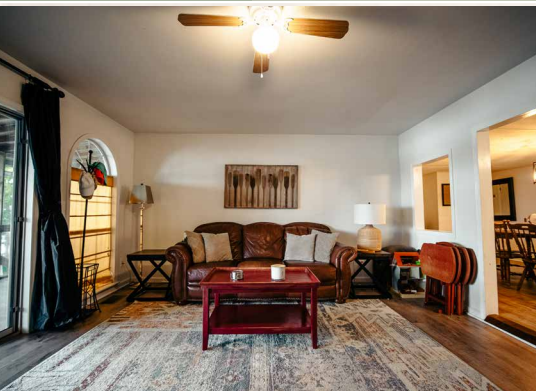
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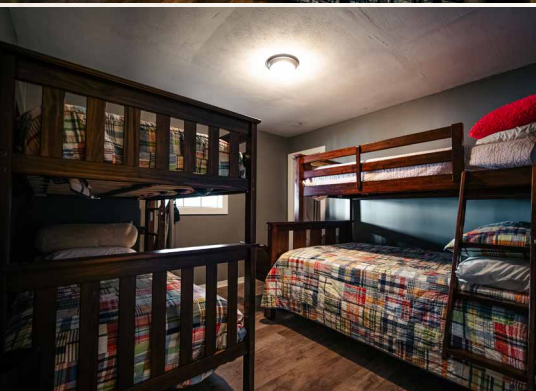
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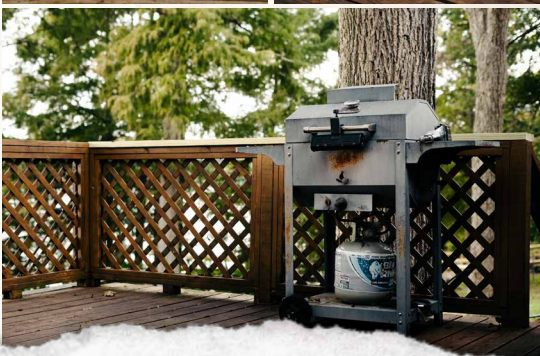
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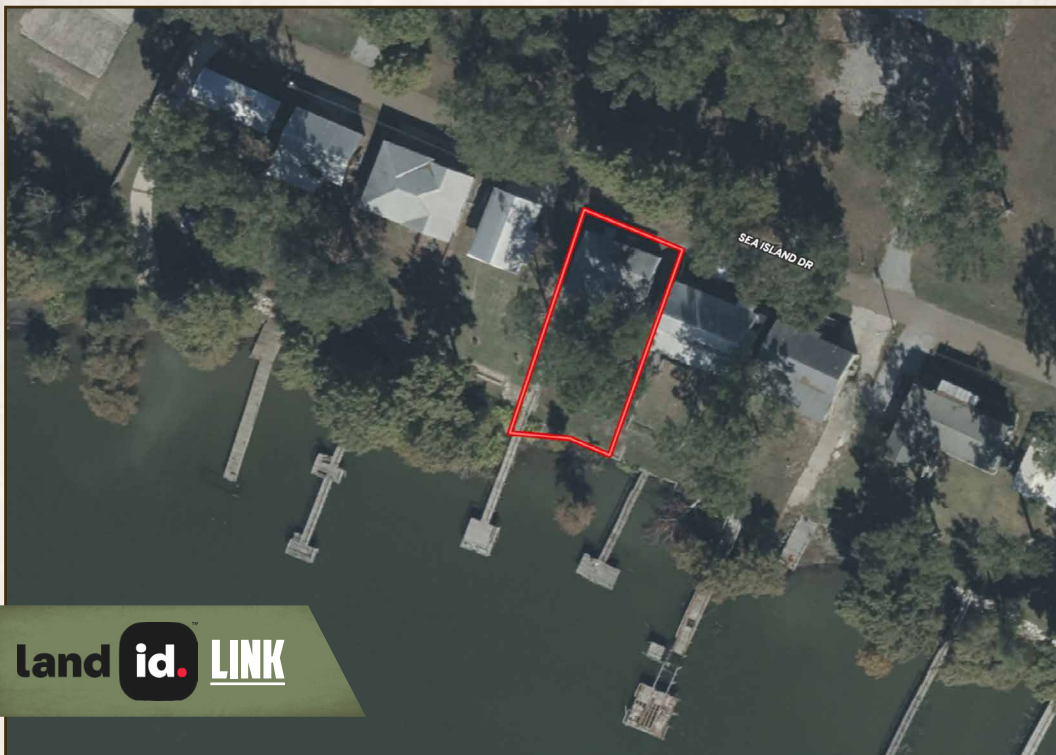
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land id. LINK



Directions From the Intersection of US-61 N and MS-465 N in Vicksburg, MS: Travel 18.6 miles on MS-465 N. Turn left on Sea Island Drive and continue 1 mile to the property on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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