



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

2± ACRES
TATE COUNTY, MS
\$60,000



OFFICE (662) 238-4077 | WWW.SMALLTOWNPROPERTIES.COM

THE TATE 2

PROPERTY PROFILE

LOCATION:

- Swan Lake Drive
Coldwater, MS 38618
- Tate County
- 4.2± Miles E of Coldwater
- 8.3± Miles NE of Senatobia
- 12.8± Miles SE of Hernando
- 23.5± Miles SE of Southaven

COORDINATES:

- 34.6868, -89.92585

PROPERTY USE:

- Potential Home/Cabin Site
- Investment

PROPERTY INFORMATION:

- 2± Acre Lot
- Cleared & Cleaned
- No HOA
- Utilities Available at the Road

TAX INFORMATION:

- Parcel ID: 038-34-0000694
- 2024 Taxes: \$252.64



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CALEB WARREN

LAND SPECIALIST

C: 662-736-6764

O: 662-238-4077

caleb@smalltownproperties.com

50 CR 401 - Oxford, MS 38655

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE TATE 2

WELCOME TO THE TATE 2, THE PERFECT PLACE TO BUILD YOUR DREAM HOME ON SWAN LAKE DRIVE IN COLDWATER, MISSISSIPPI. This beautiful 2± acre lot in Tate County has been cleared and cleaned, making it ready for construction and saving you time and upfront site work costs.

Enjoy the peace and privacy of a country setting while still being conveniently located close to I-55 and just a short drive to multiple cities like Senatobia and Hernando. Utilities are available at the road and provided by Entergy. There is no community water on site, so a private well will need to be dug, as well as the installation of a septic system. The neighborhood is not in any HOA, which is perfect for those who want to build their custom home.



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MORE ABOUT THE TATE 2

With plenty of space for a custom home, shop, or outdoor living area, this property offers flexibility and potential in a quiet, desirable area. If you've been looking for a ready-to-build lot with room to spread out, this is an excellent opportunity.

Contact Caleb Warren to schedule a showing and make this beautiful lot on Swan Lake Drive your new address!



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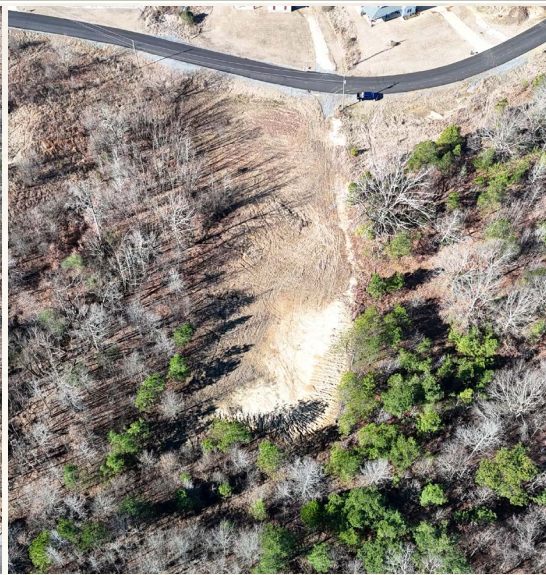
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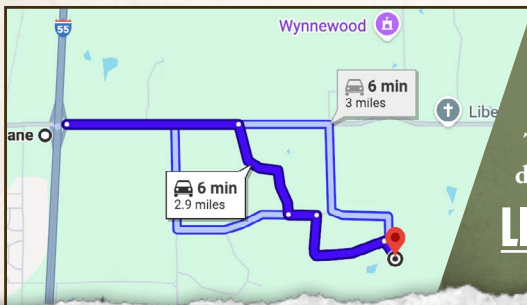
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TATE COUNTY, MISSISSIPPI

land id. LINK



Directions From Coldwater, MS: Travel 2.1 miles on MS-306 E and then turn right onto Golden Way. Proceed for 0.8 miles. Turn left onto Golden Pond Drive and continue for 0.2 miles. Turn right onto Golden Pond Circle and travel for 0.7 miles. Turn right onto Swan Lake Drive and the destination will be on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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