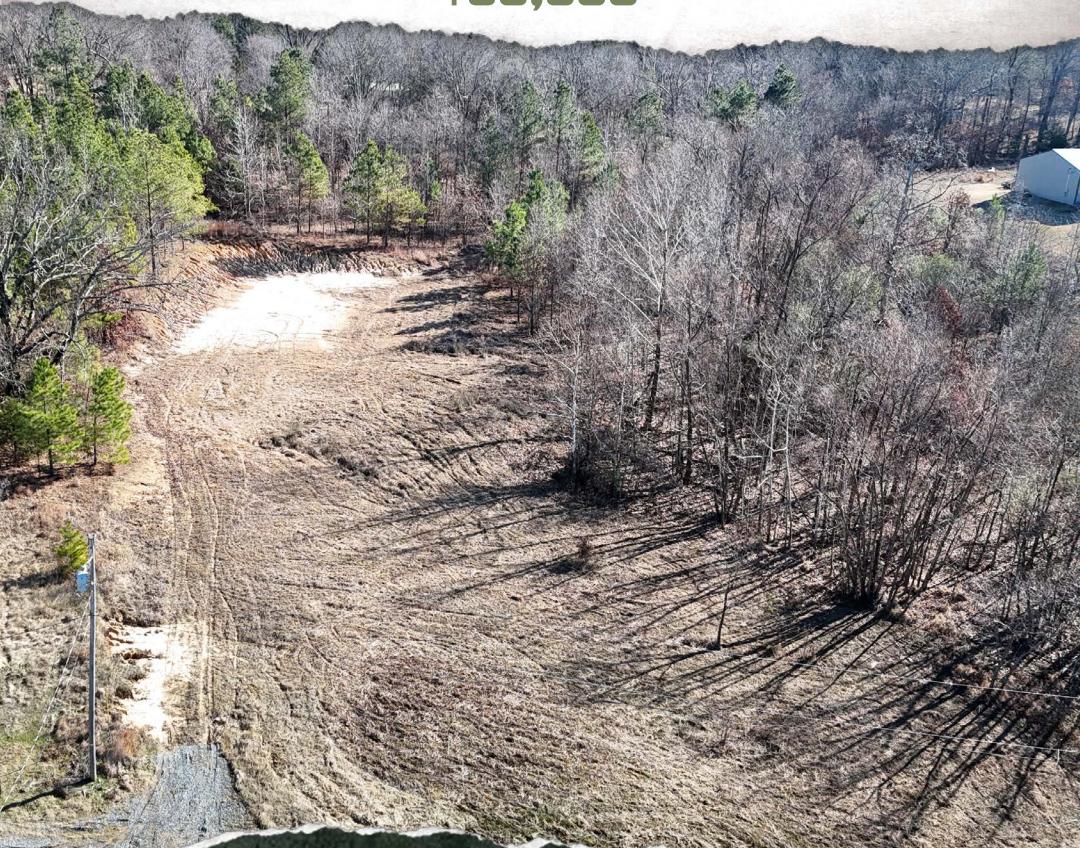




**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**2± ACRES  
TATE COUNTY, MS  
\$60,000**



**OFFICE (662) 238-4077 | [WWW.SMALLTOWNPROPERTIES.COM](http://WWW.SMALLTOWNPROPERTIES.COM)**

# THE TATE 2

## PROPERTY PROFILE

### LOCATION:

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

### COORDINATES:

- 34.6868, -89.92585

### PROPERTY USE:

- Potential Home/Cabin Site
- Investment

### PROPERTY INFORMATION:

- $2\pm$  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

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O: 662-238-4077

[caleb@smalltownproperties.com](mailto:caleb@smalltownproperties.com)

50 CR 401 - Oxford, MS 38655

[smalltownproperties.com](http://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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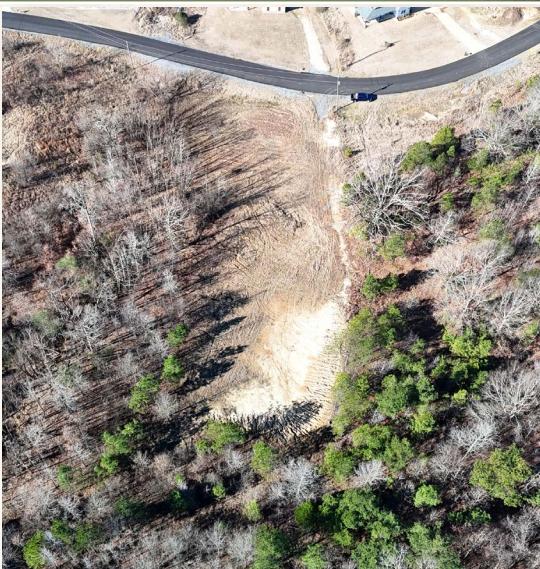
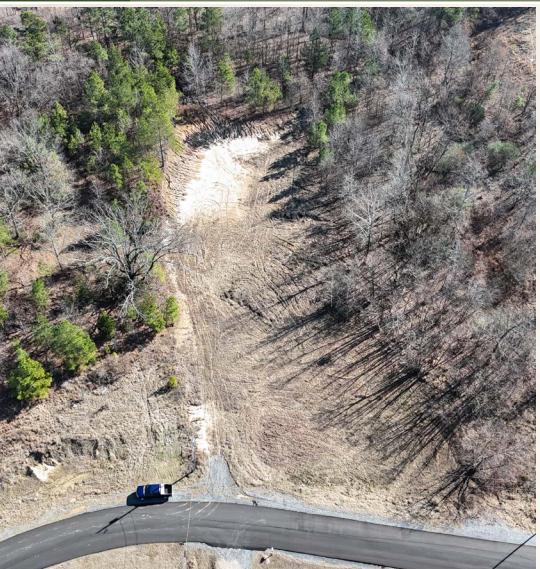
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2±

ACRES

TATE COUNTY, MISSISSIPPI



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2± ACRES

TATE COUNTY, MISSISSIPPI



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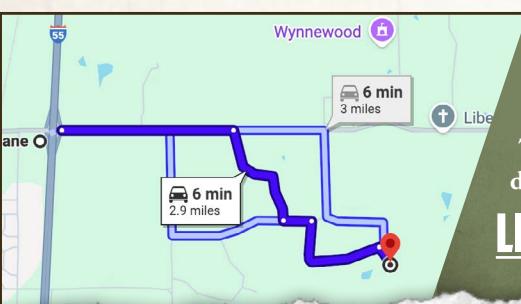
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2± ACRES

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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