



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE™

**240 MAGNOLIA DRIVE**  
**RALEIGH | SMITH COUNTY, MS**  
**\$239,500**



OFFICE (769) 760-0005 | [WWW.SMALLTOWNPROPERTIES.COM](http://WWW.SMALLTOWNPROPERTIES.COM)

# 240 MAGNOLIA DRIVE

## PROPERTY PROFILE

### LOCATION:

- 240 Magnolia Drive  
Raleigh, MS 39153
- Smith County
- 25± Miles NE of Magee
- 37± Miles SE of Brandon
- 38± Miles NW of Laurel
- 56± Miles N of Hattiesburg

### COORDINATES:

- 32.0243, -89.52135

### PROPERTY USE:

- Residential
- Investment

### PROPERTY INFORMATION:

- 1.42± Acre Lot
- 2,712± SqFt Fully Remodeled Home
- 3 Bedrooms/2.5 Baths
- Flex Room
- Large Walk-In Closets
- Open Kitchen/Dining Area
- Fireplace in Living Room
- Oversized Laundry Room
- New Insulated Windows, Plumbing, Electrical, Insulation, HVAC System

### TAX INFORMATION:

- Parcel #103M-07-000-023
- 2025: \$1,020.47



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

**DEWAYNE ATKINSON**

LAND SPECIALIST

C: 601-832-3075

O: 769-760-0005

dewayne@smalltownproperties.com

2121 5th St., Ste 206 - Meridian, MS 39301

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

# WELCOME TO 240 MAGNOLIA DRIVE

**WELCOME HOME TO 240 MAGNOLIA DRIVE IN RALEIGH, MISSISSIPPI!** The Smith County home is situated on a 1.42± acre lot and delivers the kind of space, updates, and everyday comfort that buyers look for in this part of the state.

With 2,712± square feet, the home features three bedrooms, two full baths, one half bath, and an additional room that works well as an office, playroom, or extra living space. The closets are genuinely large, the kitchen and dining area are open and easy to use, and the living room centers around a fireplace that gives the home a warm, welcoming feel. Enjoy an oversized, practical laundry room, giving you the kind of storage and workspace that makes daily routines easier.

The house has been fully remodeled from top to bottom. All plumbing, electrical, and insulation are new, along with new insulated windows and a new heating and cooling system. The updates give the peace of mind of a modern build while keeping the solid structure and layout that fit the area well.



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

**DEWAYNE ATKINSON**

LAND SPECIALIST

C: 601-832-3075

O: 769-760-0005

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

2121 5th St., Ste 206 - Meridian, MS 39301

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.

# MORE ABOUT 240 MAGNOLIA DRIVE

The home is zoned for the Smith County School District, which serves roughly 2,400 students across six schools and holds an overall B+ rating based on statewide performance measures and parent and student feedback. Families appreciate the district's steady academic performance, supportive teachers, and strong community involvement. Raleigh Elementary and Raleigh High School are both close to town, making daily routines and school activities convenient for anyone living in this area.

The property is within an easy drive of Brandon, Laurel, Hattiesburg, and Magee. You get access to larger-city conveniences such as shopping, medical care, dining, and job opportunities, while still coming home to a quieter community with more space and privacy. The combination of a fully updated home, usable acreage, and a central location between multiple regional hubs makes this property a strong fit for buyers looking for comfort, practicality, and long-term value..

**Call Dewayne Atkinson today to learn more  
and make 240 Magnolia Drive your new address!**



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

**DEWAYNE ATKINSON**

LAND SPECIALIST

C: 601-832-3075

O: 769-760-0005

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

2121 5th St., Ste 206 - Meridian, MS 39301

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.



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

**DEWAYNE ATKINSON**

LAND SPECIALIST

C: 601-832-3075

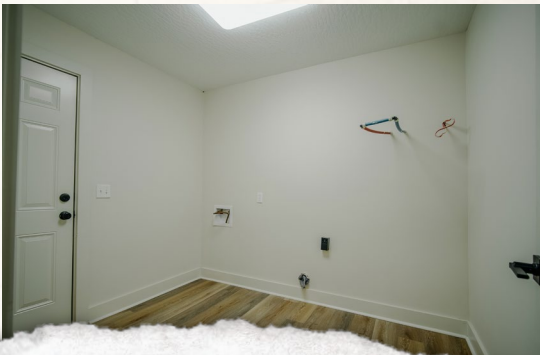
O: 769-760-0005

dewayne@smalltownproperties.com

2121 5th St., Ste 206 - Meridian, MS 39301

smalltownproperties.com

Information is believed to be accurate but not guaranteed.



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

**DEWAYNE ATKINSON**

LAND SPECIALIST

C: 601-832-3075

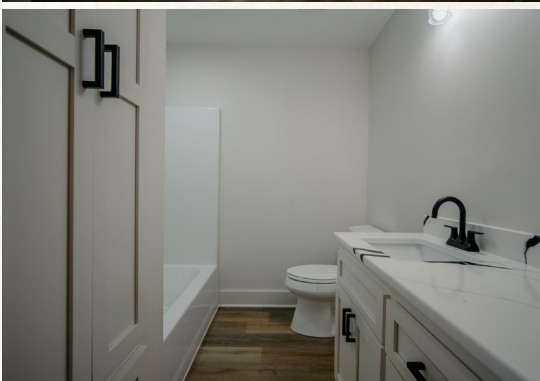
O: 769-760-0005

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

2121 5th St., Ste 206 - Meridian, MS 39301

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.



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

**DEWAYNE ATKINSON**

LAND SPECIALIST

C: 601-832-3075

O: 769-760-0005

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

2121 5th St., Ste 206 - Meridian, MS 39301

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.



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

**DEWAYNE ATKINSON**

LAND SPECIALIST

C: 601-832-3075

O: 769-760-0005

dewayne@smalltownproperties.com

2121 5th St., Ste 206 - Meridian, MS 39301

smalltownproperties.com

Information is believed to be accurate but not guaranteed.



# SMALLTOWN

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

**DEWAYNE ATKINSON**

LAND SPECIALIST

C: 601-832-3075

O: 769-760-0005

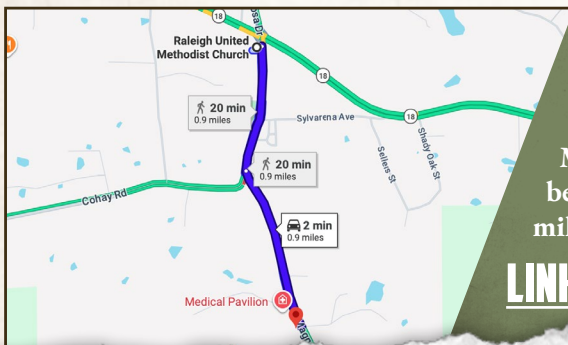
[dewayne@smalltownproperties.com](mailto:dewayne@smalltownproperties.com)

2121 5th St., Ste 206 - Meridian, MS 39301

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.

land id. LINK



Directions From Raleigh United Methodist Church in Raleigh, MS:  
Travel 0.4 miles south on Main Street. Main Street turns slightly left and becomes Magnolia Drive. Continue 0.5 miles to the destination on the right.

**[LINK TO GOOGLE MAP DIRECTIONS](#)**



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

**DEWAYNE ATKINSON**

LAND SPECIALIST

C: 601-832-3075

O: 769-760-0005

dewayne@smalltownproperties.com

2121 5th St., Ste 206 - Meridian, MS 39301

smalltownproperties.com

Information is believed to be accurate but not guaranteed.