



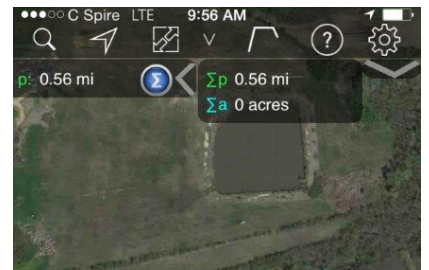
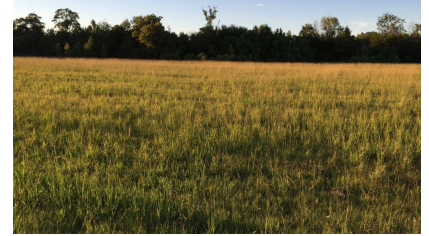
www.lsvrealty.com

Larry Smith-Vaniz Realty, LLC

118 Canton One Drive
Canton, MS 39046
601-855-7192

6.5 +/- acres Madison County

- 6.5 +/- acres (283,140 +/- sf) Zoned C-2
- fronts north side of Church Road
- utilities available
- located 2-3 minutes from I-55 (Sowell Road Exit) & Hwy. 51
- owner will divide
- \$4.00sf for purchase of entire 6.5 acres (\$4.25sf FOR PARCELS)
- call James Fox for more details 769-798-1116



Address: Church Road

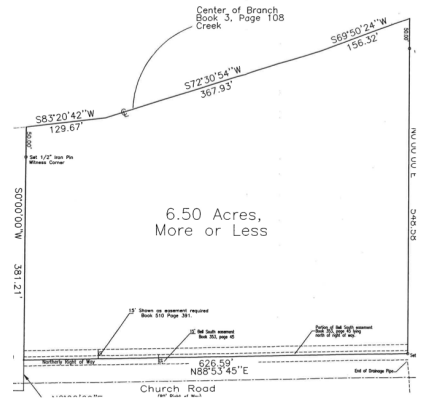
Price: \$1,132,560.00

Larry Smith-Vaniz: 601-720-5733

County of Listing: Madison

Status: For Sale

Property Description:
A Parcel of land lying and situated in the SW 1/4 of the SW 1/4 and the SE 1/4 of the SW 1/4 of Section 15, Township 8 North, Range 2 East, Madison County, Mississippi being more particularly described as follows:
Commence at a PK nail representing the SW corner of Section 15, Township 8 North, Range 2 East, Madison County, Mississippi and run thence N 90 degrees 00 minutes 00 seconds E for a distance of 834.17 feet to a point; thence run N 0 degrees 00 minutes 00 seconds E for a distance of 50.78 feet to an iron pin on the northerly right of way of Church Road (circa December, 2006) which is the Point of Beginning of the parcel herein described. From the Point of Beginning run thence N 88 degrees 53 minutes 45 seconds E along said right of way for a distance



Larry Smith-Vaniz
Broker
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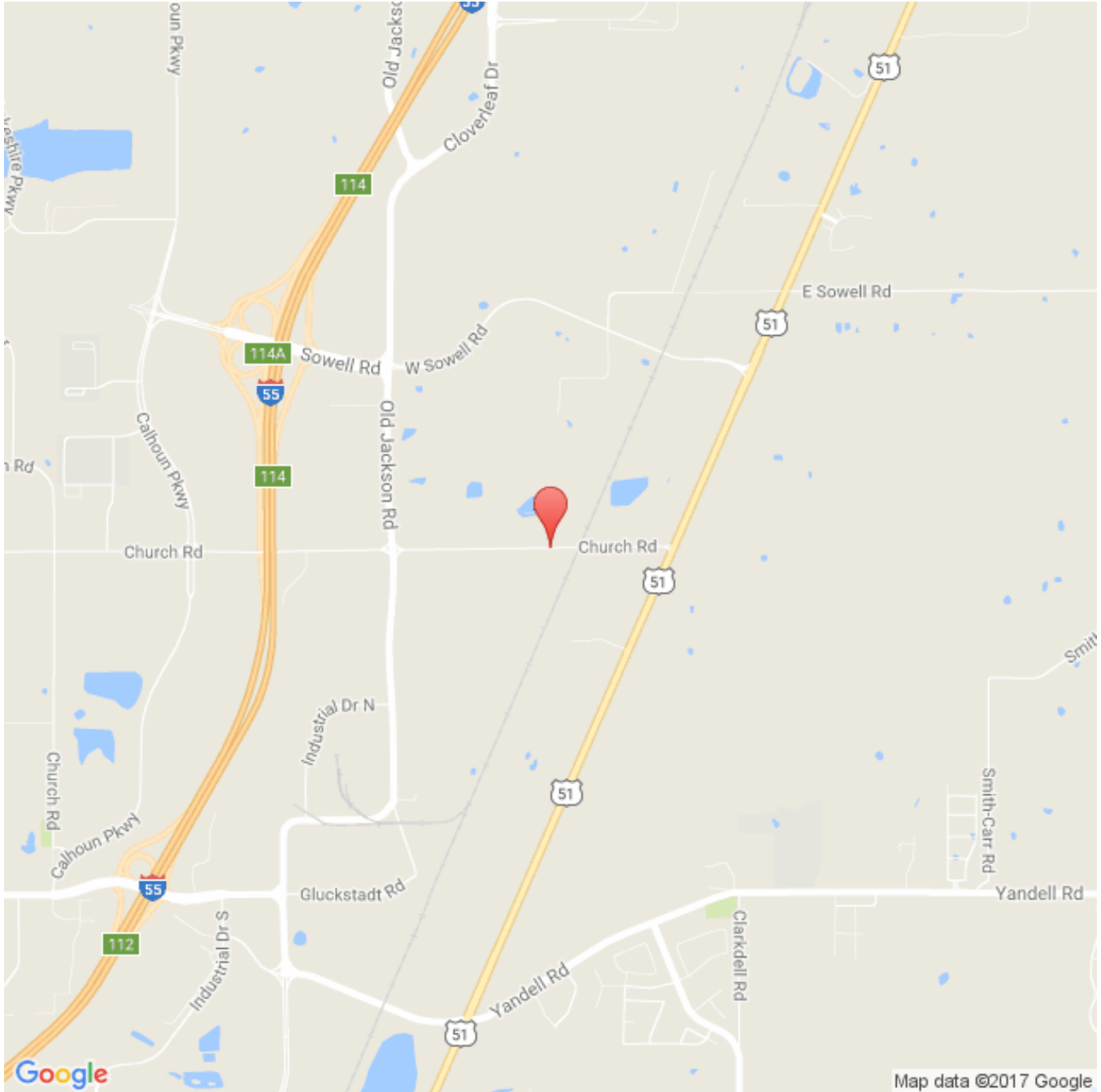
James Fox
Sales Agent
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