

4103295

10890 Hwy 178 Olive Branch, MS 38654
Land Active**List Price:**
SqFt Source:**\$6,500,000**
Public
Records
No
Yes**Sub-Type:** Acreage (more than 10 acres)
Approx Lot Size Acres: 42.7
Lot Size Dimensions: IRR
Community Of: N/A
County: DeSoto
Zoning: C2
New Construction: No
Additional Exemptions: No
Sold In Previous 12 Months: No
List Price/Acre: \$152,224.82**Legal Description:** PT OF S PT OF NE 1/4 PT OF SE1/4**Parcel #:** 2 06 1 02 00 0 00024 00**Directions to Property:** At Hacks Cross Rd and Goodman Rd, head South past Stateline Turf & Tractor (on L) and cross the railroad tracks. At the next intersection, turn R onto MS-178. A small white & blue house that served as a photography studio is the East boundary of the property. Continuing on MS-178, the West boundary is right next to the Dollar General store. A gate can be seen there. Do not cross onto the property**Association:** No**Tax Year:** 2024
Tax Annual Amount: \$1,626
Leasehold Y/N: No
Homestead Y/N: No**Flood Insurance Required?:** No
16th Section: No
Leasehold Fee Increase: No
Covenants Y/N: No**School District:** Desoto CO
Dist
Elementary School: Olive Branch
Elementary School 2: Olive Branch
Intermediate School: Olive Branch
Middle or Junior School: Olive Branch
High School: Olive Branch**Public Remarks:** Large C-2 zoned property in Olive Branch near Hacks Cross Rd and Hwy 78/I22. Property is level and has 2 entrances. West entrance is next to the Dollar General store on MS-178**Price Includes:** Land**Current Use:** Horses; Unimproved**Possible Use:** Commercial; Development; Mini Storage; Retail; Unimproved; Vacant; Warehouse**Equipment Included:** None**Structure Type:****Workshop Features:** Workshop: No**Additional Transportation:** Airport 1-2 Miles; Interstate 1 Mile or Less; State Highway**Mineral Rights:****Trees - Wooded:** Partially Wooded**Location:** Commercial Retail; Industrial Park; Other**Appraiser Quality:****Road Frontage Type:****Road Surface Type:****Parking Features:****Barn Features:** Barn: No**Barn Type:****Community Features:** Airport/Runway; Barbecue; Health Club; Park; Restaurant; Sidewalks**Covenants And Restrictions:** None**Fencing:** Barbed Wire**Horse Amenities:** Horse Amenities: No**Livestock:****Land Details:** Acres Pasture: 32; Acres Wooded: 11**Waterfront Features:** Waterfront: No**Listing Terms:** 1031 Exchange; Cash**Available Documents:** Aerial Map/Photo; Floodway Map**Lot Features:** Irregular Lot; Level**Sewer:** Unknown**Utilities:** Cable Available; Natural Gas Available**Water Source:** None**Mike Allgeier**

Turn Key Realty Group LLC

720 Goodman Rd E

Southaven, MS 38671

901-412-6829

662-510-8155

901-412-6829

mikeallgeier@turnkeysoldit.com<http://mikeallgeierrealtor.com>