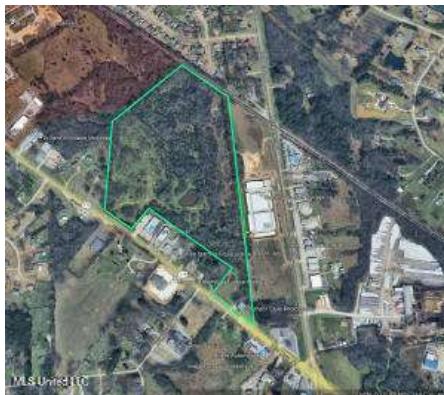


4103295

10890 Hwy 178 Olive Branch, MS 38654
Land Active

List Price:	\$6,500,000	Sub-Type:	Acreage (more than 10 acres)
SqFt Source:	Public Records	Approx Lot Size	42.7
Divisible:	No	Acres:	
Street Number	Yes	Lot Size	IRR
Assigned?:		Dimensions:	
		Community Of:	N/A
		County:	DeSoto
		Zoning:	C2
		New	No
		Construction:	No
		Additional	
		Exemptions:	
		Sold In Previous	No
		12 Months:	
		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	Flood Insurance Required?: No
	Tax Annual Amount: \$1,626	16th Section: No
	Leasehold Y/N: No	Leasehold Fee Increase: No
	Homestead Y/N: 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**

Olive Branch

School:**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>