



Yazoo 762

**BEAUTIFUL HOME ON 1.54+/- ACRES**  
**LAWRENCE COUNTY, MS**  
**\$177,500**



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE™

**Office 769-888-2522**



## PROPERTY PROFILE

606 Fortenberry Drive, Monticello, MS 39654

### LOCATION:

- Lawrence County, MS
- 30 Minutes to Brookhaven
- 45 Minutes to McComb

### COORDINATES:

- 31.5475, -90.112

### PROPERTY INFORMATION:

- 1.54+/- Acres
- Just Under 2,000 Square Feet
- 3 Bedrooms / 2 Baths
- Huge Sunroom
- Large Corner Lot with Beautiful Trees
- Covered Shed
- Carport and Separate 2-Car Garage

### PROPERTY USE:

- Residence



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**MELANIE STARNES**

RESIDENTIAL SPECIALIST

C: 601-906-9899

O: 769-888-2522

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

4848 Main St. - Flora, MS 39071

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

Information is believed to be accurate but not guaranteed.





Are you looking for country living with city amenities? This move-in-ready Lawrence County, MS property offers the best of both worlds with a charming home situated on a beautiful corner lot in Monticello. The recently updated and well-maintained home offers three bedrooms. Two baths, a spacious kitchen/dining area and provides the perfect balance of modern comforts and rustic charm. An office area is located just off the laundry room and provides plenty of privacy. Enjoy the beautiful bay window in the kitchen area and the walk-in pantry which allows for ample storage space. One of the highlights of the home is the huge sunroom, ideal for your morning coffee or entertaining guests. Enjoy panoramic views of the surrounding landscape and then step outside to the covered deck and bask in the tranquility of your private oasis. A concrete pad with a covered shed is in place for your RV.

The lot itself is loaded with trees, providing shade and privacy. There is plenty of room to explore, garden, set-up a swing set for the kids or simply enjoy the peaceful ambiance of nature. Call Melanie Starnes today for the opportunity to call this place home.







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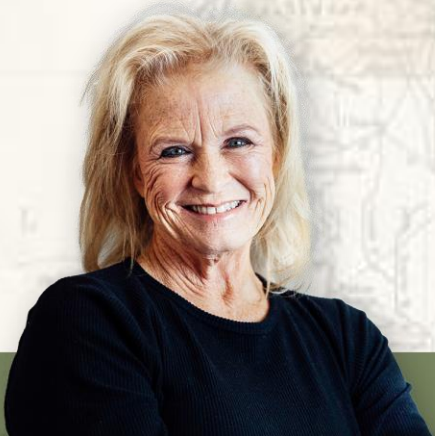
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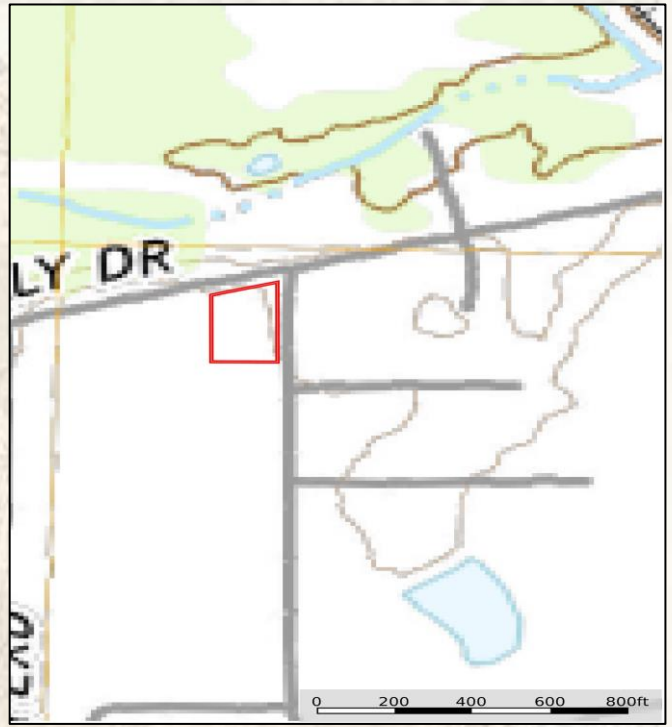
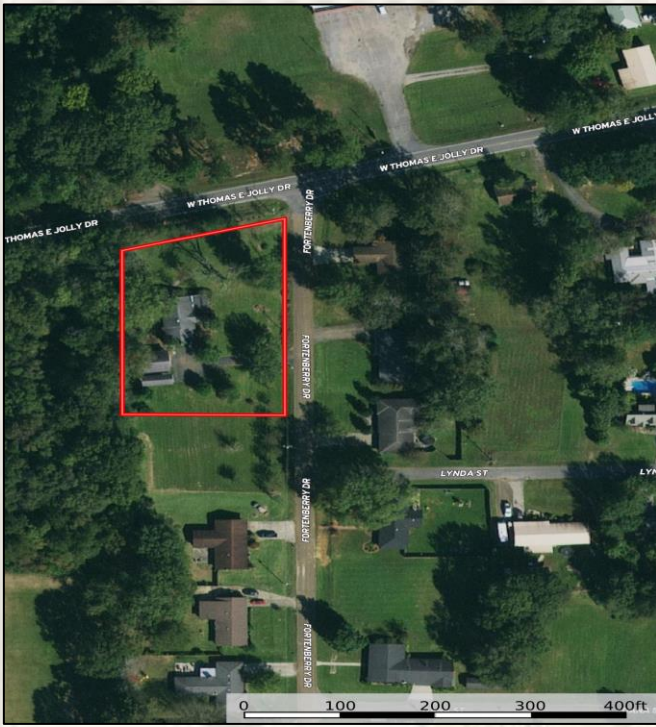
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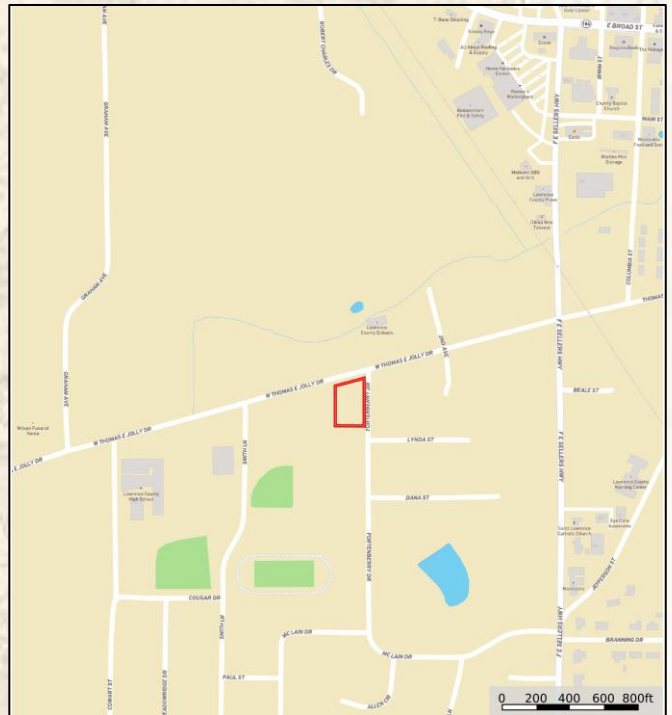
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[LAND ID LINK](#)

[GOOGLE MAP LINK](#)



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