

\$595,000

16029 Hwy 315 West SARDIS, MS 38666

The Ray Farm - 31 ACRES – Panola County



Year Built: 1974
Apx Sq Ft: 3200
Source Sq Ft: Appraiser
Rooms: 8
Bedroom: 4
Full Bath: 3

Area: West
Community: SARDIS
Subdivision: NONE County:
PANOLA
School District: NORTH PANOLA

Exterior Construction: Brick, HardiPlank Type

Roofing: Composition

Foundation: Slab

Heating: Central, Electric, Heat Pump

Air Conditioning: Central Electric

Water Heater: Electric

Water: Community System

Sewer: Septic System

Electric Supplier: Entergy

Windows: Double Pane

Appliances: Built-in Microwave, Dishwasher,
Double Oven, Dryer, Range-Electric,
Refrigerator, W/D Hook Up, Washer

Features: Carpeted Floors, Cathedral Ceiling,
Fireplace-Gas, Fireplace-Wood, French Doors,
Blinds, Walk-in Closet(s), Ceramic Tile Floors,
Workshop, Ceiling Fan(s), Main Level Bedroom,
Office, Barn, Waterview, Patio, Shed

Street Construction: Asphalt

Peaceful Country Living! Deer. Turkeys. Fish. Livestock.

Located 3 miles west of Sardis, the beautiful Ray Farm is fenced for livestock and features a stocked lake, wired and plumbed barn, a run-in shed, and a beautiful 3,200 square foot home. The barn has a loft, concrete-floored rooms, plus a long, covered side porch for more equipment storage or a fun spot to host a barn party. There's a small storage building on the property, too, that was used as a guest home at one time and has electricity and plumbing in place. The yard is beautifully landscaped, and the tree-lined driveway is over 300 feet long, providing great privacy from the road.

The kitchen has vinyl plank flooring with a breakfast area and stainless appliances, including a convenient double oven and built-in microwave. The vaulted den features a stunning stone fireplace which could easily be converted from gas logs back to wood-burning, if desired. A second gas fireplace is in the formal dining/ living room/ sunroom which has floor-length windows and french doors opening to a secluded back patio.

Enjoy beautiful views of the barn and pasture, plus plenty of deer and wild turkeys that meander across the property. There are three guest rooms, and the largest one is located near the kitchen. With a built-in desk and built-in shelving, it would work well as a home office, playroom, or oversized storage room. The spacious master suite has a large bathroom, two sinks, two walk-in closets, great views of the back of the property, plus a sliding glass door opening to the patio. The roof and siding were both replaced in the last 10-12 years. All appliances remain.

Directions: From I-55, take the Sardis exit heading west onto West Lee Street. Go through town and cross over Hwy 51 onto Hwy 315. In about the miles, you'll spot the lake and property on the right.