



**Sartain's Heritage**  
Properties, LLC.  
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# MS River Lodge

1.5 Acres +/-  
Boliver County, MS



#### CONTACT:

Rob Coker

rocker@sartainsheritage.com

662-571-7348

Sartain's Heritage Properties

106 First Choice Drive

Madison, MS 39110

Phone: 601-856-2720

Fax: 601-853-6765

www.SartainsHeritage.com



#### MS River Lodge

Imagine lounging on the bank of the Mississippi River watching river traffic, wildlife and Old Man River rolling along from your own Mississippi River Lodge. Located in Bolivar County three miles north of Rosedale and thirty four miles north of Greenville, there are amazing views from The Mississippi River Lodge. Situated on a 1.5 acre lot next to a private boat ramp The Lodge contains 3504 sq. ft. of heated and cooled space. Upstairs are 2 bedrooms, 2 baths with closets and a washer and dryer closet. There is also an open Kitchen/great room, a great space for entertaining or family gatherings. Also, on the top floor is a gun room, a mud room and best of all is a glassed in front porch with room for a sitting area, an office and the view is unbeatable. Downstairs is a bunkroom and bath, sitting room, storage closet and a large cooking area for entertainment with a covered garage. The house has 2 water heaters for 100 gallons of hot water. A 1/3 interest in the boat ramp and 2 water wells. For a hunter and fisherman, you can't ask for more. There is river access to several private camps with fantastic duck hunting and fishing up and down the river. There are also public lands available from the river.

#### Sale of the Lodge includes:

1/3 interest in boat ramp

1/3 interest in 2 water wells

Several furnishings and accessories included with an acceptable sale price

**\$450,000.00**

Contact Rob Coker at 662-571-7348



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