

Investment Opportunity

Sunflower County

80 Eastmoor Circle, Moorhead, MS 38761



\$75,525



Expect More. Get More.

Property Information

Location:

- 13 Minutes to Indianola, MS (9.1 Miles)

Property Use:

- Residential

Coordinates:

- 33.44845, -90.4892

Property Highlights

- 0.18± Acres
- 3 Bedrooms
- 1.5 Bathrooms
- 1,280± SqFt
- Built in 1972
- Remodeled in 2023
- \$993 in Monthly Income



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**ANTHONY
STEEN**

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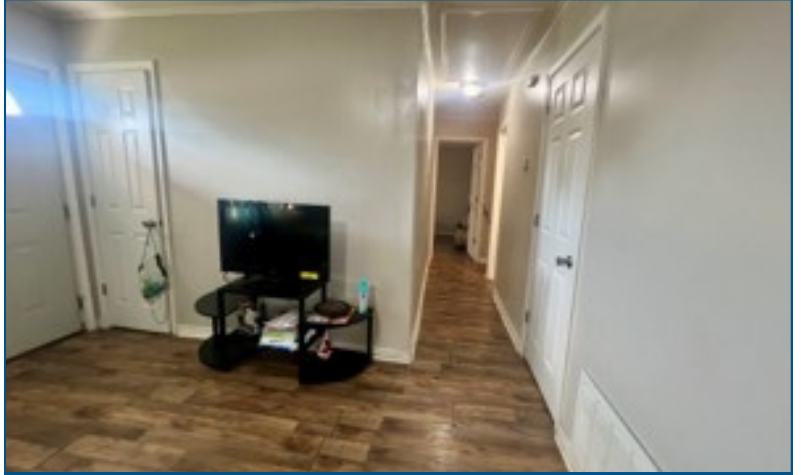
**A Real Estate Expert
You Can Trust!**



The Residence

1,280± SqFt

80 Eastmoor Circle in Moorhead offers excellent investment potential in Sunflower County, MS, as it generates \$993 (\$813 is paid by Section 8, and \$180 is paid from tenant contribution) in monthly income. The annual cost of taxes and insurance is approximately \$3,000. The 1,280± SF home, built in 1972, features 3 bedrooms and 1.5 bathrooms was remodeled in 2023. During the renovation, the property was completely renovated down to the studs with new sheetrock, paint, and laminate flooring installed. In the kitchen and bathrooms, waterproof flooring was used. In the kitchen, all new cabinetry, sink, water lines, gas lines, and laundry hook-ups were installed. Both bathrooms received new toilets and vanities, along with a new shower/tub combo in the full bathroom. Throughout the home, all of the interior doors have been replaced. Additionally, two exterior doors and all of the windows were replaced. The exterior trim received a fresh coat of paint as well. If you are ready to invest in a turn-key rental property, call to schedule your private showing!



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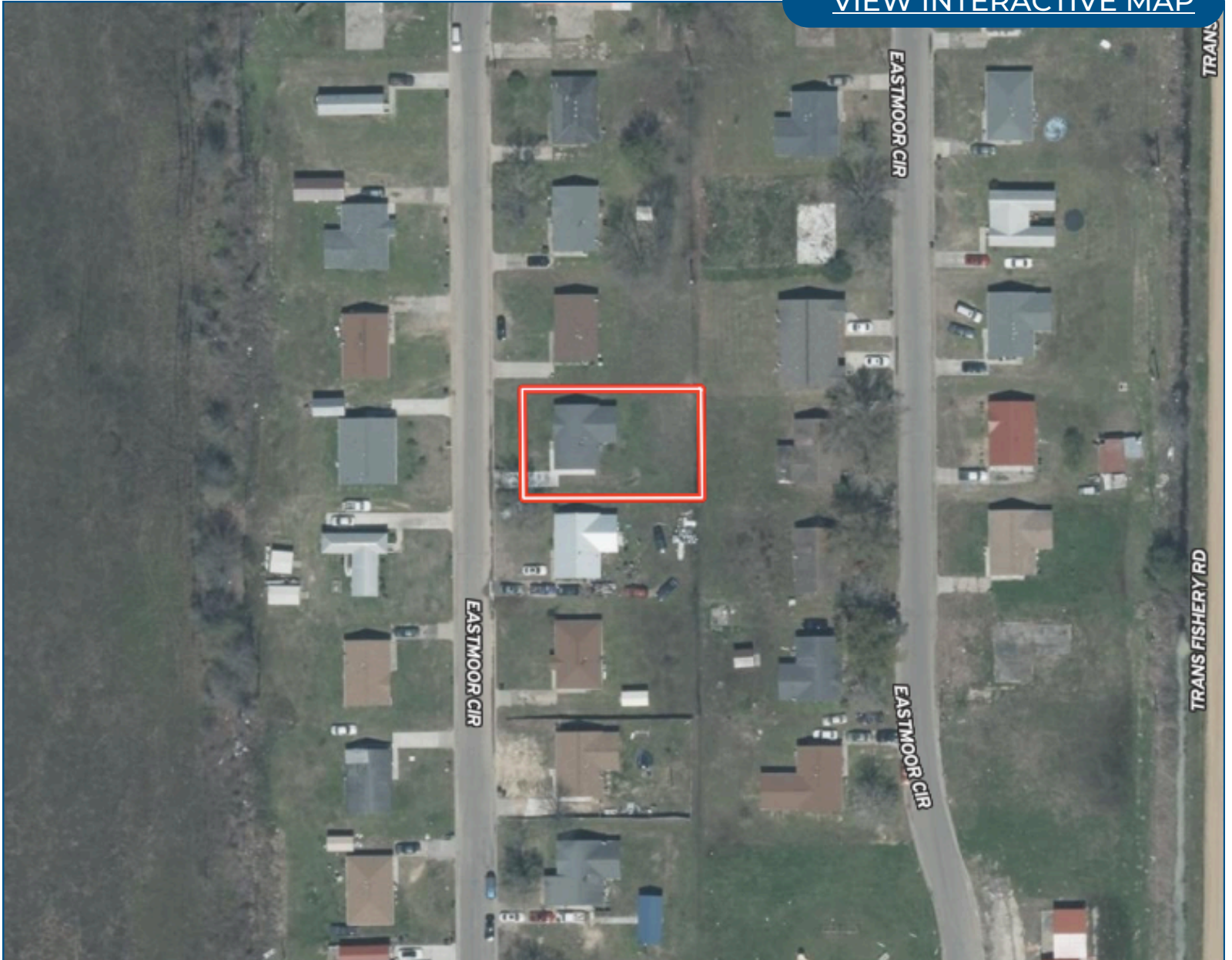
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Aerial Map

[VIEW INTERACTIVE MAP](#)



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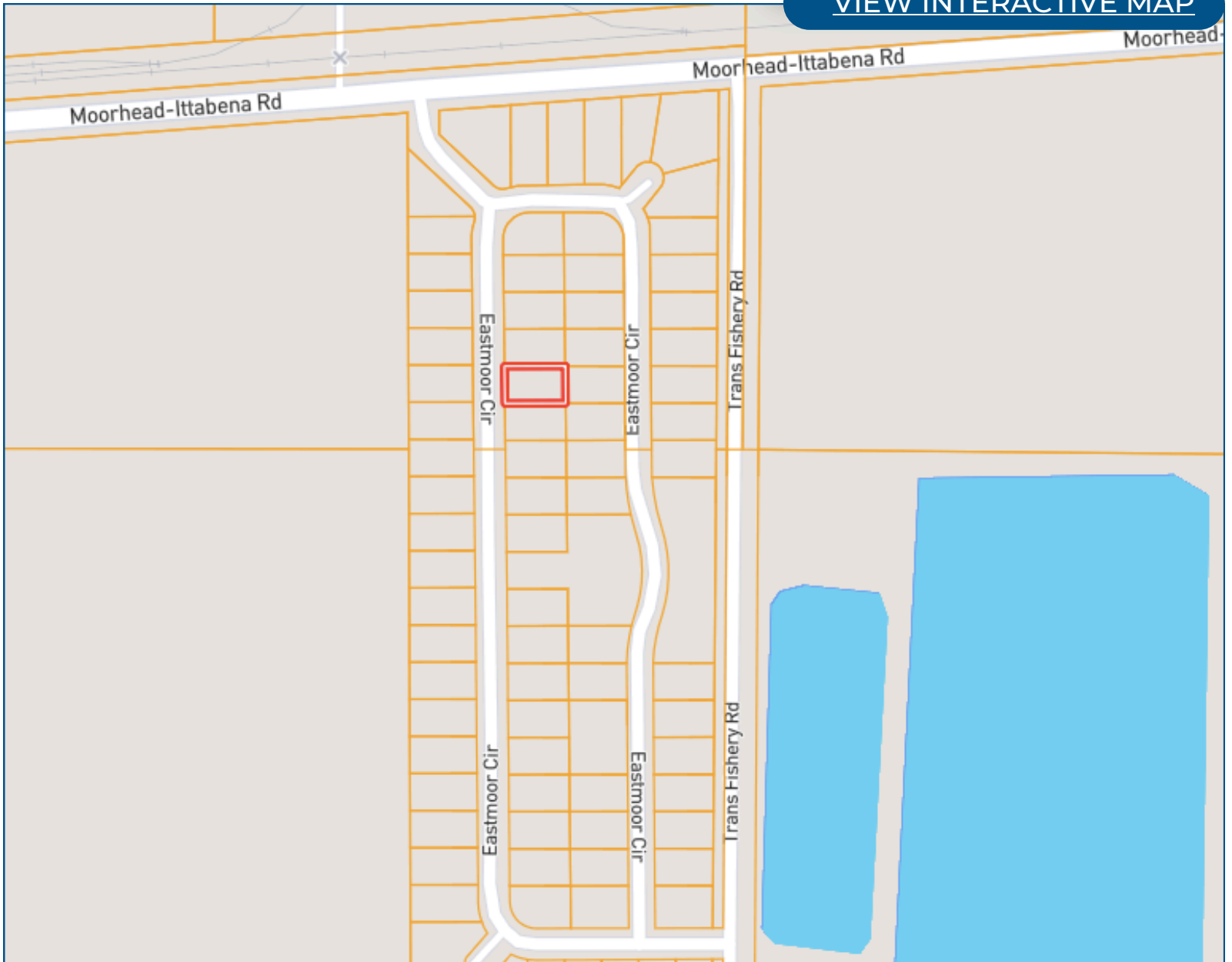
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Ownership Map

[VIEW INTERACTIVE MAP](#)



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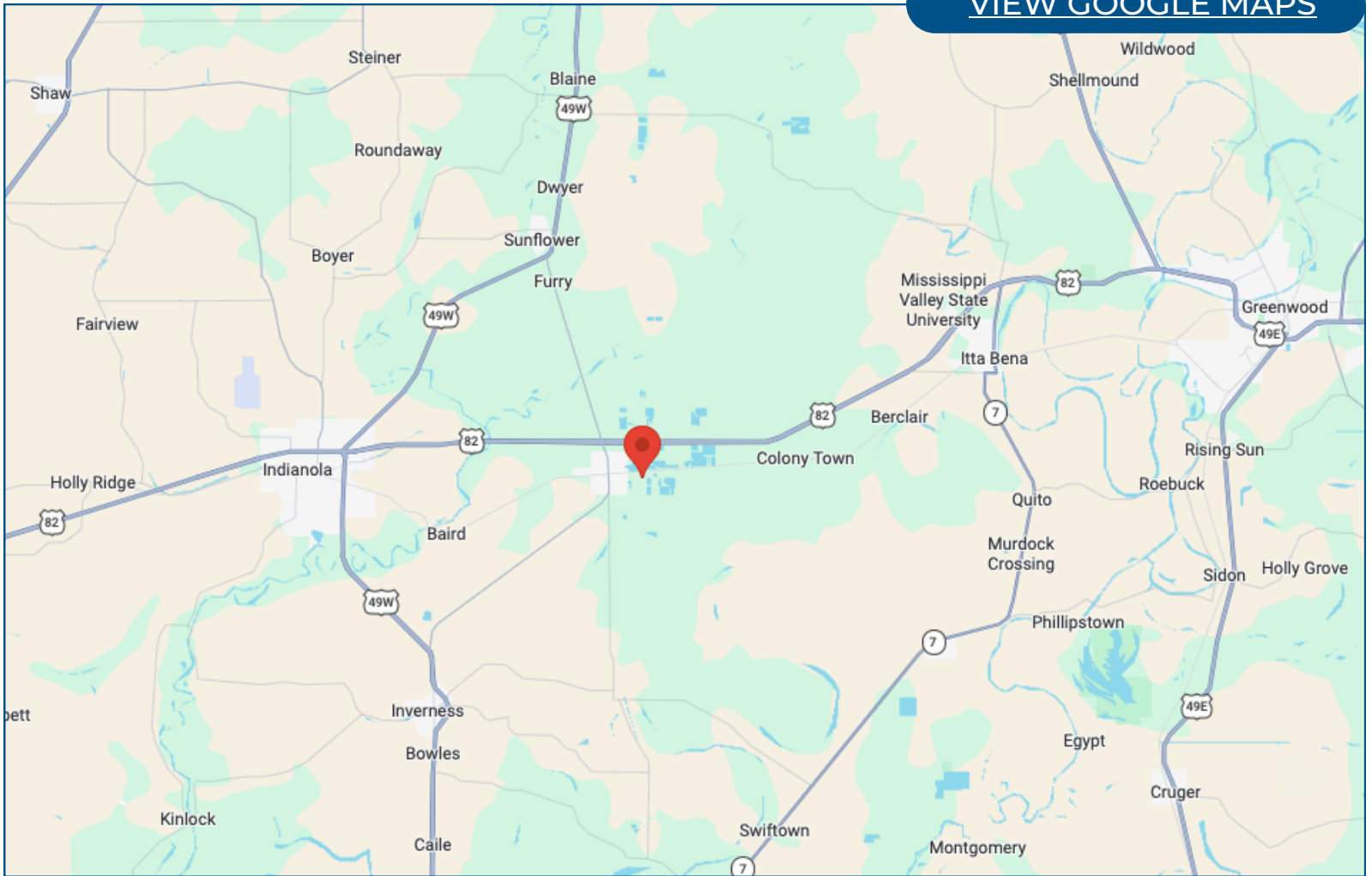
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Directional Map

[VIEW GOOGLE MAPS](#)



Directions from Hwy 3 & US-82, Moorhead, MS 38761

Travel east on US-82 E for 2.2 miles. Turn right onto Trans Fishery Road for 0.2 miles, then continue onto Kroeker Road for 0.5 miles. Turn right onto Moorhead Itta Bena Road for 1.1 miles. Turn left onto Eastmoor Circle for 266 feet, then turn right to stay on Eastmoor Circle. After 344 feet, the house will be on the left.

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Listing Agent



Anthony Steen

ALC, Realtor & Land Specialist

Anthony was born in Bolivar County, but his family moved shortly after to Clarksdale, MS. He spent his primary educational and athletic years attending and playing sports at Lee Academy. As a child, he played baseball, football, basketball, soccer and even threw shot put and disc for track. After graduating in 2009, Anthony continued his education and athletic career for the next five years at the University of Alabama on a football scholarship. He majored in Health Environmental Science and completed his bachelor's degree and was a part of two SEC Championship and three National Championship teams with the Crimson Tide. After college, Anthony played for the Arizona Cardinals and the Miami Dolphins in the National Football League for 4 years until he decided to retire and come back to the Mississippi Delta where he grew up.

Growing up, Anthony was an avid hunter and fisherman who loved spending time helping his grandfather on the farm growing cotton and soybeans. His father and grandfather helped instill the importance of and a love for taking care of the land and wildlife around him. He enjoys all types of hunting from deer, duck, and turkey, to hogs, frogs, and pheasant. After retiring from the NFL, Anthony knew he wanted to come back home to the land he loved so much as a child.

Anthony currently resides in Tallahatchie County where he farmed soybeans with his family for a few years. After much deliberation and praying, Anthony knew it was time to start a new career path. He was certain he wanted to find a way to share his passion for the outdoors with others while staying true to his country roots. As a college athlete, Anthony learned hard work, dedication, discipline, trust, and how to work with others. These traits along with Anthony's personality, honesty, and knowledge of the land make him the perfect agent for you.

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**CALL ANTHONY STEEN
TODAY!**

