



The Bluff

194.6 +/- Acres | Chickasaw County, MS | \$671,370



ADDRESS

0 County Road 256
Houston, MS 38851

LOCATION

Contact us for property location details.

PROPERTY SUMMARY

The Bluff is a stunning property comprised of 194.6 surveyed acres with a blend of natural beauty, income potential, and recreational opportunities.

Just southwest of Okolona, MS, CR 256 provides excellent year-round access to the property. Established food plots and rich biological diversity provide great habitat for all native wildlife and the rolling topography of the property provides several breathtaking sites perfect for building a home or hunting camp.

With 65 acres of tillable land overlooking the Chuquatonchee Bottom, "The Bluff" is not only productive but also profitable, generating \$14,625 annually. A 2-acre pond provides a great place to wet a hook or simply to enjoy some peace and quiet. The balance of the property consists of ready-to-thin pines enrolled in CRP which provides an additional income of \$6,639 annually.

Don't miss out on the opportunity to invest in a property that marries income with outdoor recreation. "The Bluff" has something for everyone!

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