



Hwy 41 Prairie Farm

117 +/- Acres | Monroe County, MS | \$438,750



ADDRESS

0 Hwy 41
Okolona, MS 38860

LOCATION

From the intersection of Hwy 45-Alt and Hwy 41 east of Okolona, exit Hwy 45-Alt and take Hwy 41 towards Okolona; go 0.5 mi. to the property on the left.

PROPERTY SUMMARY

Black Prairie farms are hard to find. This one has many possibilities. Farming is one, but hunting and homesites are also options. Conversion to pasture is also a consideration. You can't beat the accessibility and convenience of being on Hwy 41 just a half mile from the four-lane Hwy 45-Alternate. It also has roughly 1,100 feet of frontage on County Line Road.

A house, a few outbuildings, and 20+/- acres will be excluded from the original property, leaving the most desirable farmland and woodlot in this sale. It includes 80+/- acres of productive tillable land that has been producing soybeans for the past few years. A naturally beautiful hardwood stand, mixed thickets, and accompanying "edge effect" provide 35 +/- acres of good deer habitat. You have the options of farming or renting the tillable land and hunting the property yourself or leasing it. There's plenty of room to pick your choice of a secluded home or cabin site if you like. The terrain is gently rolling. Check it out.

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