



## Pyland Farmland And Timber

203 +/- Acres (\$6,500/acre) | Chickasaw County, MS | \$1,319,500



### ADDRESS

0 County Road 4451  
Houston, MS 38851

### LOCATION

Contact us for property location details.

### PROPERTY SUMMARY

Prime opportunity to own a diverse 203± acre tract in Chickasaw County, just outside Houston, MS. Final acreage to be confirmed by survey. This income-producing property features 126.86 acres of highly productive farmland ideal for sweet potatoes, cotton, or grain. 62.8 acres of 20+ year old CRP pine generate \$6,195/year in income, offering long-term timber and investment value. The land includes 1.25 miles of Mud Creek frontage and supports abundant wildlife, making it excellent hunting land. With 1,056 feet of frontage on CR 4451 and available power, access, and future development are simple. Whether you're a farmer, investor, or sportsman, this tract offers the ideal mix of farmland, timberland, and hunting land in a strong agricultural area.

[nationalland.com/listing/pyland-farmland-and-timber](https://nationalland.com/listing/pyland-farmland-and-timber)



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