



Triple Threat: Hunting, Farming & Homesite

83 +/- Acres | Monroe County, MS | \$327,850



ADDRESS

0 Ms HWY 41
Nettleton, MS 38858

LOCATION

From Tupelo drive south on Hwy 45 approximately 28 Miles toward Amory, then left on 41 approximately 1.5 miles.

PROPERTY SUMMARY

Triple Threat: Dream Homesite, Income-Producing Farmland, and Exceptional Hunting — 83+/- Acres in the Heart of Mississippi's Black Prairie

This 83 +/- acre property in the highly sought-after Black Prairie region of North Mississippi offers the ultimate trifecta: a place to build your dream home, income-producing farmland, and outstanding hunting opportunities. Conveniently located between Tupelo and Amory, MS, this property puts you in the heart of the famed Mississippi Black Belt—known for its fertile soils and rich wildlife habitat.

The land includes 50.93 +/- acres of highly productive farmland, multiple potential home sites, and a pond tucked into the northeast corner near the remnants of an old homesite—adding both character and potential. With paved road frontage on MS Hwy 41, access is easy and practical for both everyday living and working the land.

Properties offering this unique combination of beauty, utility, and recreational