

# LARGE MISSISSIPPI RANCH

## 2,147 ± ACRES TOTAL



[SREland.com/Mississippi](https://SREland.com/Mississippi)

David Genho, 407.501.5972

*Offered in cooperation with Southern Land Company TN LLC, Listing Agency*



## SPECIFICATIONS & FEATURES

**Acreage:** 2,147 ± acres

**Sale Price:** \$5,650,000

**Price per Acre:** \$2,632

**Site Address:** 515 South Church Street Okolona, MS 38860

**County:** Chickasaw County

**Predominant Soil Types:** Predominantly Silty Clay Loam with NRCS AUM ratings 6 to 7 AUMs per acre

**Forage Types:** Bahia, Dallisgrass, Bermudia, Fescue, Clovers, and Annual planted Ryegrass

**Irrigation/Wells:** Residential Wells

**Water Source:** Ground Water with several stock ponds throughout property

**Potential Uses:** Cattle Ranch with excellent hunting and homesite opportunities

**Game Populations:** White Tailed Deer, Water Fowl, Turkeys, Quail

**Fencing:** Exterior Fencing and Cross Fenced

**Income Features:** 142.78 Acres in CRP Quail Habitat receiving \$14,990 annual income through 2031.

**Amenities:** Two homes - one three bedroom brick

**Infrastructure:** Three barns, shop and cattle pens.

This property is a cattle ranch in Mississippi with a high carrying capacity and a working infrastructure. The highly developed mixed grasses are capable of supporting one Cow/ Calf unit per two acres or if winter annuals are planted has the potential to carry two Yearlings per acre for a 12 month period. The property benefits from a 3 bedroom brick home, a 2 bedroom farm house, three metal barns and several smaller sets of working pens. Additional income comes from 142.78 acres in CRP Quail Habitat along ditch banks where \$14,990 is received annually through 2031.



## LOCATION & DRIVING DIRECTIONS

**GPS Location:** 33.992099, -88.755130

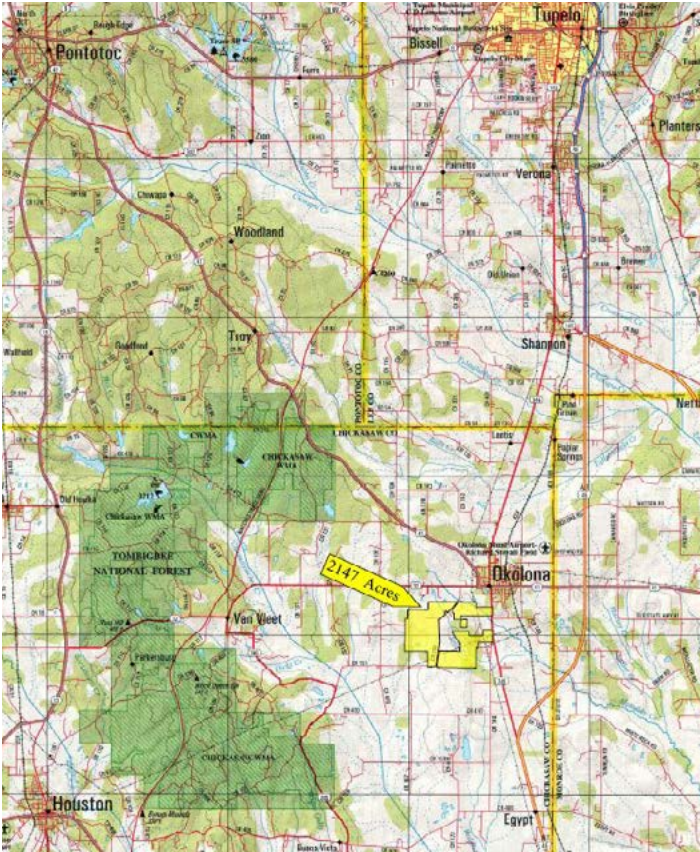
**Driving Directions:**

- On Highway 32 West and on Old Highway 45 Alt South at Okolona city limits.
- 22 miles South of Tupelo, & 29 miles North of West Point, Mississippi

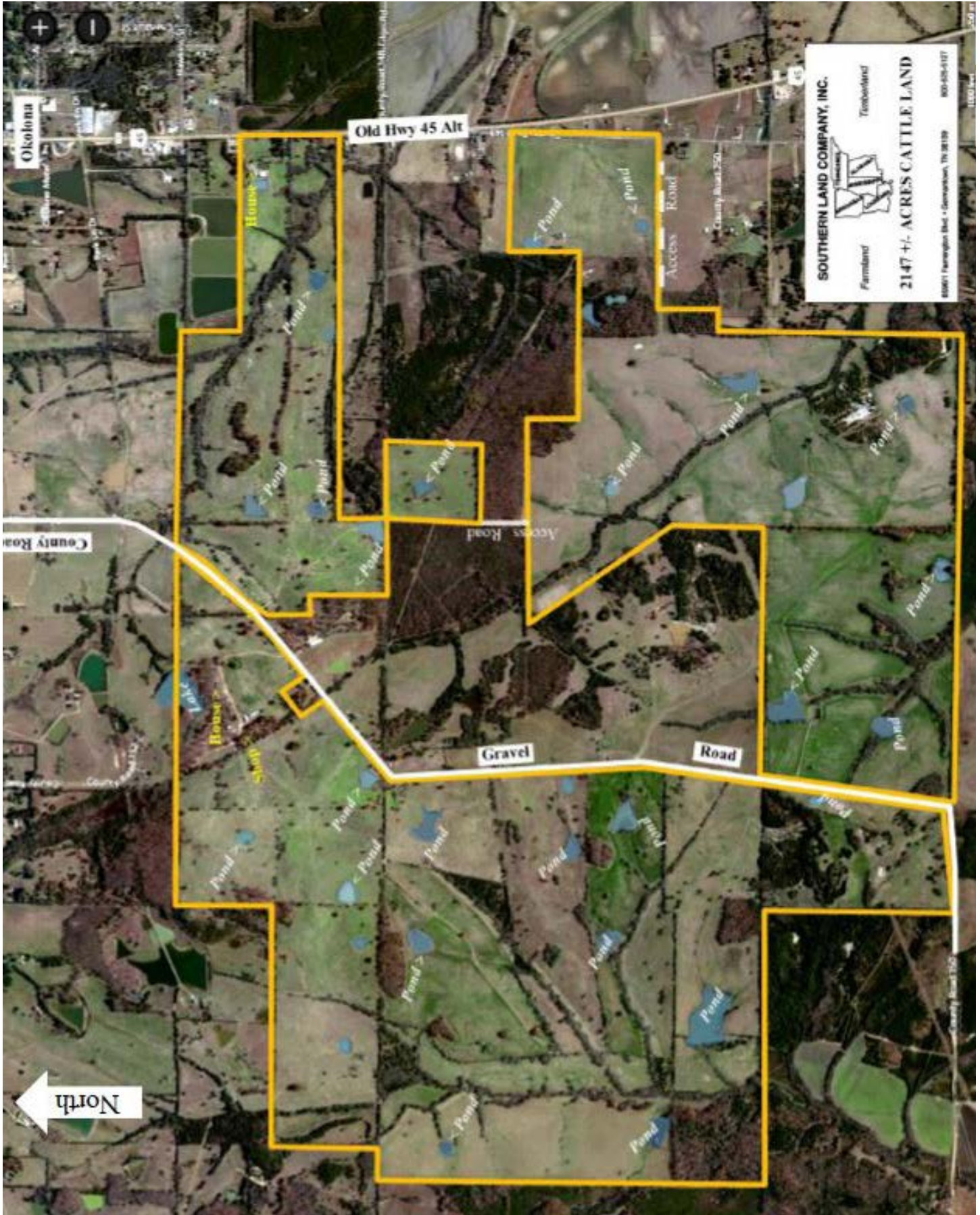
**Showing Instructions:** Contact David Genho 407-501-5972

Working Cattle Ranch Capable of Supporting Either:

- 1 Cow/Calf Unit per 2 Acres
- 2 Yearlings per Acre





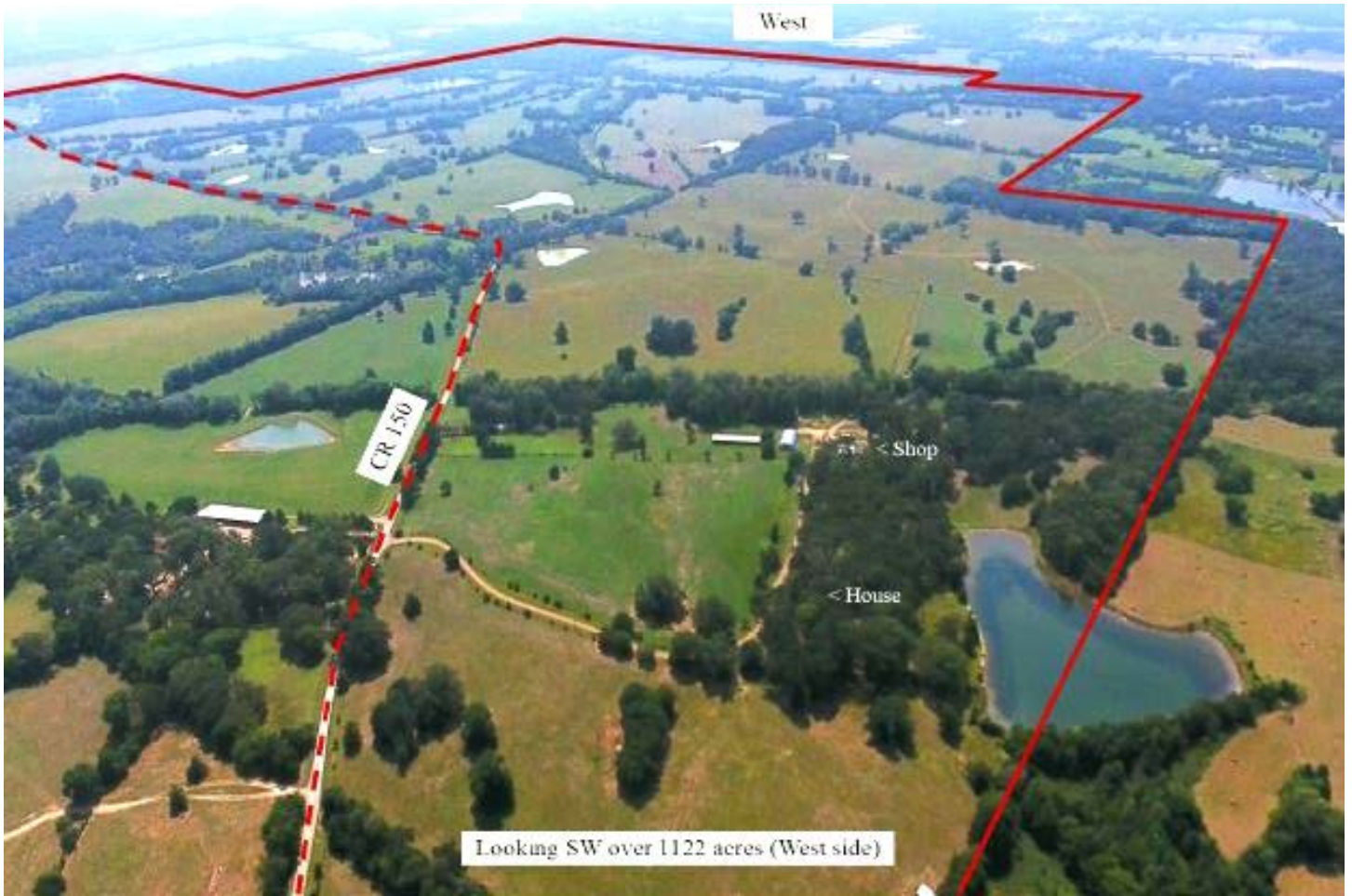






Lake behind 3 Bedroom House









863.648.1528  
114 N. Tennessee  
Ave.  
3rd Floor  
Lakeland, FL 33801

## 2,147 ± Acres • Working Cattle Ranch in Mississippi

3 Bedroom, Brick Owners Home, 2 Bedroom Farm House, 3 Metal Barns and Several Working Pens.  
142.78 Acres in CRP Quail Habitat along ditch banks receiving \$14,990 annual income through 2031.

## SREland.com/Mississippi

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