76-Acre Income-Producing Sod Farm & Recreational Timberland
0 Road 265
Picayune, MS 39466

$250,000
76± Acres
Hancock County







MORE INFO ONLINE:

https://americas.land/

SUMMARY

Address
0 Road 265

City, State Zip
Picayune, MS 39466

County
Hancock County

Type
Hunting Land, Commercial

Latitude / Longitude
30.492817 / -89.569768

Acreage
76

Price
$250,000

Property Website
americas.land







PROPERTY DESCRIPTION

A unique opportunity to own a versatile 76± acre property offering established agricultural income, recreational opportunities, and long-term land investment potential. Located east of Picuane, MS, this property features approximately 51 acres of established, productive sod fields complemented by 25 acres of mature timberland with excellent wildlife habitat. The sod operation has been actively managed for more than 25 years and produces high-quality Centipede grass, providing an established agricultural business with a history of production and attractive annual revenue. The property is ready for some sod harvest in 2027, offering an opportunity for a new owner to step into an ongoing operation. Beyond its agricultural value, the property offers an appealing recreational uses. The 25 acres of timberland support a good population of whitetail deer and wild turkey, with a shooting house already in place and ready for hunting and surrounded by thousands of acres of forestland.

The property is located within the Stennis Space Center buffer zone, where restrictions limit the construction of habitable structures but allow certain non-habitable improvements such as pole barns, equipment storage buildings, and other open structures. For buyers looking beyond sod production, the 51 acres of open ground could also offer potential for conversion to cattle grazing pasture with some preparation and improvements.

Whether you are looking for an established sod-farming operation, an agricultural investment, a potential cattle property, or a combination of income-producing land and recreational hunting opportunities, this 76± acre tract offers a combination of uses.

Located 30 minutes from Slidell, LA, 1 hour from Hattiesburg and Biloxi, MS

- Sod farm managed for more than 25 years.
- Established annual agricultural revenue.
- Sod ready for harvest in 2027.
- 25± acres of timberland with deer and turkey.
- Existing shooting house ready for hunting.
- Surrounded by thousands of acres of forestland in the NASA/Stennis buffer area.
- Potential conversion of sod fields to cattle grazing.
- Pole barns and certain non-habitable structures permitted, subject to applicable restrictions and approvals.

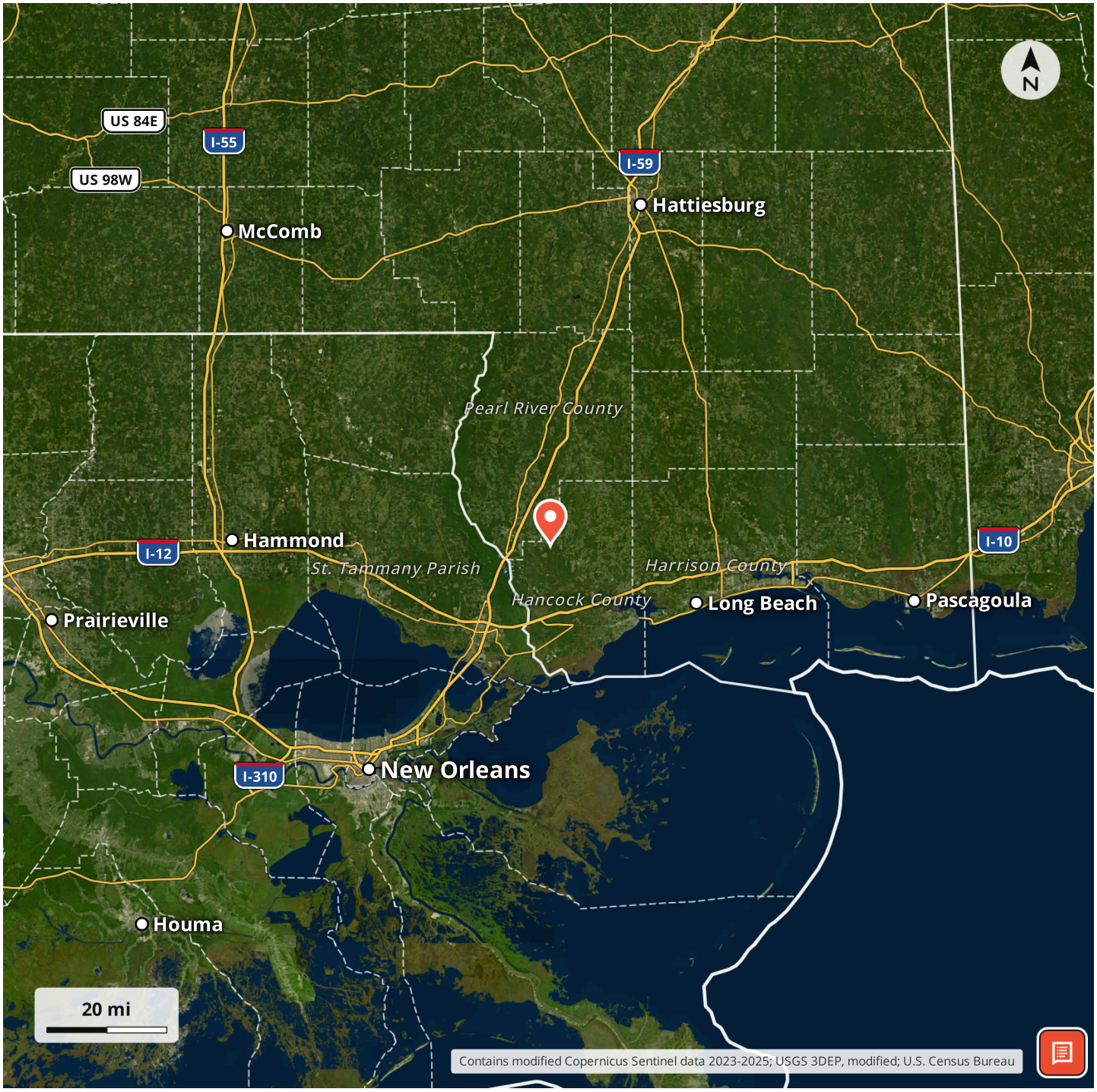
The access road is gated; Please contact Listing Broker Mark Anderson at (601) 596-2207 for access, property financial information or other details.








Regional Map



Locator Map


N
Rd 265
1000 ft
MARIS; imagery NV5 Geospatial, 2022; USGS 3DEP, modified; U.S. Census Bureau

Aerial Map



LISTING REPRESENTATIVE

For more information contact:



Representative
Mark Anderson

Mobile
(601) 596-2207

Email
manderson@americas.land

Address
11 Willow Bend Drive,

City / State / Zip
Hattiesburg, MS 39402

NOTES

NOTES

DISCLAIMERS

DISCLAIMER: The data displayed and relating to real estate for sale on this website is obtained from public records and/or MLS feeds from the local jurisdiction in which the applicable property is located. As America's Land Partners cannot guarantee that all public records and MLS data is accurate and error-free, it is important that you contact your agent directly in order to obtain the most up-to-date information available. All information deemed reliable but not guaranteed and should be independently verified. All properties are subject to prior sale, change or withdrawal. Neither listing broker(s) nor America's Land Partner's shall be responsible for any typographical errors, misinformation, misprints and shall be held totally harmless.

COOPERATING BROKER COMPENSATION: Please contact Listing Agent/Broker for terms of cooperating Buyer Broker compensation. Terms of compensation, if any, shall be ascertained by cooperating brokers before beginning efforts to accept the offer of cooperation. Buyer's Agents/Brokers must be identified, by Buyers and/or their Brokers/Agents, on the first contact with Listing Broker/Agents to receive compensation. Otherwise, compensation will be at the sole discretion of the Seller, Broker, and America's Land Partners.

Real Estate Commissions and Cooperating Broker Compensation, if any, are fully negotiable and is not fixed or controlled by law, by America's Land Partners (or any division/trade name/DBA of), or its Agents/Brokers.

America's Land Partners
PO Box 1707
Mabank, TX 75147
(800) 560-4143
https://americas.land/