

123± Acres

Stone County, MS

Perkinston, MS 39573



\$614,000



**TOM
SMITH**

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Property Information

Location:

- Perkinston, MS 39573
- 5 Miles from Wiggins, MS

Property Use:

- Homesite Potential
- Cattle Operation

Coordinates:

- 30.81170, -89.08995

Property Highlights

- 123± Acres
- Fully-Fenced & Cross-Fenced
- High-Producing Improved Pastures
- Gentle Rolling Terrain
- Multiple Entry Points
- Utilities Available

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The Property

123± Acres

Discover one of South Mississippi's finest turnkey cattle and hay farms. This exceptional 123± acre property has been meticulously maintained and thoughtfully designed for immediate agricultural use, featuring high-producing improved pastures, gently rolling terrain, and a fully fenced and cross-fenced layout for efficient cattle management. With multiple entry points providing convenient access throughout the property, this clean, productive farm is ready to operate from day one. Utilities are available, offering the opportunity to build your dream home and enjoy the peaceful country setting while continuing a productive cattle or hay operation right outside your door. Whether you're expanding an existing cattle operation, looking for a productive hay farm, or seeking a versatile agricultural investment with the potential for a private country homestead, opportunities like this rarely come along.



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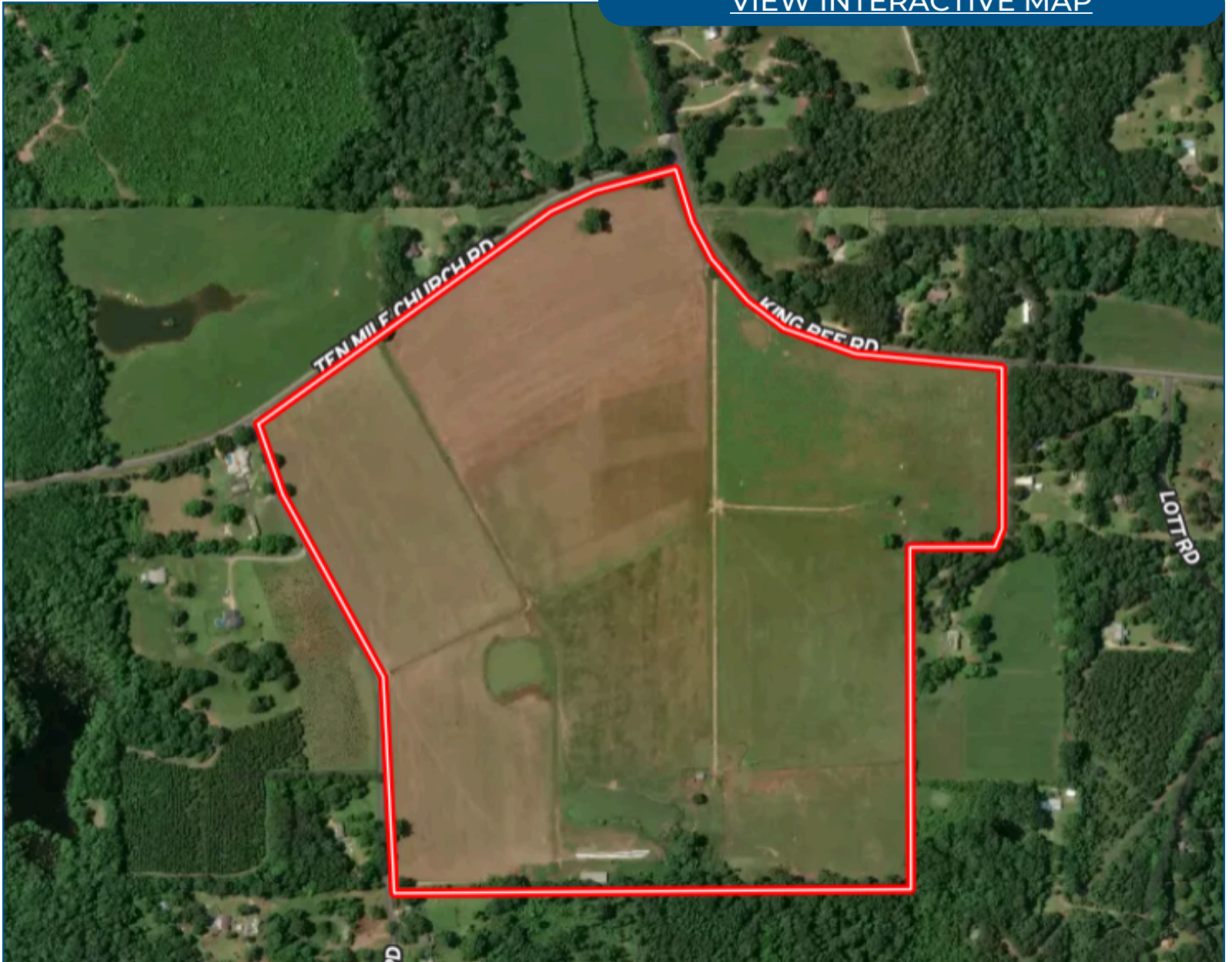
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Aerial Map

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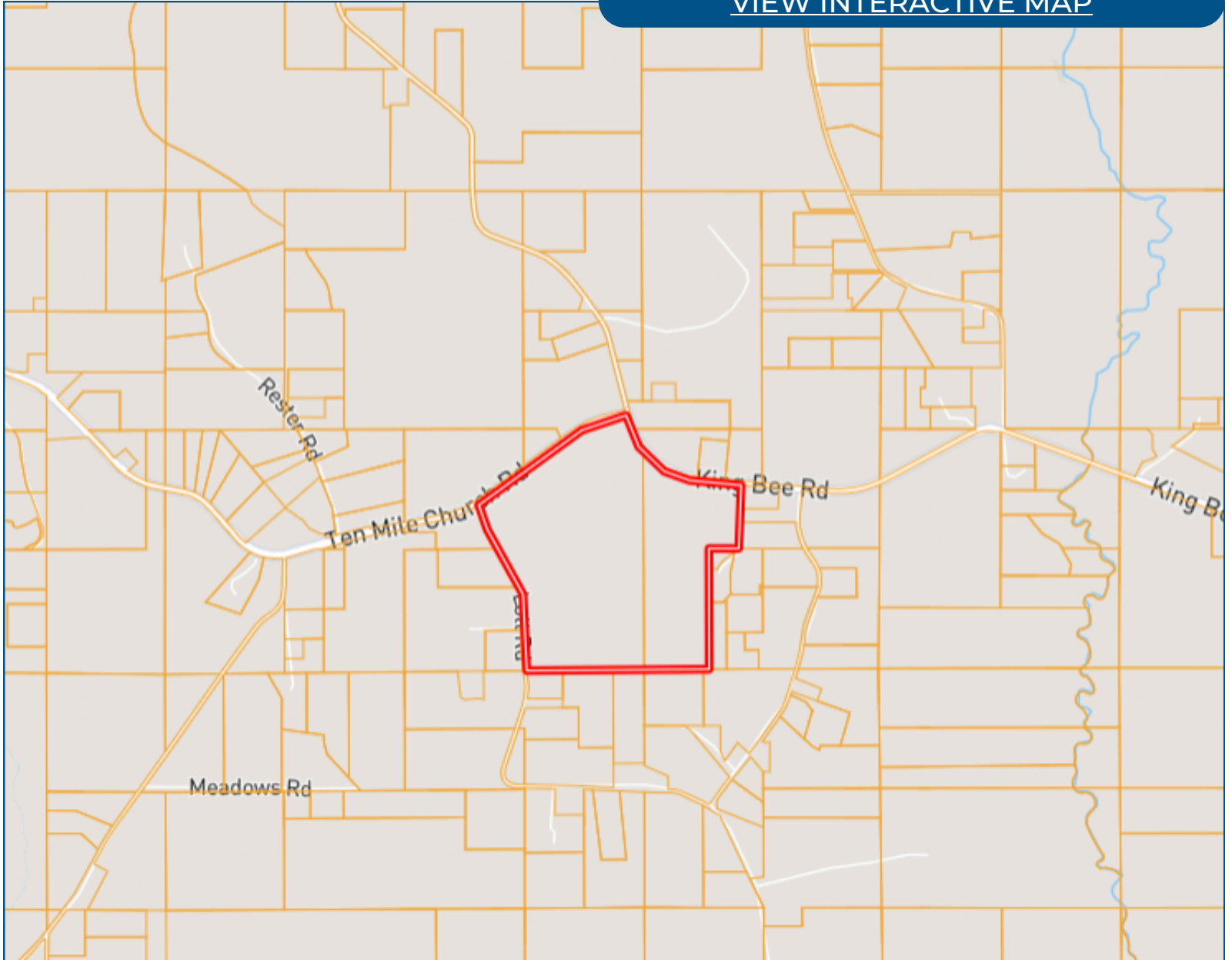
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Ownership Map

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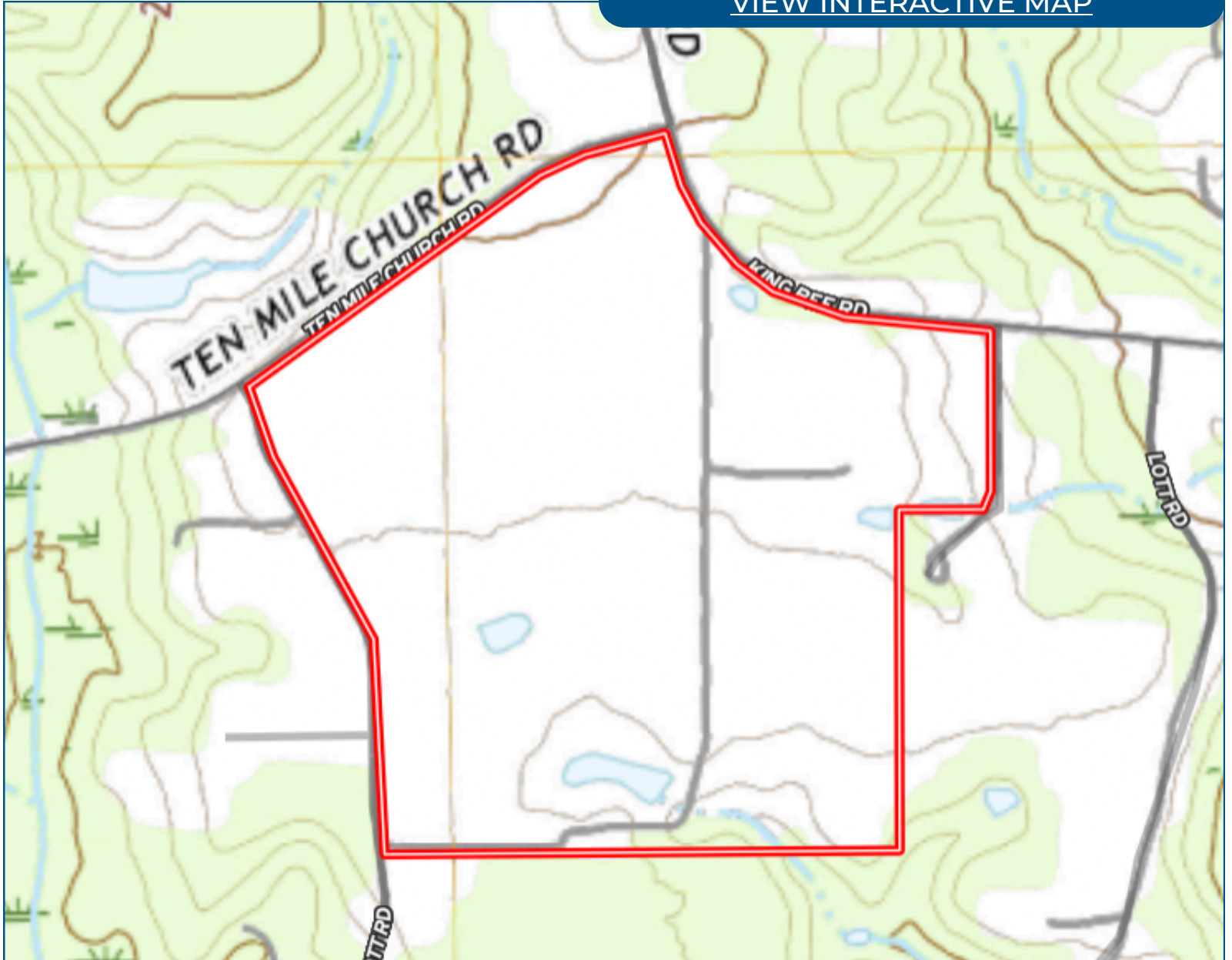
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Topo Map

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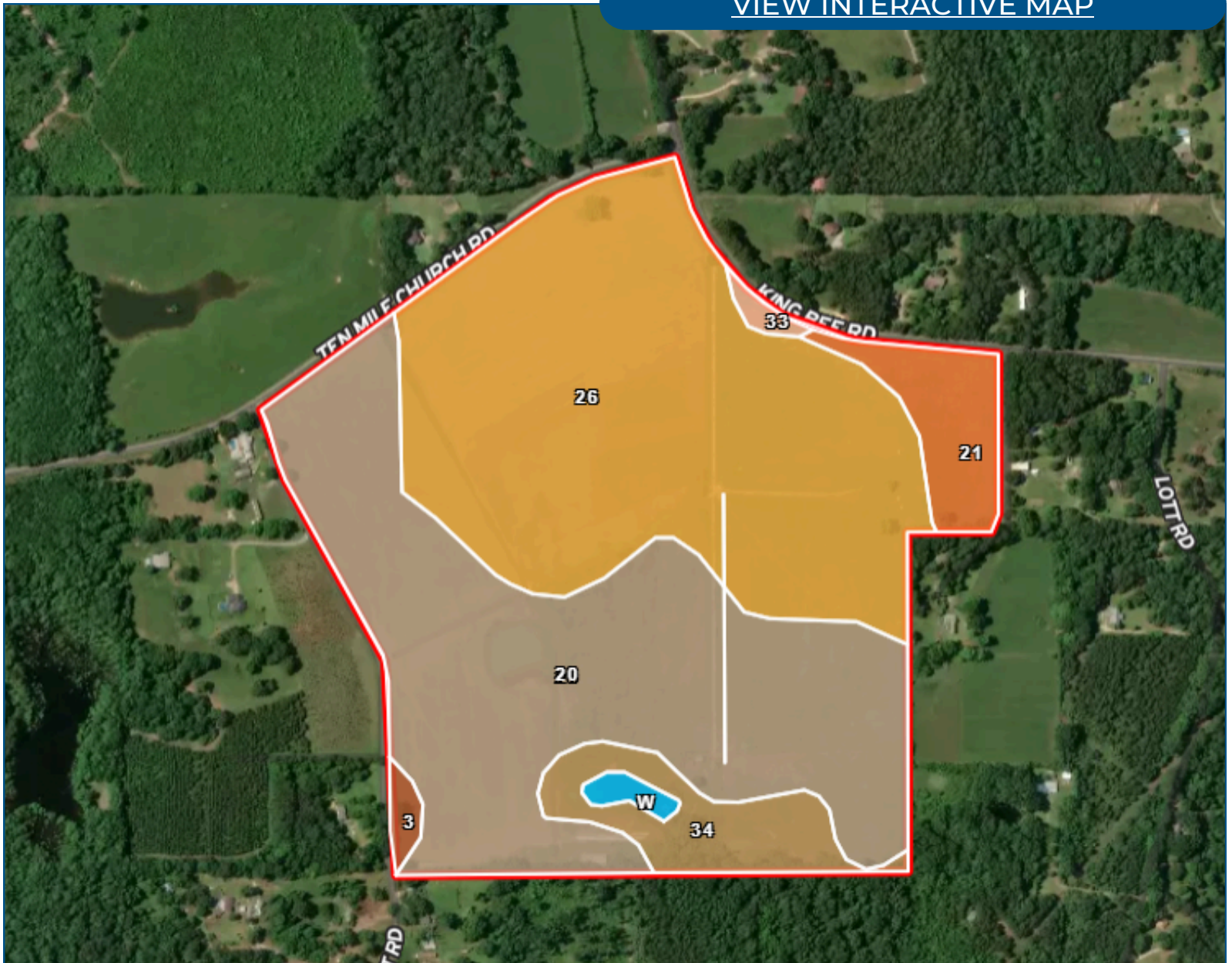
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Soil Map

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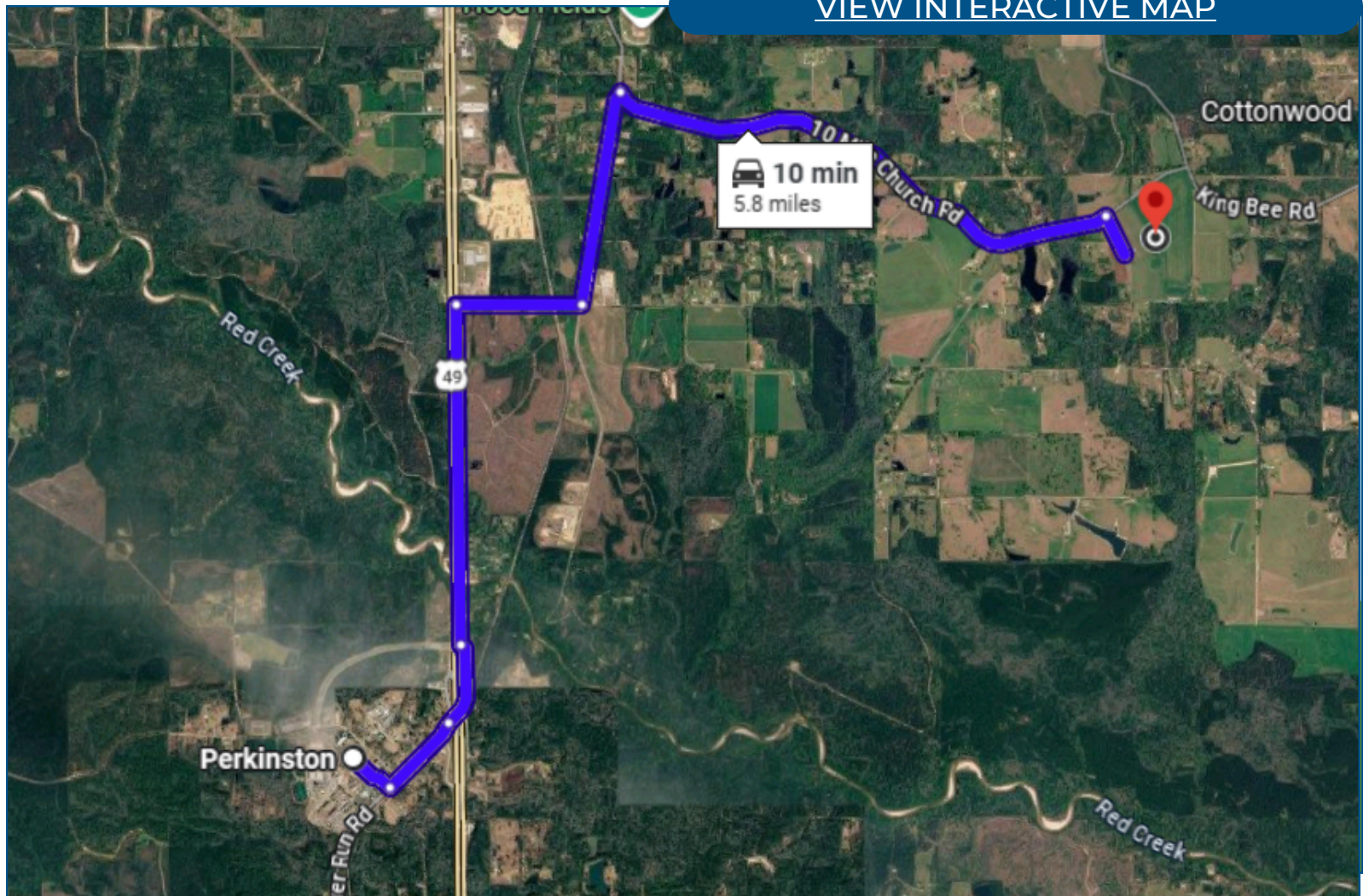
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Directional Map

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Directions from Perkinston, MS:

Head toward Champions Way for 0.2 miles. Follow Perkinston-Silver Run Rd & US 49 S to Inda Rd E for 2 miles. Take 1st St S to 10 Mile Church Rd for 1.3 miles, and then turn right onto 10 Mile Church Rd for 2.1 miles. Turn right onto Lot Rd for 0.2 miles, and the destination is on the left.

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