

103+/- Acres of Pastureland and Timber Lauderdale County, MS



\$458,350



**BRADY
RICHARDSON**
REALTOR®

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TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





This 103+/- acre property in Lauderdale County, MS, is a turnkey opportunity for cattle, farming, or recreation. The entire tract is fenced around the perimeter, with 1,900 feet of frontage on Highway 45, offering easy access. The land includes a 12.5+/- acre hay field, a mix of open pasture and timber, and Little Reed Creek running through the middle, providing a steady water source for livestock and wildlife. With a strong layout and natural resources in place, this property is ready to support your agricultural goals or serve as a multi-use rural investment. Opportunities like this don't come often, so call Brady today to schedule your private showing!

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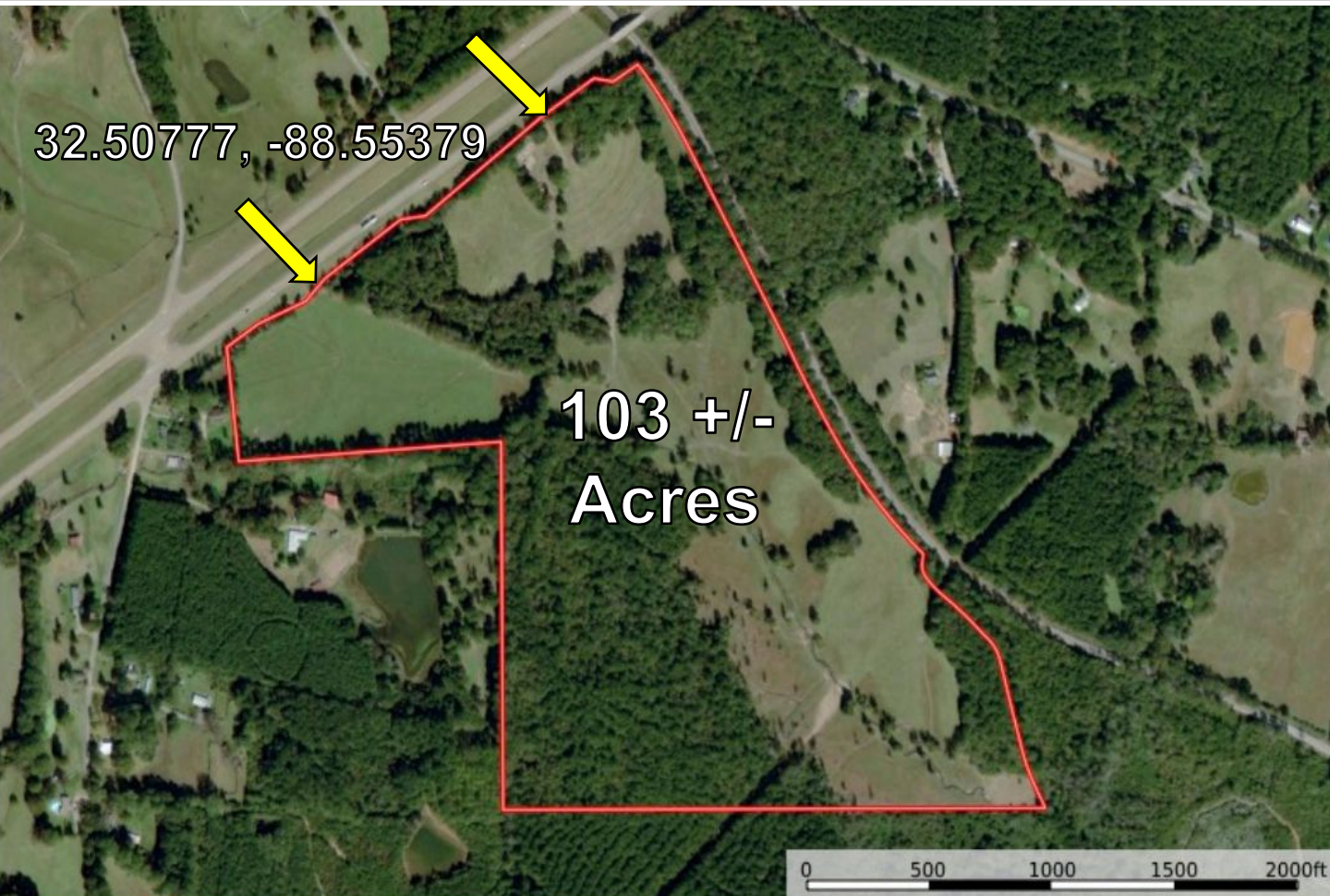


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Aerial Map



[Land ID Map Link](#)

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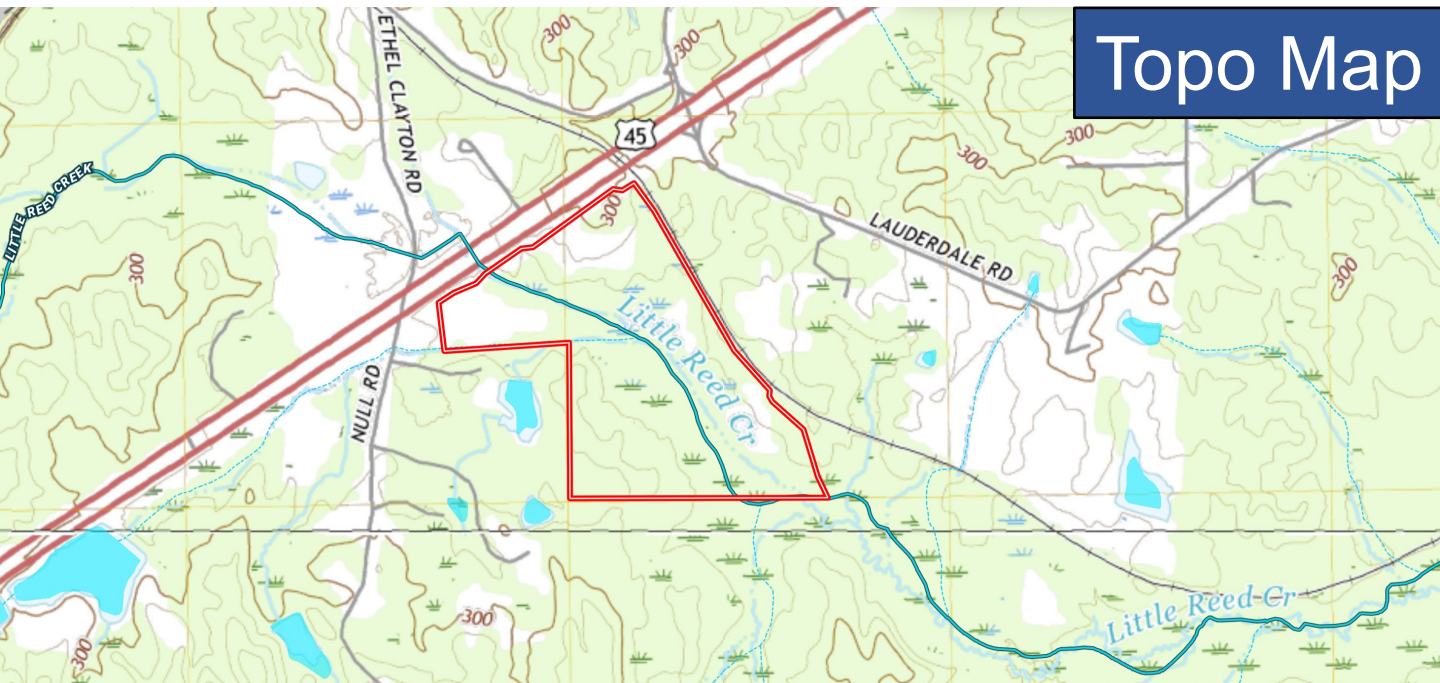


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Ownership Map



Topo Map



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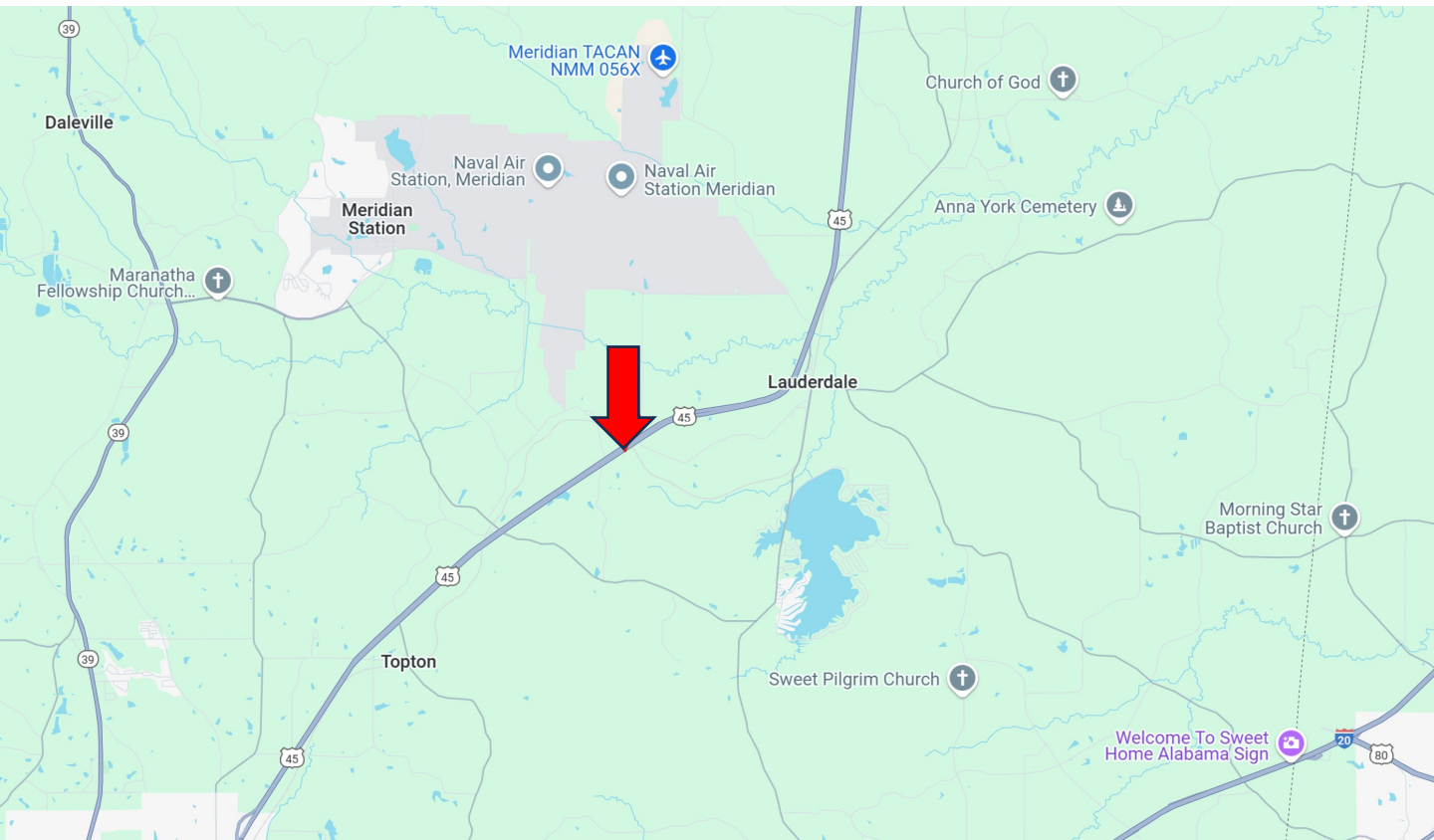


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Directional Map



Directions Hwy 45 and Old Hwy 45 in Lauderdale, MS:

Travel southwest on Old Hwy 45 towards Hwy 45. Turn onto Hwy 45 W and travel 3.1 miles. Make a U-turn at the median and continue on Hwy 45 E for 0.8 miles. The property will be on your right. [Google Map Link](#)

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