

126± Acre Cattle & Hay Farm with Development Potential

Stone County, MS

Perkinston, MS 39573



\$756,000



TOM SMITH

ALC®, BROKER

Office: 601.898.2772

Cell: 601.454.9397

Tom@TomSmithLand.com



Expect More. Get More.

**Call The Land Man
Today!**



TomSmithLandandHomes.com

Office: 601.898.2772

Property Information

Location:

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

Coordinates:

- 30.81050, -89.10315

Property Use:

- Cattle & Hay Farm
- Homesite Potential
- Development Potential

Property Highlights

- 126± Acres
- 2.7± Acre Pond for Fishing & Cattle
- Fully-Fenced & Cross-Fenced
- Premium Improved Pasture Grasses
- Multiple Access Points
- Gently Rolling Pastures
- Utilities Available

**TOM
SMITH**
ALC®, BROKER

Office: 601.898.2772

Cell: 601.454.9397

Tom@TomSmithLand.com



Expect More. Get More.

The Property

126± Acres

Welcome to an exceptional 126± acre cattle and hay farm in Stone County, Mississippi, conveniently located just down the road from the neighboring tract near Perkinston. This beautiful property is fully fenced and cross-fenced and features premium improved pasture grasses ideal for quality cattle grazing and high-yield hay production. A 2.7± acre pond provides excellent fishing and a valuable water source for livestock, while multiple access points make farm operations convenient and efficient. With gently rolling pastures, available utilities, and several beautiful homesites, this property offers excellent development potential and the opportunity to build your dream home in a peaceful country setting. Whether you're looking for a productive cattle and hay operation, a private country estate, or future development opportunities, this property offers the perfect combination of functionality, privacy, and potential. A rare opportunity to own a well-maintained agricultural property in one of Stone County's desirable rural areas.



**TOM
SMITH**
ALC®, BROKER

Office: 601.898.2772

Cell: 601.454.9397

Tom@TomSmithLand.com



Expect More. Get More.

The Property



**TOM
SMITH**

ALC®, BROKER

Office: 601.898.2772

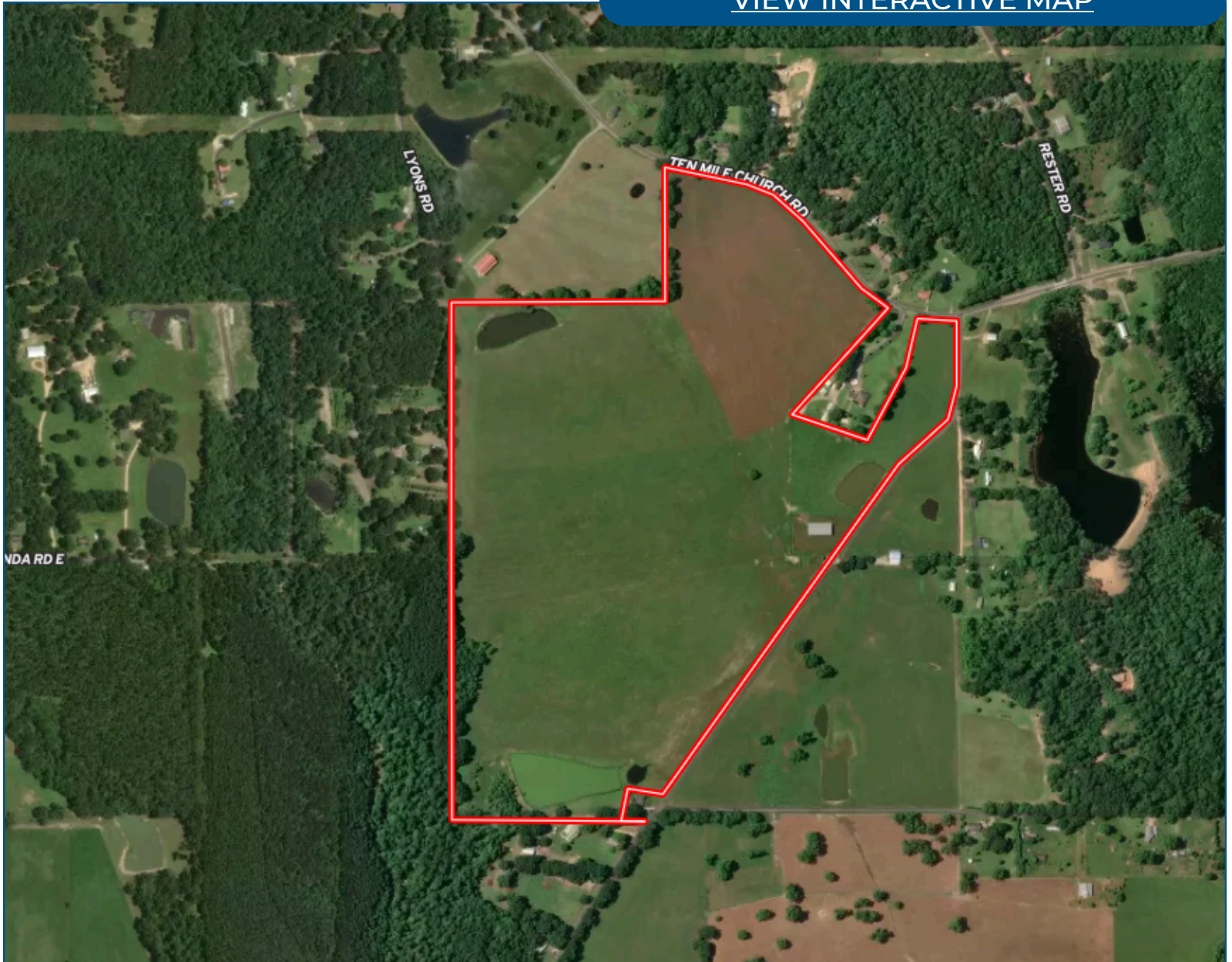
Cell: 601.454.9397

Tom@TomSmithLand.com



Aerial Map

[VIEW INTERACTIVE MAP](#)



**TOM
SMITH**

ALC®, BROKER

Office: 601.898.2772

Cell: 601.454.9397

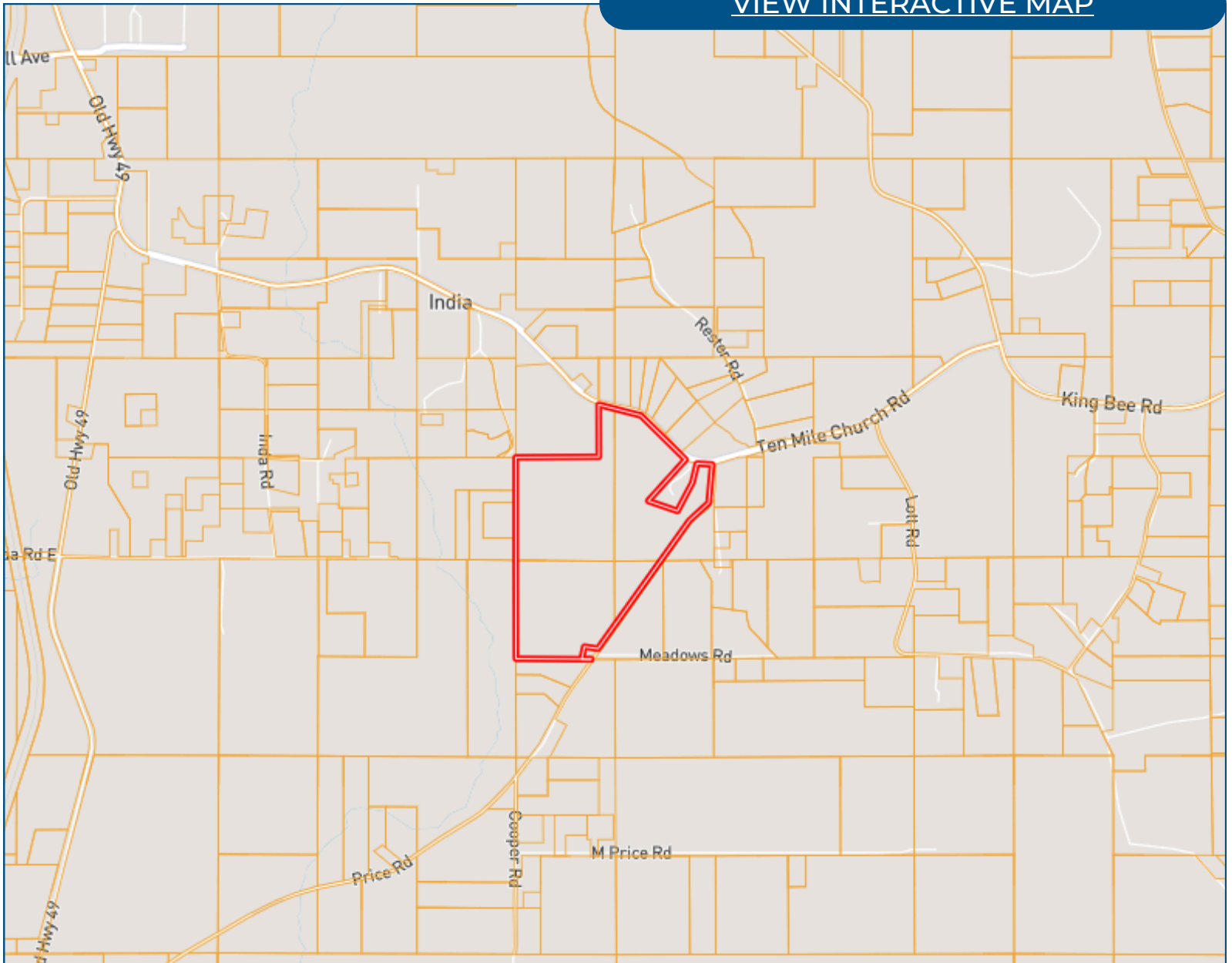
Tom@TomSmithLand.com



Expect More. Get More.

Ownership Map

[VIEW INTERACTIVE MAP](#)



**TOM
SMITH**

ALC®, BROKER

Office: 601.898.2772

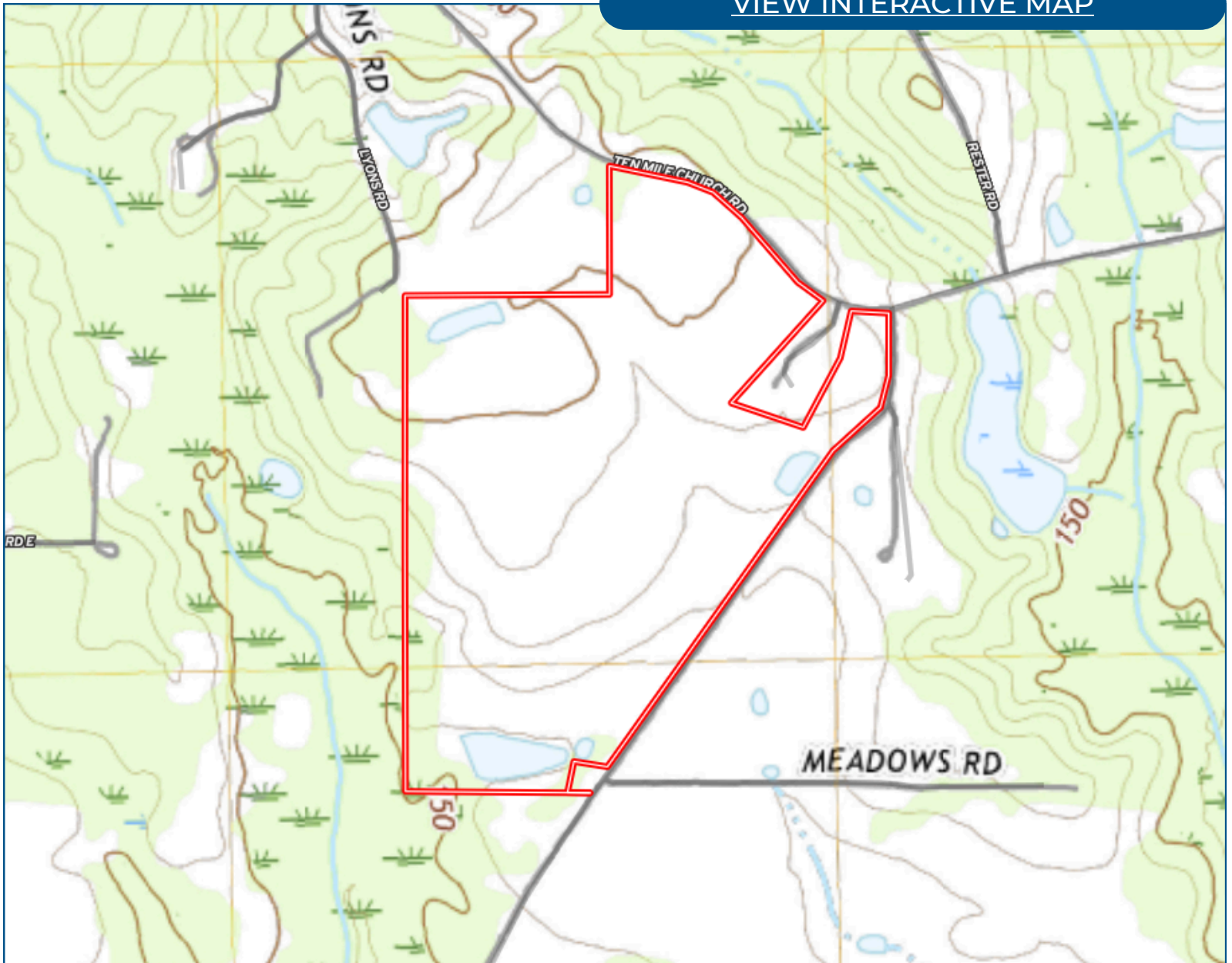
Cell: 601.454.9397

Tom@TomSmithLand.com



Topo Map

[VIEW INTERACTIVE MAP](#)



**TOM
SMITH**

ALC®, BROKER

Office: 601.898.2772

Cell: 601.454.9397

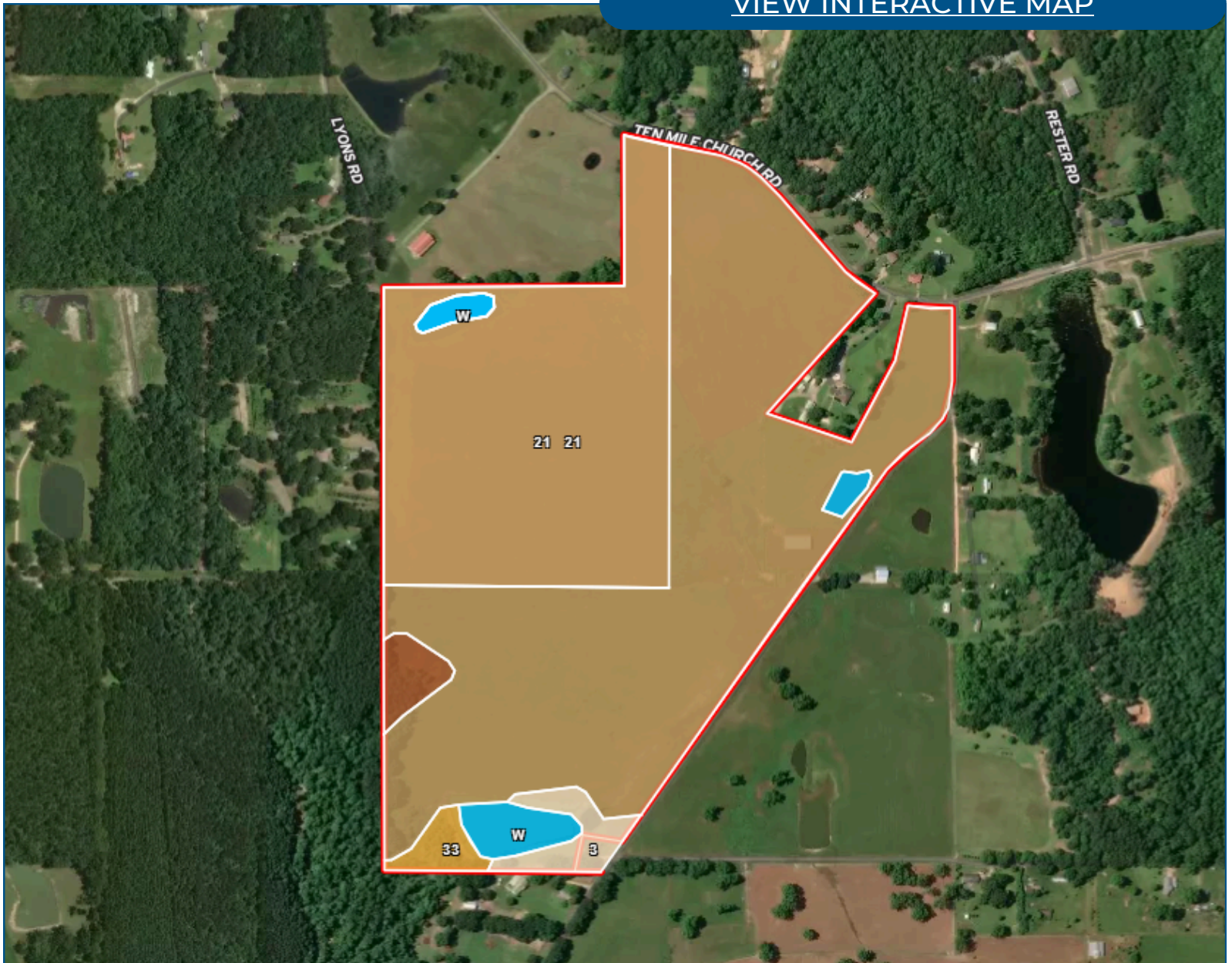
Tom@TomSmithLand.com



Expect More. Get More.

Soil Map

[VIEW INTERACTIVE MAP](#)



**TOM
SMITH**

ALC®, BROKER

Office: 601.898.2772

Cell: 601.454.9397

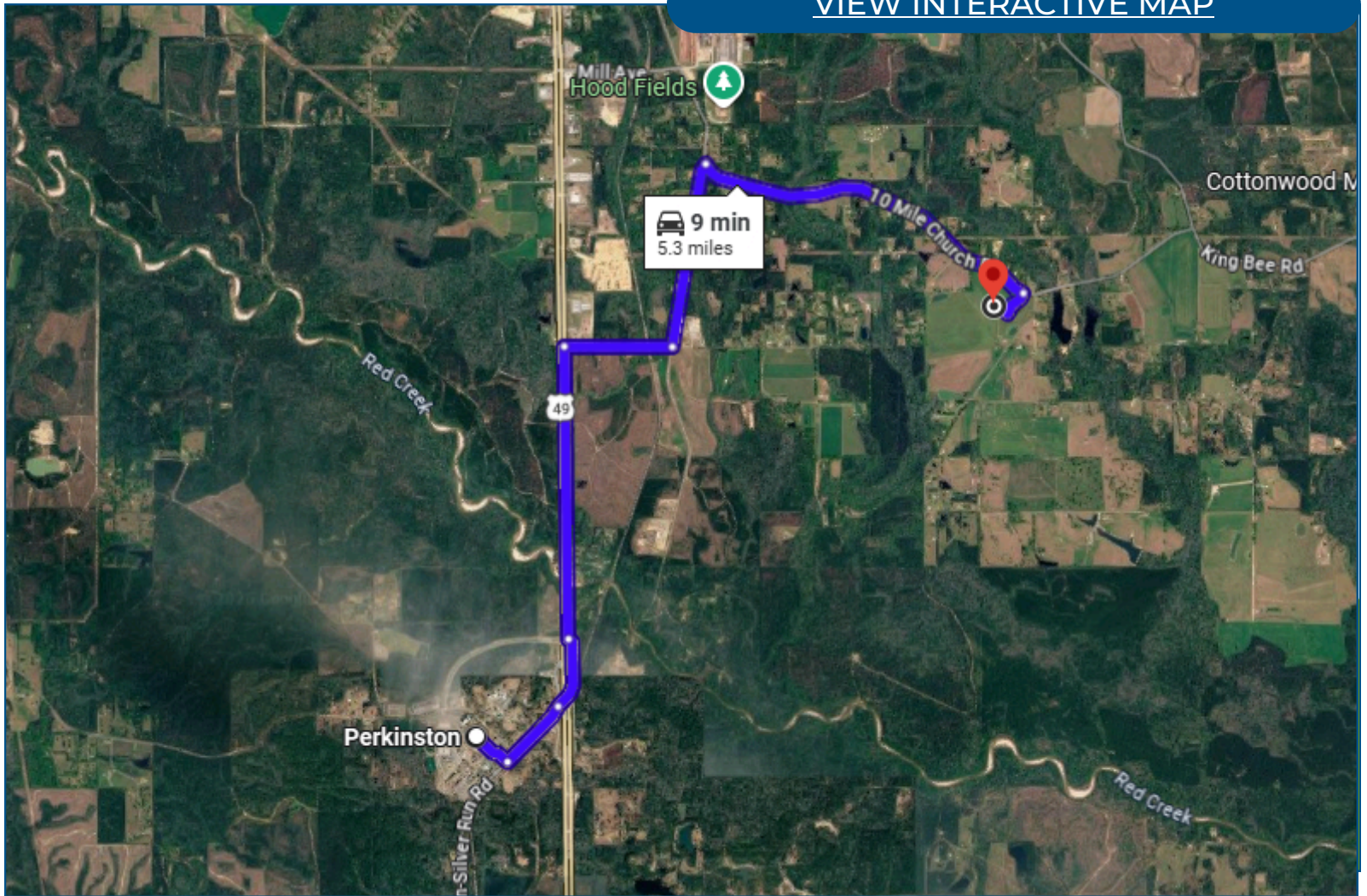
Tom@TomSmithLand.com



Expect More. Get More.

Directional Map

[VIEW INTERACTIVE MAP](#)



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 1.7 miles. Turn right, and the destination is straight ahead.

**TOM
SMITH**
ALC®, BROKER

Office: 601.898.2772

Cell: 601.454.9397

Tom@TomSmithLand.com

