109 Acre Carmack Farm
CR 3122
Vaiden, MS 39176

$327,000
109± Acres
Attala County







SUMMARY

Address
CR 3122

City, State Zip
Vaiden, MS 39176

County
Attala County

Type
Farms, Hunting Land

Latitude / Longitude
33.262468 / -89.621968

Acreage
109

Price
$327,000

Property Website
americas.land







PROPERTY DESCRIPTION

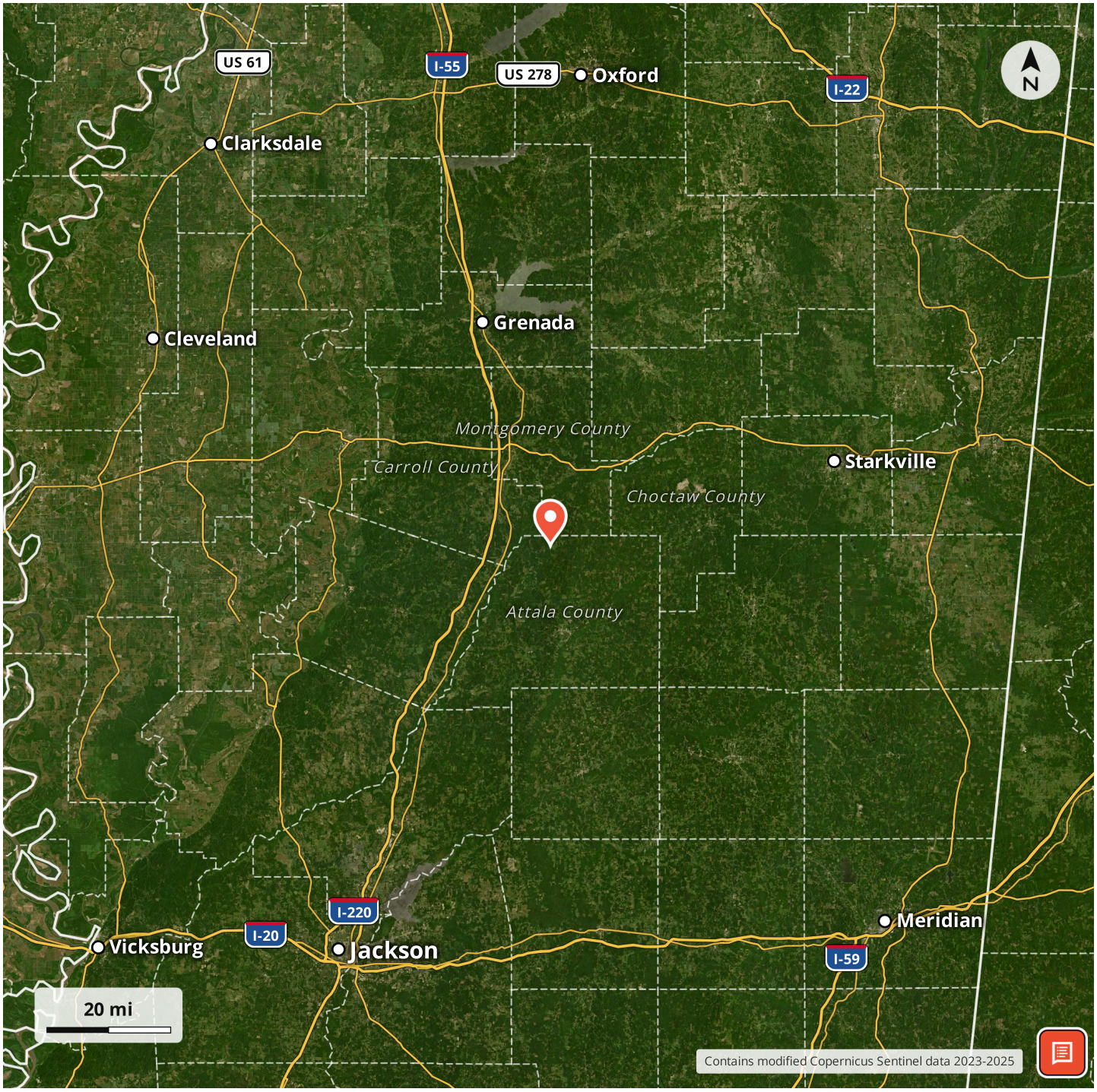
Welcome to LML Farms, a highly productive 109± acre tract located in the Carmack Community of northern Attala County, Mississippi. This farm offers excellent paved frontage along County Road 3122, providing easy, reliable access for both equipment and everyday use. The property is made up of quality agricultural soils including Kirkville loam, Oaklimeter silt loam, and Mantachie loam-well-regarded soil types that have supported a consistent history of successful corn and soybean production. Designed with both efficiency and versatility in mind, the tract features open, workable ground complemented by small pockets of mature timber that add character, natural beauty, and wildlife habitat. A small creek runs through the property, enhancing drainage and providing a natural water source that supports local wildlife. In addition to its strong farming credentials, LML Farms offers excellent recreational opportunities. The area is known for healthy populations of whitetail deer and other game animals, making it an appealing option for those looking to combine agriculture with hunting and outdoor enjoyment. Utilities are located nearby, opening the door for potential homesite development or future improvements. Whether you're expanding an existing farming operation, investing in quality Mississippi farmland, or seeking a multi-use property with both income and recreational potential, LML Farms is a well-rounded opportunity in a desirable location. Don't miss your chance to own a productive and versatile tract in northern Attala County.








Regional Map



Locator Map



Aerial Map



LISTING REPRESENTATIVE

For more information contact:



Representative
Beth McLellan

Mobile
(601) 416-8298

Email
bmclellan@americas.land

City / State / Zip
Kosciusko, MS 39090

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