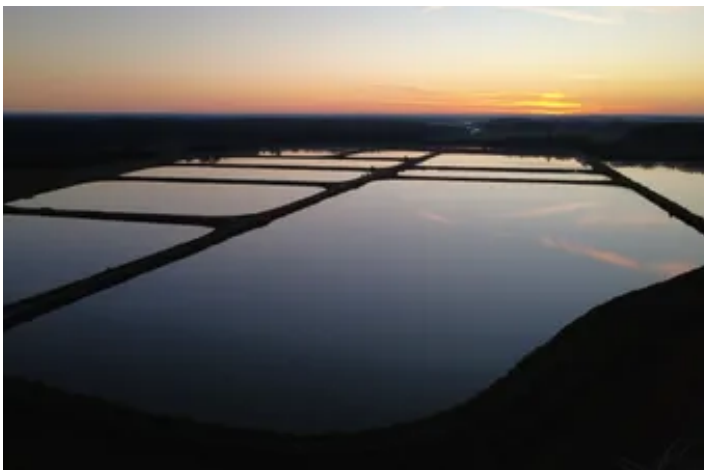


Noxubee 125
3211 Hwy 792
Brooksville, MS 39739

\$610,000
125± Acres
Noxubee County



Noxubee 125
Brooksville, MS / Noxubee County

SUMMARY

Address

3211 Hwy 792

City, State Zip

Brooksville, MS 39739

County

Noxubee County

Type

Farms, Recreational Land, Hunting Land, Business Opportunity

Latitude / Longitude

33.284237 / -88.443417

Acreage

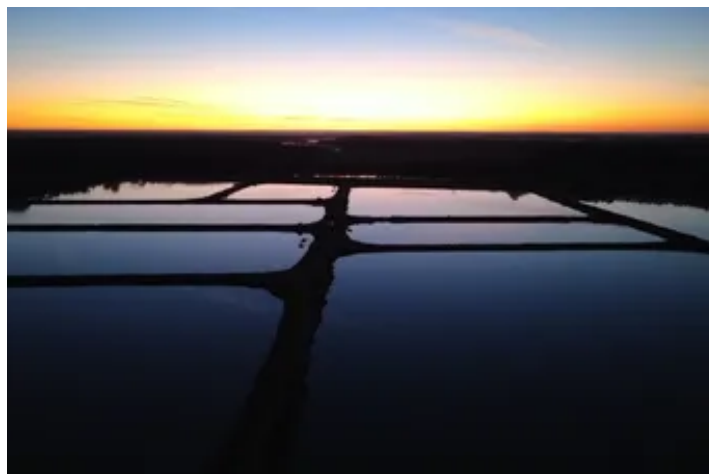
125

Price

\$610,000

Property Website

<https://www.mossyoakproperties.com/property/noxubee-125-noxubee-mississippi/118820/>



PROPERTY DESCRIPTION

Calling all Duck Hunters!! Or Fish Farmers

Envision a canvas of possibility spanning 125 acres in the Plum Grove community, where the whisper of opportunity meets the serenity of nature. The Noxubee 125 presents a unique blend of recreational haven and business potential, ideal for those seeking to invest in hunting land, a working farm, or a strategic business venture. This expansive property invites you to shape its future, offering a rare chance to own a significant piece of Noxubee County's vibrant landscape.

Location

Nestled in just south of the Lowndes County line on Hwy 792, this property boasts a tremendous potential. Its prime location offers both accessibility and a sense of retreat, placing you within a community known for its natural beauty and rural charm. The area provides a welcoming environment for a variety of pursuits, from agricultural endeavors to recreational escapes.

Land and terrain

The 125 acres of the Noxubee 125 present a diverse and engaging landscape, ready for your vision. The terrain offers a mix of features that are ideal for various activities, from cultivating crops to establishing prime hunting grounds. Buyers will appreciate the freedom to explore and enhance the natural contours and characteristics of this generous acreage, ensuring it perfectly suits their specific goals.

Improvements and infrastructure

DISCLAIMER: GENERATORS, FEED BINS, AND ANY FISH FARMING EQUIPMENT DO NOT CONVEY WITH PROPERTY. SELLER RETAINS THE RIGHT TO REMOVE ANY AND ALL PROPERTY WITHOUT ADVANCE NOTICE.

The farm currently has 90 +/- acres of catfish ponds in production.

This property currently exists as a working fish farm, and the remaining equipment can be purchased separately with automation, aerators, and feed bins all in place. The farm has underground power to all ponds, with 3-phase back up generators for peace of mind. While specific structures or features are optional, the acreage offers ample space and potential for a buyer to implement their desired improvements, whether for agricultural operations, recreational facilities, or residential comfort. The freedom to design and build to your exact specifications is a significant advantage here. The dirt under the ponds is known in the area for growing high yielding corn and cotton.

Water and utilities

The property is poised for development and operation, with the necessary infrastructure for essential services readily available or easily established. Buyers can anticipate straightforward connections to utilities, allowing for the seamless development of any planned structures or amenities. The availability of water resources will support a variety of uses, from agricultural needs to personal enjoyment. The area is only 6 +/- miles from the Tenn Tom Waterway, and this would make a fantastic duck and wildlife hunting ground. James Creek borders it to the north, and there are several sloughs and water ways in addition to the established catfish ponds.

Wildlife and vegetation

The 125 acres are a natural sanctuary, offering a rich environment for a diverse array of wildlife and lush vegetation. The varied landscape provides excellent habitat, promising abundant opportunities for observing nature or engaging in recreational hunting. The specific species present and the types of plant life contribute to a vibrant ecosystem, enhancing the property's appeal as a natural retreat.

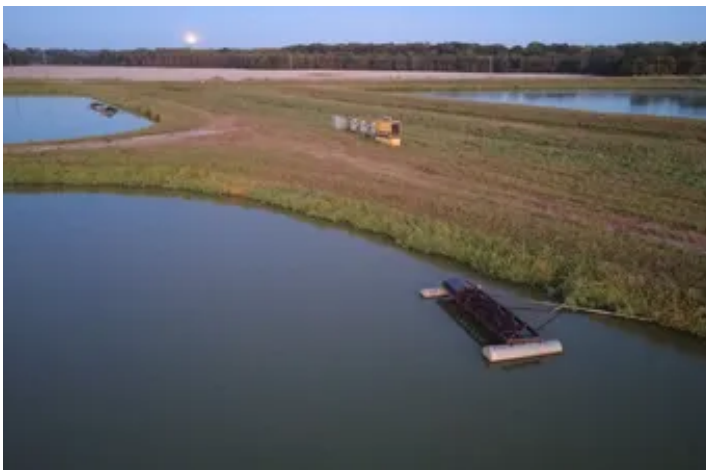
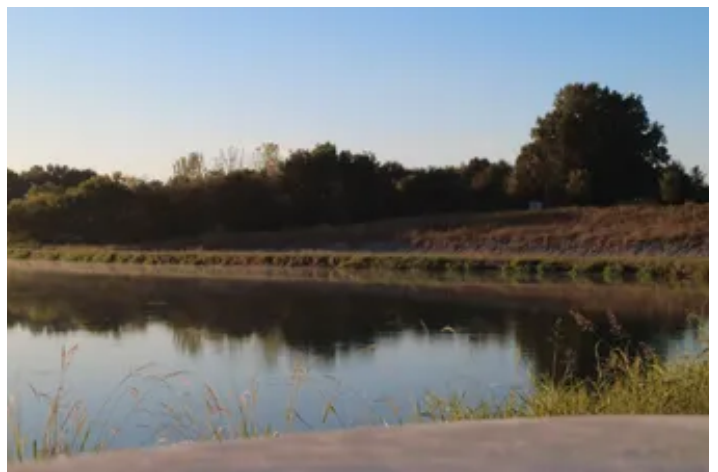
Current and potential use

Currently, this versatile property holds immense potential as hunting land, recreational land, and a robust business opportunity, alongside its suitability for farming. Its expansive acreage allows for a seamless transition between these uses or the integration of multiple ventures simultaneously. The future owner has the freedom to define its purpose, whether as a private estate, a productive farm, or a thriving recreational enterprise.

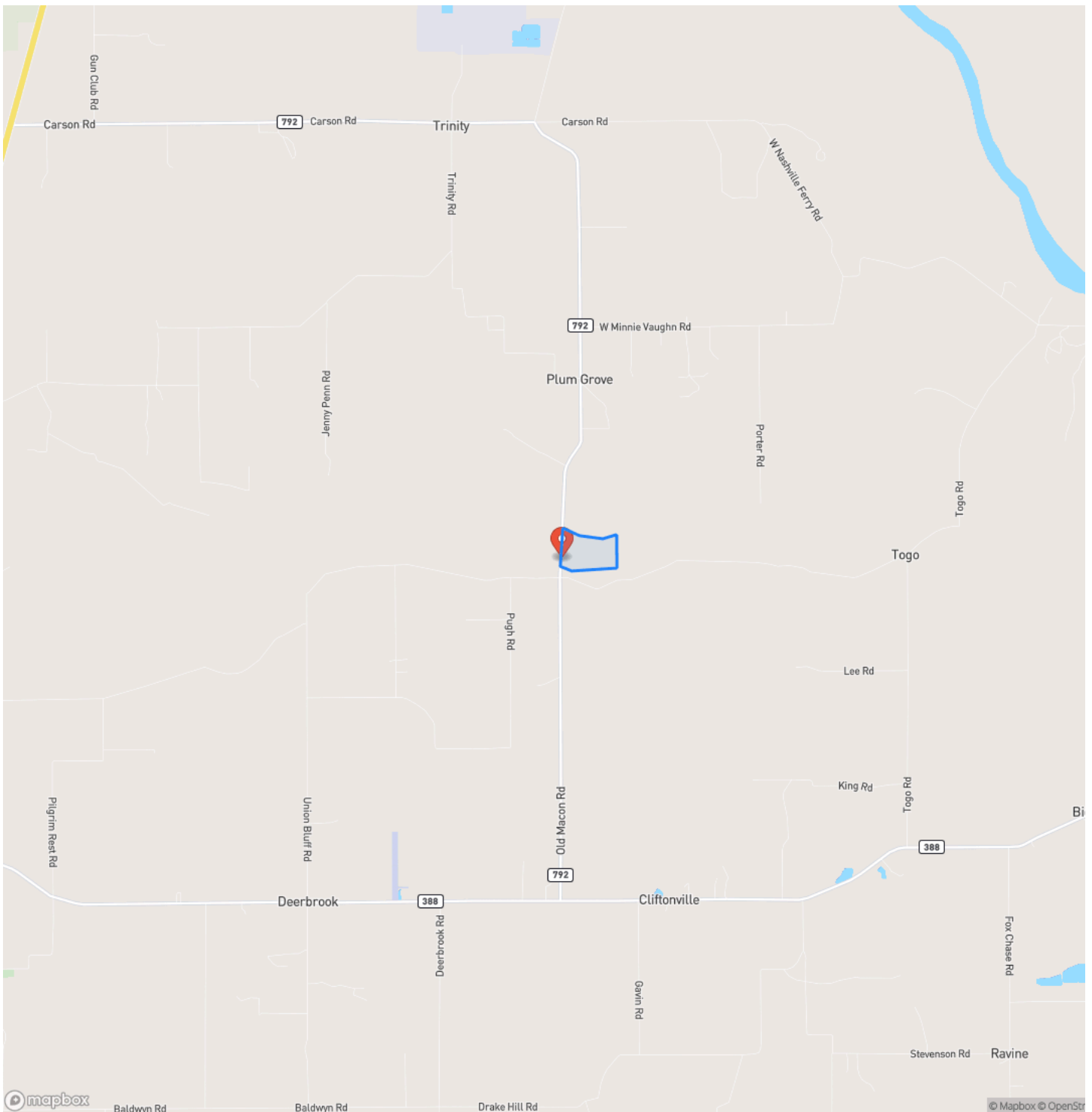
Access and easements

With direct access via Hwy 792, the property ensures ease of entry and exit, facilitating both daily operations and recreational visits. The established road frontage provides convenient connectivity, while the property's boundaries are clear, offering peace of mind regarding access and ownership. This excellent accessibility is a key asset, enhancing the practicality and appeal of the Noxubee 125.

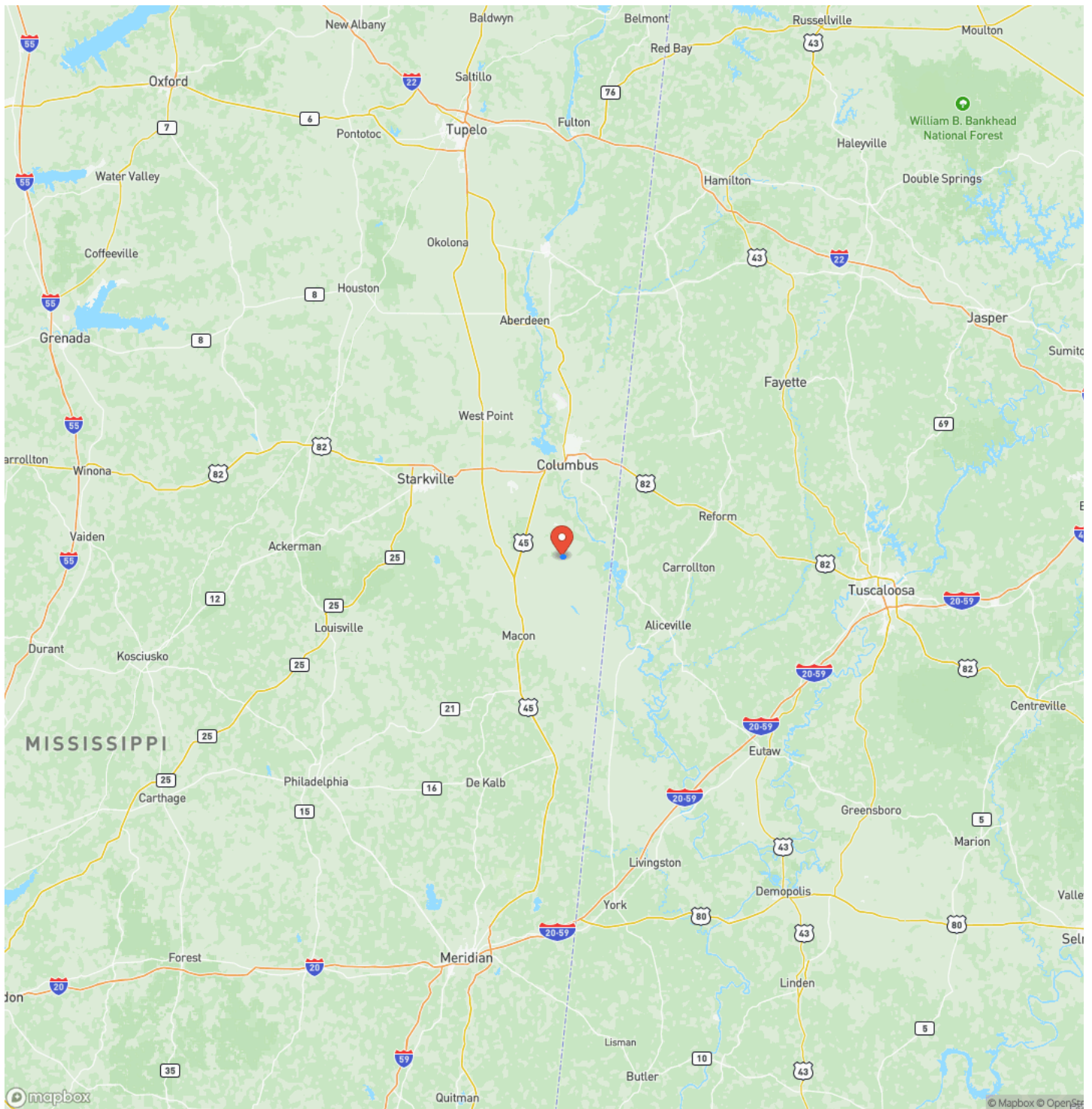
Noxubee 125
Brooksville, MS / Noxubee County



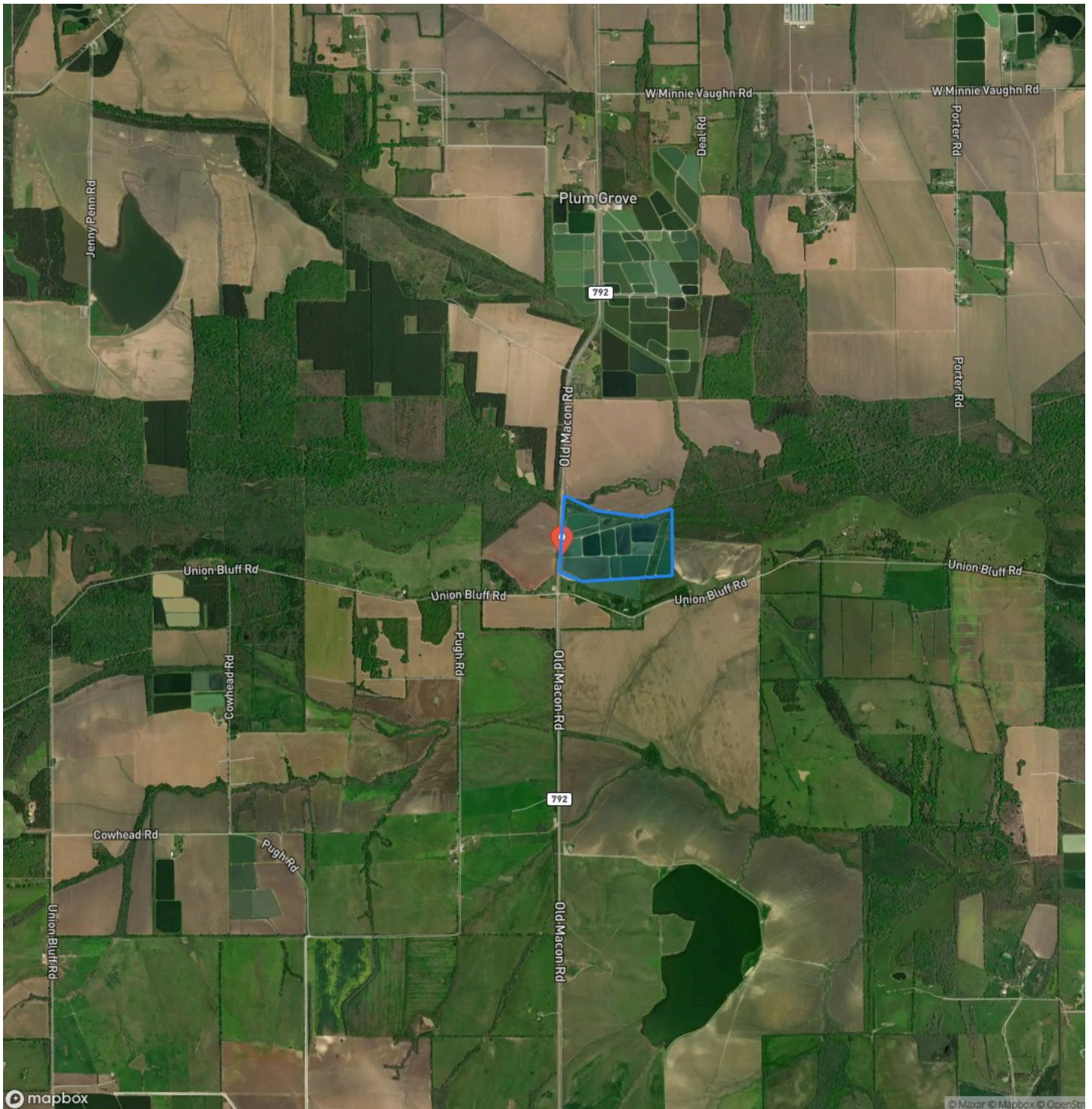
Locator Map



Locator Map



Satellite Map



For more information contact:



Wendell Giesbrecht

Mobile
(662) 361-8521

(662) 495-1121

Email
wgiesbrecht@mossyoakproperties.com

5795 Hwy 45 Alt South

City / State / Zip
West Point, MS 39773

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



<https://www.mossyoakproperties.com/>

DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

Mossy Oak Properties Bottomland Real Estate

5795 Highway 45 Alt S

West Point, MS 39773

(662) 495-1121

<https://www.mossyOakproperties.com/>

