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UC
RANCH
PROPERTIES
A DIVISION OF UNITED COUNTRY REAL ESTATE

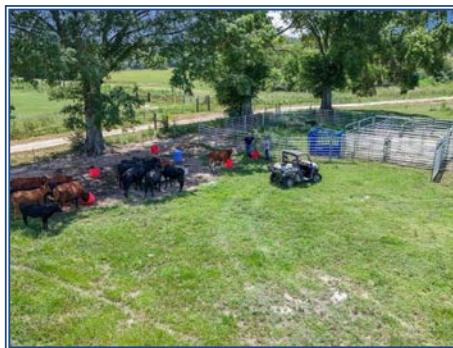
SOUTHERN
STATES REALTY



Looking for a place to build a house or run cattle? This 156.5 acre cattle farm is fully equipped and located 10 miles west of Poplarville in Pearl River County, MS. Improvements include a newly built 50'x100' shop and barn, almost 15,000' of new fencing, a water well, 2 ponds and great grass. The land consists of gentle rolling hills offering several fantastic home sites with long range views over much of the property, and almost 100% of the land is in hay ground or pasture. The shop/barn is 50'x100' with a 16' eave height and a 14' roll up door allowing you to store your tools, equipment and hay all under one roof. No expense was spared with the perimeter and cross fencing as you will find welded drill stem bracing, galvanized T-posts, and 5 strand barbed wire. This is one of those properties where all of the hard work has been done. The area is nice, and the property is surrounded by large landowners and is located on a quiet country road with very little traffic. This would be a beautiful property to live on. High speed internet is available.

321 South Valley Road, Poplarville, MS

30.770918, -89.714311 GPS



\$680,000

156.5± Acres
MLS #24-1650

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