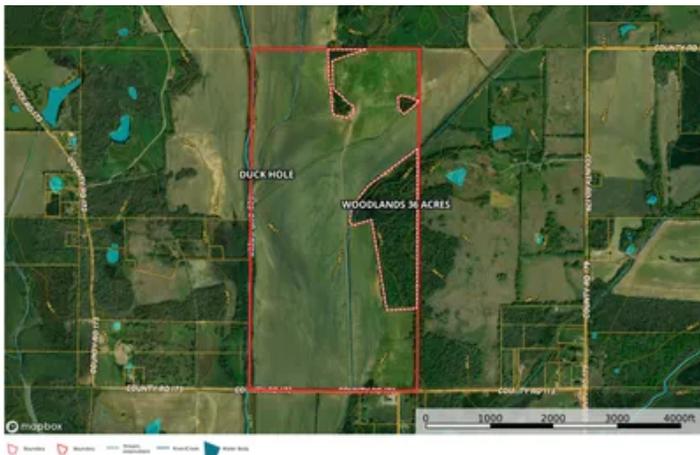


Chickasaw County - 320 CR 173 Ag Investment Tract  
00 County Road 173  
Okolona, MS 38860

**\$1,440,000**  
320± Acres  
Chickasaw County



**Chickasaw County - 320 CR 173 Ag Investment Tract  
Okolona, MS / Chickasaw County**

**SUMMARY**

**Address**

00 County Road 173

**City, State Zip**

Okolona, MS 38860

**County**

Chickasaw County

**Type**

Farms, Business Opportunity, Hunting Land

**Latitude / Longitude**

33.854918 / -88.751152

**Taxes (Annually)**

883

**Acreage**

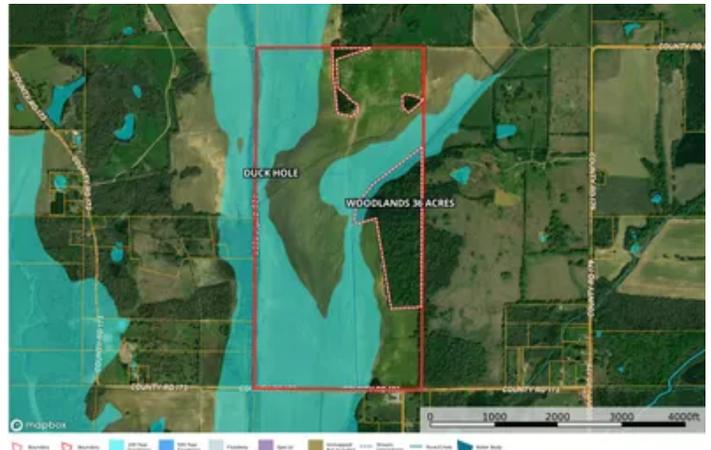
320

**Price**

\$1,440,000

**Property Website**

<https://www.mossyoakproperties.com/property/chickasaw-county-320-cr-173-ag-investment-tract-chickasaw-mississippi/100731/>



y 323.36 ac

SOIL DESCRIPTION	ACRES	%	CR
Leeper silty clay loam, 0 to 2 percent slopes, occasionally flooded	240.6	74.4	0
Kipling silty clay, 5 to 12 percent slopes, severely eroded	39.64	12.26	0
Kipling silt loam, 2 to 5 percent slopes, moderately eroded	27.23	8.42	0
Prentiss fine sandy loam, 2 to 5 percent slopes	12.39	3.83	0
Demopolis-Kipling complex, 8 to 25 percent slopes, severely eroded	3.5	1.08	0
	323.36 (*)	100%	-

may differ in the second decimal compared to the sum of each acreage and error because we only show the acres of each soil with two decimal.

## Chickasaw County - 320 CR 173 Ag Investment Tract Okolona, MS / Chickasaw County

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### PROPERTY DESCRIPTION

**Prime 320-Acre Income & Recreation Tract | Southeast Chickasaw County, MS**  
Experience the perfect synergy of high-yield agriculture and premier Mississippi recreation.

Located in the heart of Southeast Chickasaw County, this **320-acre versatile land tract** is a rare find for the serious investor or owner-operator. Positioned strategically near the Clay and Monroe County lines, this property offers a unique blend of highly productive row crop acreage and established hunting grounds.

With significant frontage on **Red Bud Creek**, the land benefits from natural water movement and **excellent drainage**, ensuring your crops-and your hunts-stay on track. Whether you are looking to expand your agricultural portfolio with **Class II and III soils** or seeking a legacy hunting property with an established duck hole, this tract delivers on every front.

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### **Agricultural Specs & Investment Flexibility**

This is an **excellent investment tract** designed for performance. The soil quality here is widely regarded as some of the best in the region, and the current lease structure offers immediate flexibility for the incoming owner.

- **Immediate Availability:** The property is currently leased through the end of the current crop season.
  - **Owner-Operator Ready:** If you are looking to farm the land yourself, it will be **available for the next season**.
  - **Investor Opportunity:** New owners will have the freedom to **negotiate new lease terms** or select their own tenant following the upcoming harvest.
  - **Cultivable Land:** 275 +/- acres currently in row crop production.
  - **Soil Quality:** Premium **Class II and Class III soils** (Excellent for the area).
  - **Infrastructure:** A **2,400 SF equipment shed** provides ample storage for tractors, implements, or hunting gear.
  - **Access:** Extensive **County Road frontage** ensures easy equipment transport and year-round accessibility.
  - **Water & Drainage:** Red Bud Creek frontage provides superior natural drainage across the tillable acres.
- 

### **Premier Mississippi Hunting & Recreation**

Rarely does a "dirt-investment" offer this level of sporting variety. This property is a true **triple-threat** for Mississippi wildlife enthusiasts.

- **Waterfowl:** Features an **established duck hole** ready for the winter migrations.
  - **Hardwoods:** 36 acres of **mature hardwoods** provide a mast-producing sanctuary for trophy whitetail deer.
  - **Small Game & Birds:** The transition zones between the row crops and timber offer elite **Deer, Duck, and Dove hunting** opportunities.
- 

### **Location & Regional Proximity**

Centrally located for convenience while maintaining complete rural privacy, this tract is situated:



- **10 miles** south of Okolona, MS.
  - **15 miles** from Houston, Aberdeen, and West Point, MS.
  - **Strategic Positioning:** Nestled in Southeast Chickasaw County near the intersection of Clay and Monroe Counties.
- 

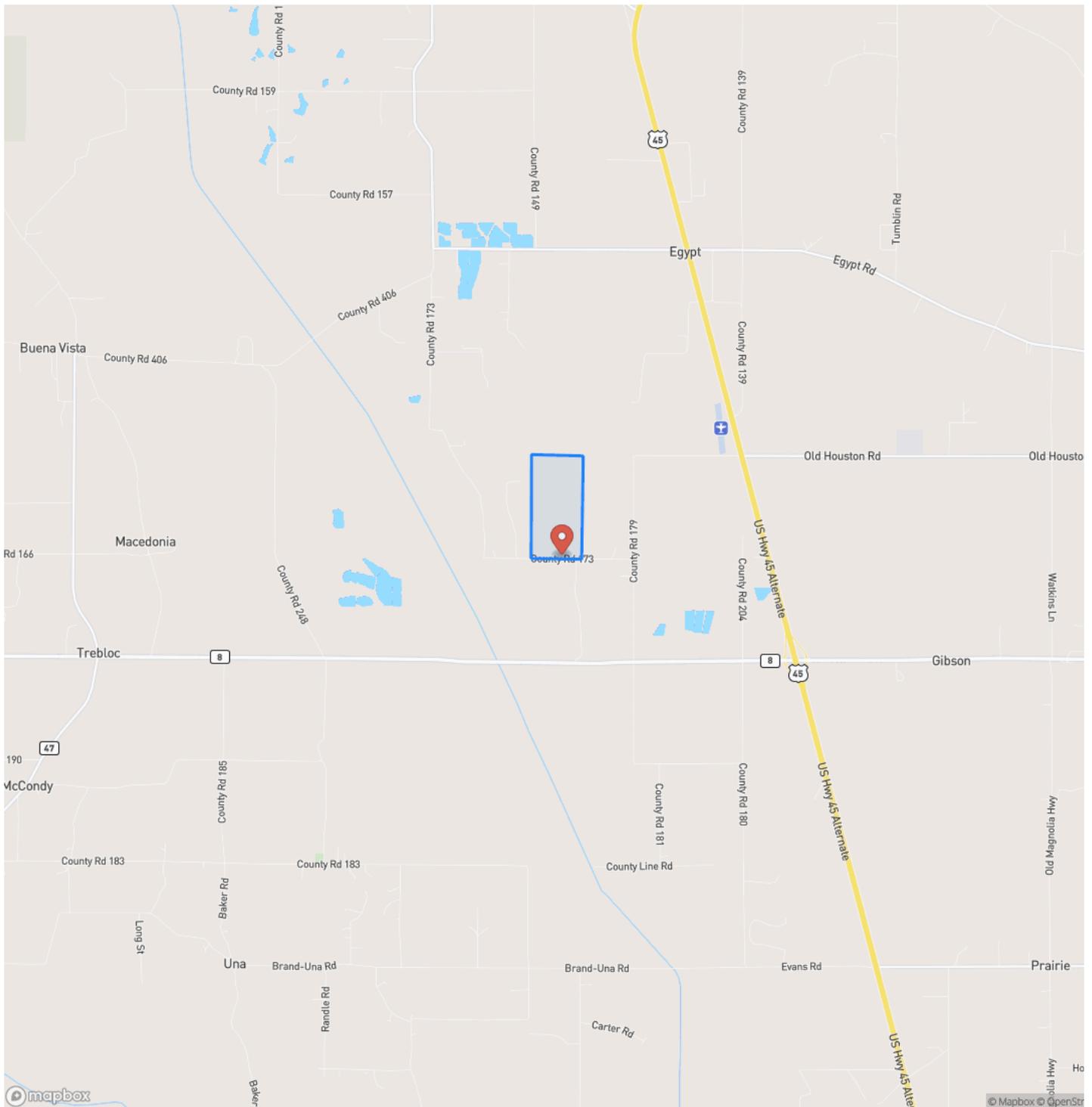
**Don't miss a chance to own a high-performing asset that pays you back in both yield and memories.**



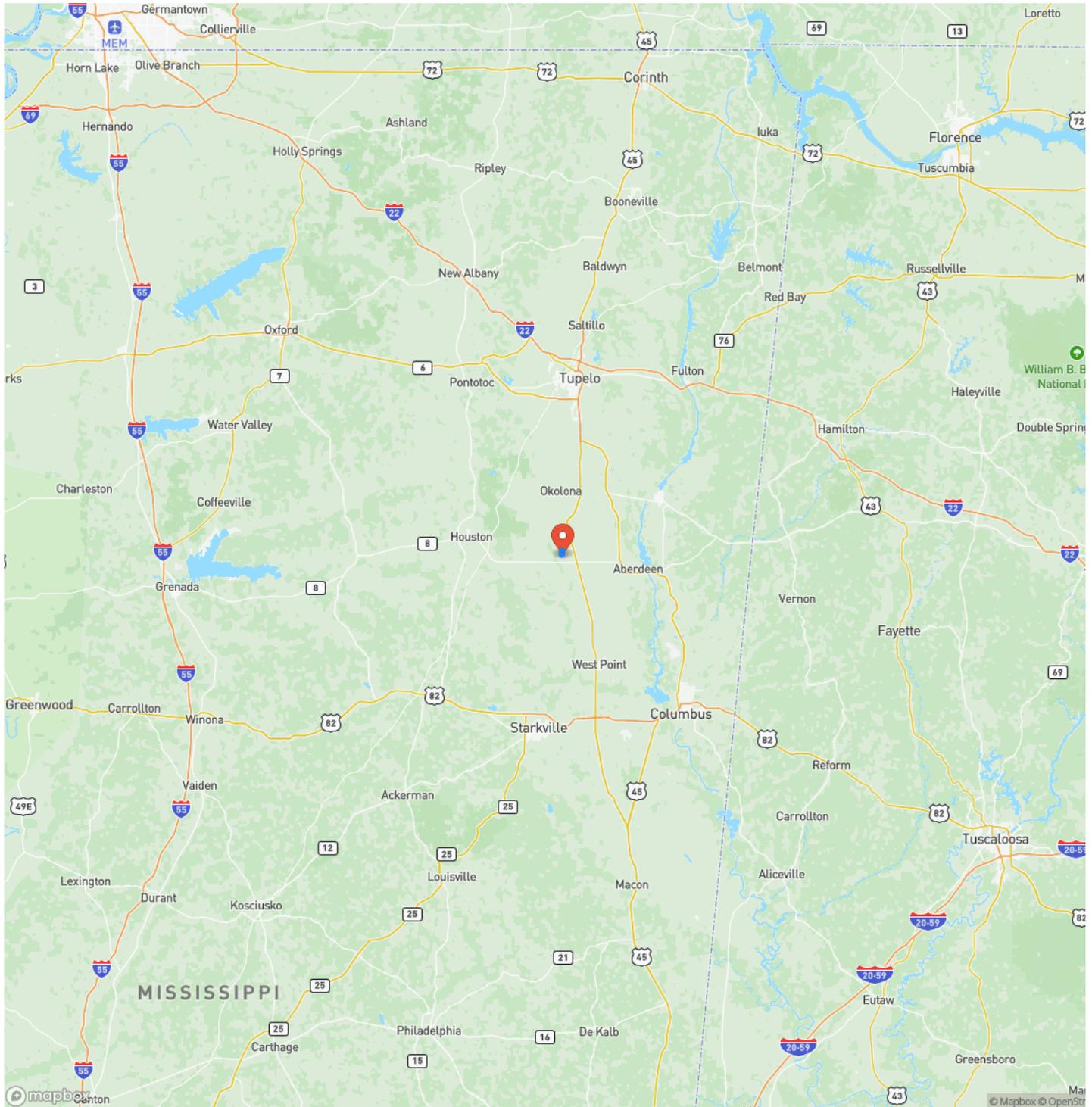
Chickasaw County - 320 CR 173 Ag Investment Tract  
Okolona, MS / Chickasaw County



# Locator Map



# Locator Map









## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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.

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West Point, MS 39773  
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