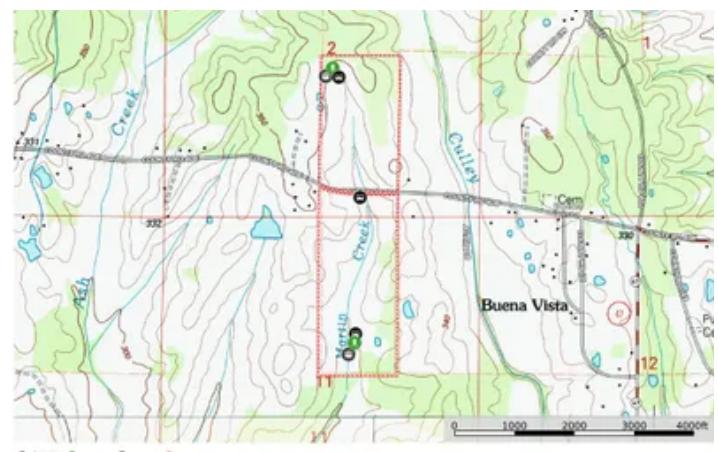


Chickasaw County -160 acre +/- Ag/Rec/Residential
Tract
00 County Road 406
Houston, MS 38851

\$560,000
160± Acres
Chickasaw County



Chickasaw County -160 acre +/- Ag/Rec/Residential Tract Houston, MS / Chickasaw County

SUMMARY

Address

00 County Road 406

City, State Zip

Houston, MS 38851

County

Chickasaw County

Type

Farms, Hunting Land, Recreational Land

Latitude / Longitude

33.885275 / -88.849772

Acreage

160

Price

\$560,000

Property Website

<https://www.mossyoakproperties.com/property/chickasaw-county-160-acre-ag-rec-residential-tract-chickasaw-mississippi/98942/>



polygons 160.82 ac

	SOIL DESCRIPTION	ACRES	%	CPI	NOO
	Kipling silty clay, 5 to 12 percent slopes, severely eroded	74.16	46.11	0	62
	Kipling silt loam, 2 to 5 percent slopes, moderately eroded	37.8	23.5	0	58
	Leeper silty clay loam, 0 to 2 percent slopes, occasionally flooded	29.46	18.32	0	61
	Demopolis silty clay loam, 2 to 8 percent slopes, severely eroded	8.87	5.52	0	13
	Brooksville silty clay loam, 2 to 5 percent slopes	5.66	3.52	0	54
	Ora loam, 2 to 5 percent slopes	3.17	1.97	0	61
	Kipling silt loam, 5 to 8 percent slopes, eroded	1.7	1.06	0	67
		160.82	100%	-	57.9

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



**Chickasaw County -160 acre +/- Ag/Rec/Residential Tract
Houston, MS / Chickasaw County**

PROPERTY DESCRIPTION

160± Acres | Income-Producing Farm & Proven Hunting Land

Southeast Chickasaw County, MS | Near Buena Vista Community

Located in **Southeast Chickasaw County near the Buena Vista Community**, this 160± acre property offers a rare combination of productive farmland, diverse terrain, and established recreational improvements.

Approximately **80± acres are in open cropland and pasture**, with the remaining **80± acres in mixed hardwood and pine timber** along a year-round creek corridor. The layout is clean, functional, and highly desirable from both an agricultural and recreational standpoint.

Agricultural & Investment Value

The farm is currently **leased on a cash rent basis**, providing immediate income to the owner.

- Productive prairie-based soils
- Recently planted in soybeans
- Winter wheat cover crop in place as of listing date
- Established farming history
- Strong access and field layout for equipment efficiency

The winter wheat cover crop not only protects soil health but enhances wildlife forage during the cooler months - creating a natural synergy between agriculture and recreation.

For investors, this tract offers:

- Predictable annual farm income
- Long-term land appreciation potential
- Soil productivity backed by proven crop history
- Flexibility to continue row crop production or convert acreage to pasture, hay, or expanded wildlife management

In a time when quality farmland continues to be a stable hard asset, this property provides both yield and growth potential.

Land & Terrain Diversity

- Approx. 80± acres cropland/pasture
- Approx. 80± acres timber and creek bottom
- Prairie soils, rolling hills, and hardwood bottomland
- Year-round creek running north to south
- Excellent potential lake site

- Multiple scenic homesite locations

Hunting & Wildlife Improvements

- Two 500 lb Boss Buck gravity feeders included
- One elevated deer stand in place
- Established food plot areas
- Strong whitetail deer and turkey habitat
- Natural wildlife funnels along creek and timber edges
- Internal trail system

The 50/50 balance of open ground and timber creates ideal habitat structure while maintaining agricultural income - a combination that is increasingly difficult to find in Southeast Chickasaw County.

Whether you're seeking a **Mississippi farmland investment**, income-producing hunting property, or a legacy tract to hold long-term, this 160-acre property delivers both financial and recreational return.

Fred Zepponi III, Broker

Licensed in MS, AL, and AR

Office: [662-495-1121](tel:662-495-1121)

Cell [662-318-1292](tel:662-318-1292)

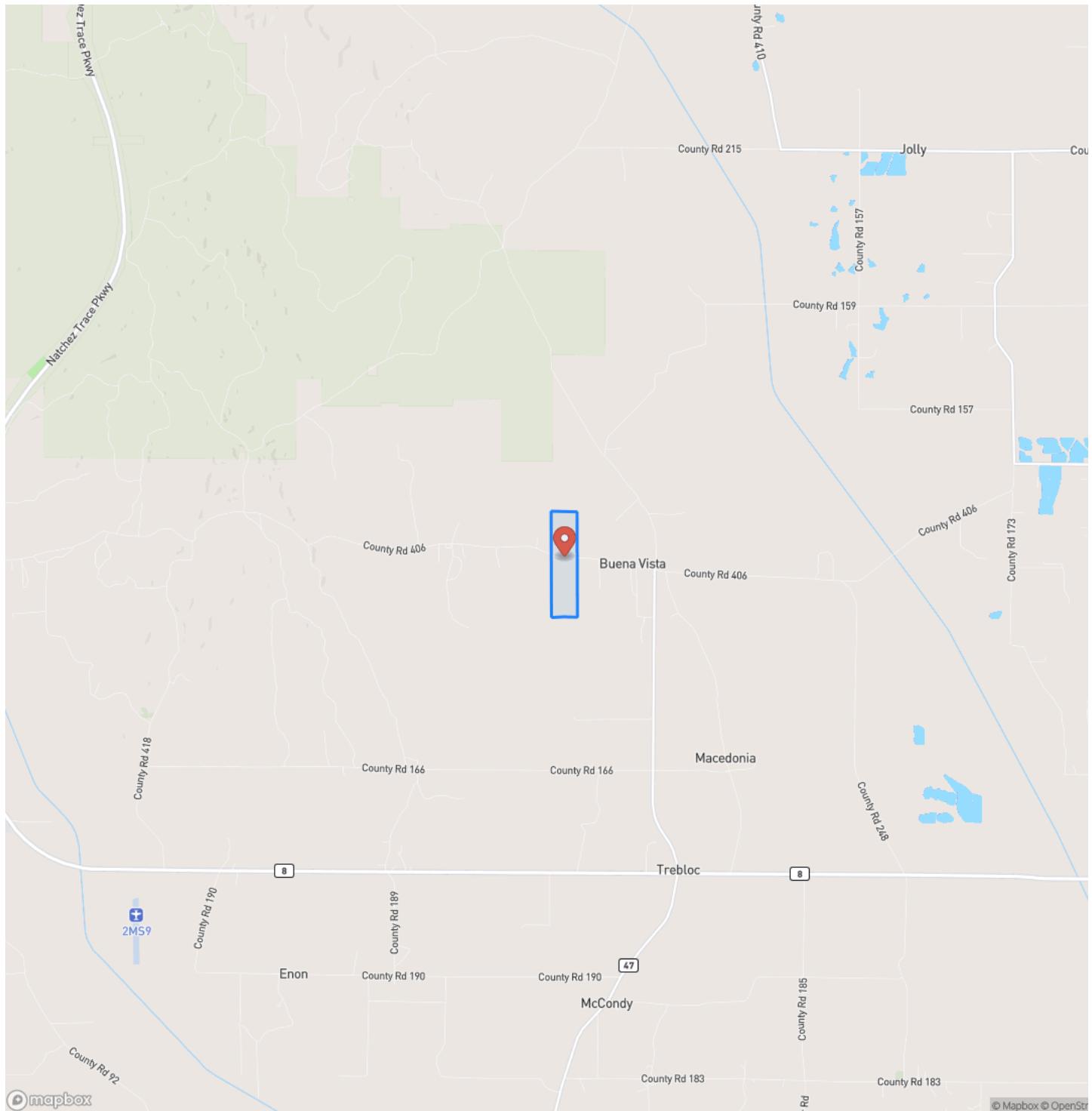
Email: fred@mossyoakproperties.com

**Chickasaw County -160 acre +/- Ag/Rec/Residential Tract
Houston, MS / Chickasaw County**

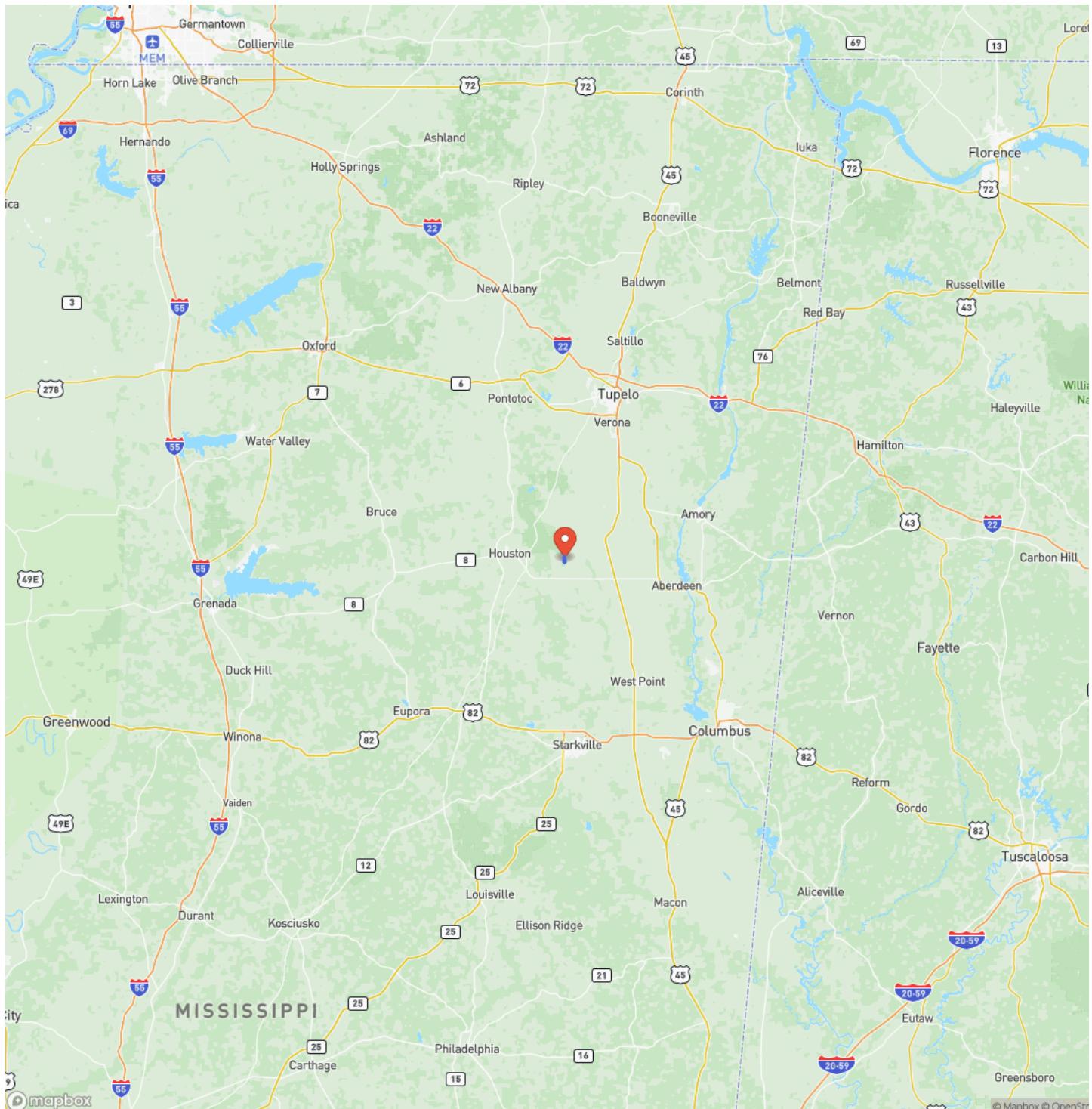


Chickasaw County -160 acre +/- Ag/Rec/Residential Tract Houston, MS / Chickasaw County

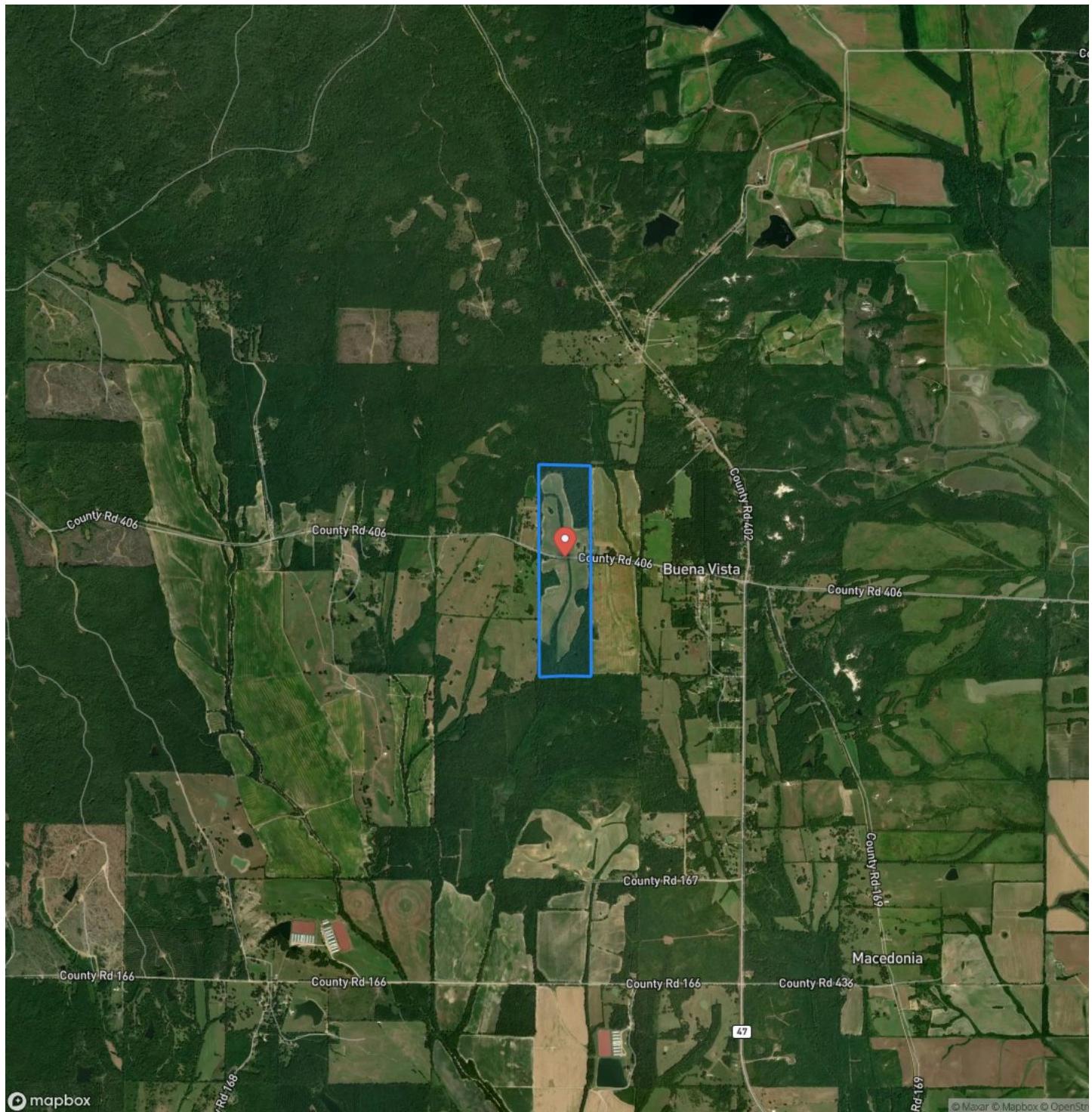
Locator Map



Locator Map



Satellite Map



© mapbox

© Maxar © Mapbox © OpenStreetMap

Chickasaw County -160 acre +/- Ag/Rec/Residential Tract Houston, MS / Chickasaw County

LISTING REPRESENTATIVE

For more information contact:



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Address

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City / State / Zip

NOTES



MORE INFO ONLINE:

MossyOakProperties.com

NOTES

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.

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