

**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.mossoakproperties.com/property/chickasaw-county-160-acre-ag-rec-residential-tract-chickasaw-mississippi/98942/>



polygons 160.82 ac

E	SOIL DESCRIPTION	ACRES	%	GPI	NOI
	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
	Brookville 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. Round error because we only show the acres of each soil with two decimal.



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### **PROPERTY DESCRIPTION**

#### **160± Acre Income-Producing Farm & Premier Hunting | Chickasaw County, MS**

Location: Southeast Chickasaw County near Buena Vista, Mississippi 39730

Discover a premier 160-acre multi-use land investment in the heart of the Mississippi Black Prairie. This unique tract offers the highly coveted 50/50 land-to-timber ratio, providing a seamless blend of agricultural ROI and elite recreational performance. Whether you are seeking a stable hard asset or a legacy hunting property, this Chickasaw County farm delivers on every metric.

#### **Agricultural Investment & Soil Productivity**

Positioned as a high-yield income-producing farm, the property features approximately 80± acres of open cropland.

- **Proven Soil:** The acreage consists of productive, prairie-based soils (Houston Clay types) known for equipment efficiency and high yields.
- **Immediate Revenue:** Currently managed under a cash-rent lease, providing the owner with predictable annual income.
- **Sustainable Practice:** Recently harvested in soybeans, the fields are currently established in a winter wheat cover crop. This dual-purpose strategy protects soil health while serving as a high-protein "magnet" for late-season wildlife.

#### **Proven Hunting & Wildlife Habitat**

The remaining 80± acres of mixed hardwood and pine timber create a diverse ecosystem for Mississippi Whitetail Deer and Eastern Wild Turkey.

- **The "Edge Effect":** The transition between the 80 acres of row-crop forage and the dense timber creates ideal "edge" habitat, concentrating game along the fields.
- **Water & Corridors:** A year-round creek traverses the property from north to south, acting as a primary riparian corridor and natural travel funnel for trophy bucks.
- **Turnkey Ready:** The sale includes two 500 lb Boss Buck gravity feeders and an elevated box stand, allowing for immediate recreational use.

#### **Terrain Diversity & Future Development**

Beyond its current utility, the land offers significant appreciation potential and residential opportunities:

- **Scenic Homesites:** Multiple elevated locations offer panoramic views of the rolling prairie-perfect for a private lodge or permanent residence.
- **Water Development:** The natural topography features a basin highly suitable for a potential large-scale lake site.
- **Strategic Access:** Located near the Buena Vista community, the property maintains excellent road frontage and an internal trail system for easy navigation.

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### **Property At-A-Glance**

Asset Detail	Specifications
Total Acreage	160± Acres
Land Composition	80ac Tillable / 80ac Timber



Primary Crops    Soybeans & Winter Wheat  
County            Chickasaw County, MS  
Key Features    Creek, Feeders, Black Prairie Soils  
Fred Zepponi III, Broker

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## Locator Map

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## Locator Map

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## Satellite Map







## **DISCLAIMERS**

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