

Chickasaw County - 140- Acres -Pines on the Prairie-
Turkey Heaven
0 Highway 41
Okolona, MS 38860

\$560,000
140± Acres
Chickasaw County



Chickasaw County - 140- Acres -Pines on the Prairie- Turkey Heaven
Okolona, MS / Chickasaw County

SUMMARY

Address

0 Highway 41

City, State Zip

Okolona, MS 38860

County

Chickasaw County

Type

Hunting Land, Farms, Recreational Land

Latitude / Longitude

34.025507 / -88.793625

Taxes (Annually)

500

Acreage

140

Price

\$560,000

Property Website

<https://www.mossyoakproperties.com/property/chickasaw-county-140-acres-pines-on-the-prairie-turkey-heaven-chickasaw-mississippi/61972/>



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PROPERTY DESCRIPTION

Pines on the Prairie – 140 Acres of Natural Beauty in the Mississippi Black Prairie Region

Discover the charm of "Pines on the Prairie," a picturesque 140-acre property that offers a blend of investment, recreational, and residential opportunities. Originally a pasture tract, this land was planted in pine trees approximately 20 years ago and is now a thriving woodland. Situated in the gently rolling hills of the Mississippi Black Prairie region, this property provides a diverse habitat perfect for a variety of uses.

Property Highlights:

- **Location:** Across the road from Okolona Country Club, 5 minutes from Okolona, and within 30 minutes of Pontotoc and Tupelo.
- **Size:** 140 acres of gently rolling topography with extensive highway frontage.
- **Timber:** Former pasture tract, now planted with pines approximately 20 years ago.
- **Wildlife Habitat:** Ideal for wild turkeys, whitetail deer, small game such as dove, rabbits, and squirrels.
- **Recreational Opportunities:** Miles of walking trails, hunting opportunities, and small openings perfect for wildlife observation.
- **Diverse Woodlands:** Includes areas of large hardwoods and ancient bodock trees, especially along the scenic creek.
- **Utilities:** Access to high-speed internet, water, and power.
- **Versatility:** Suitable for residential, investment, and recreational use.
- **Agricultural Surroundings:** Located in an area with a mixture of agricultural uses, including pasture for cattle, row crop, and timberlands.

Explore the potential of "Pines on the Prairie" – whether you're looking to invest, build your dream home, or simply enjoy the natural beauty and abundant wildlife of this unique property.

Fred Zepponi III, Broker

Licensed in MS, AL, and AR

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

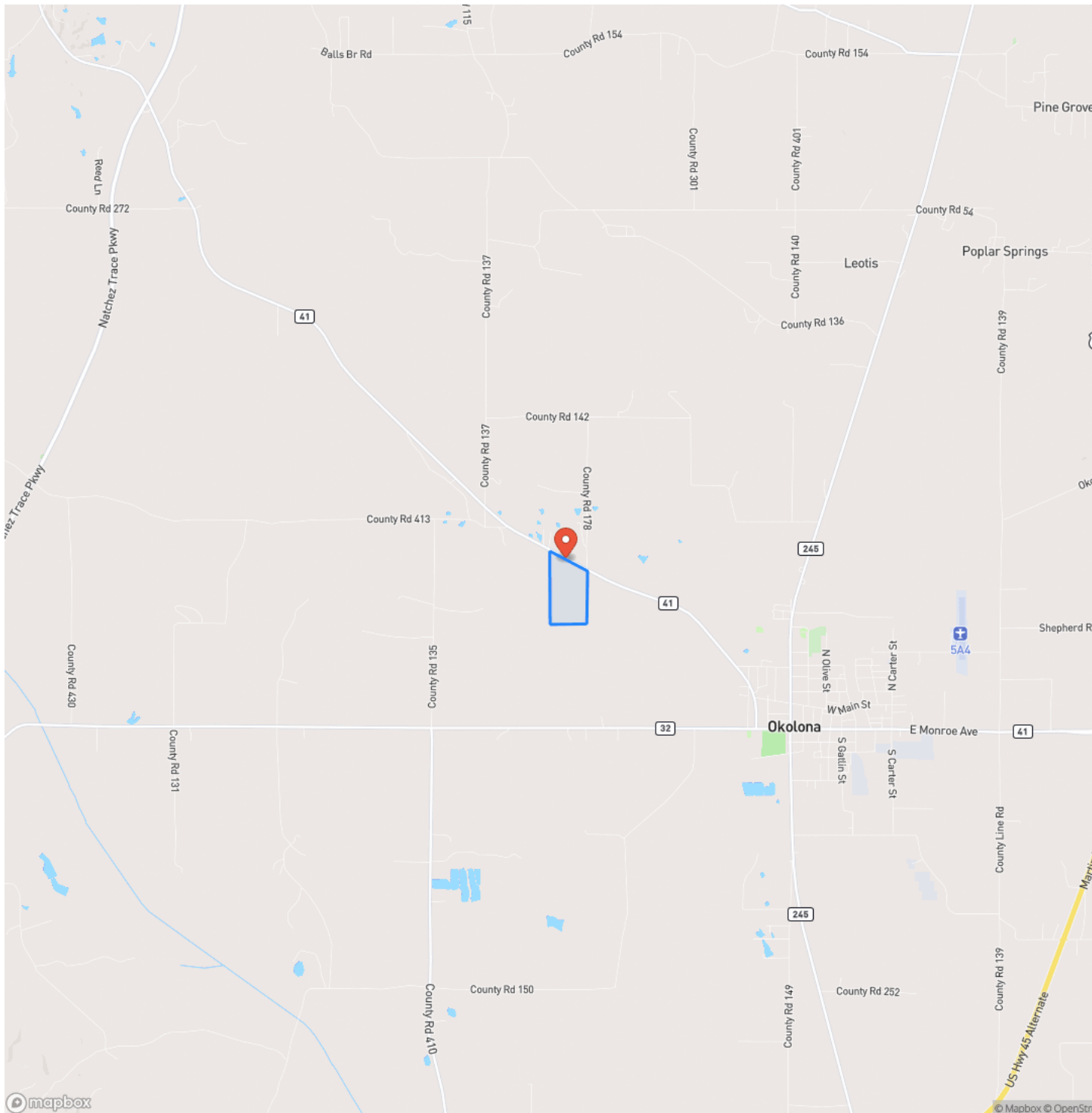
Email: fzepponi@mossyoakproperties.com



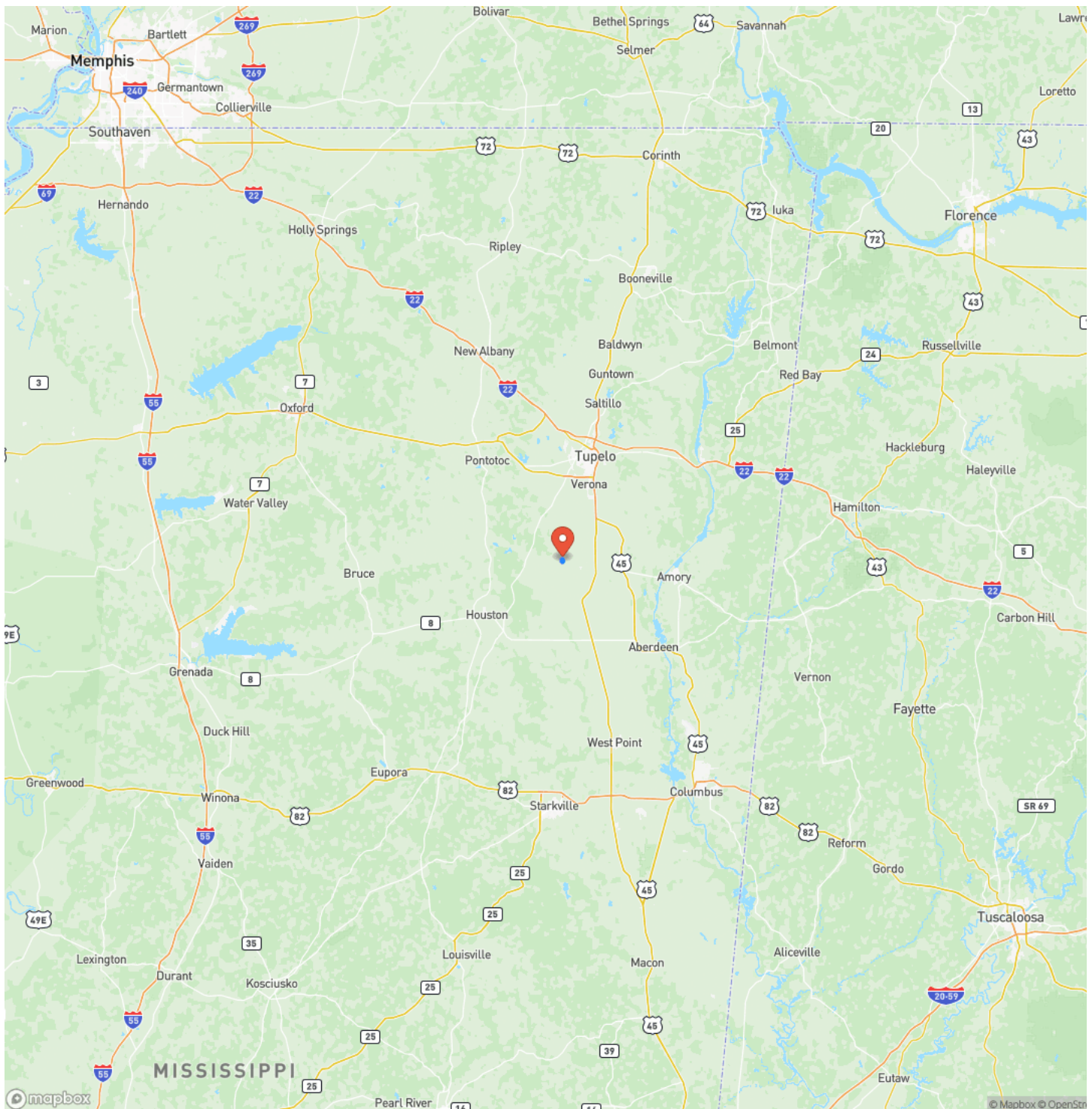
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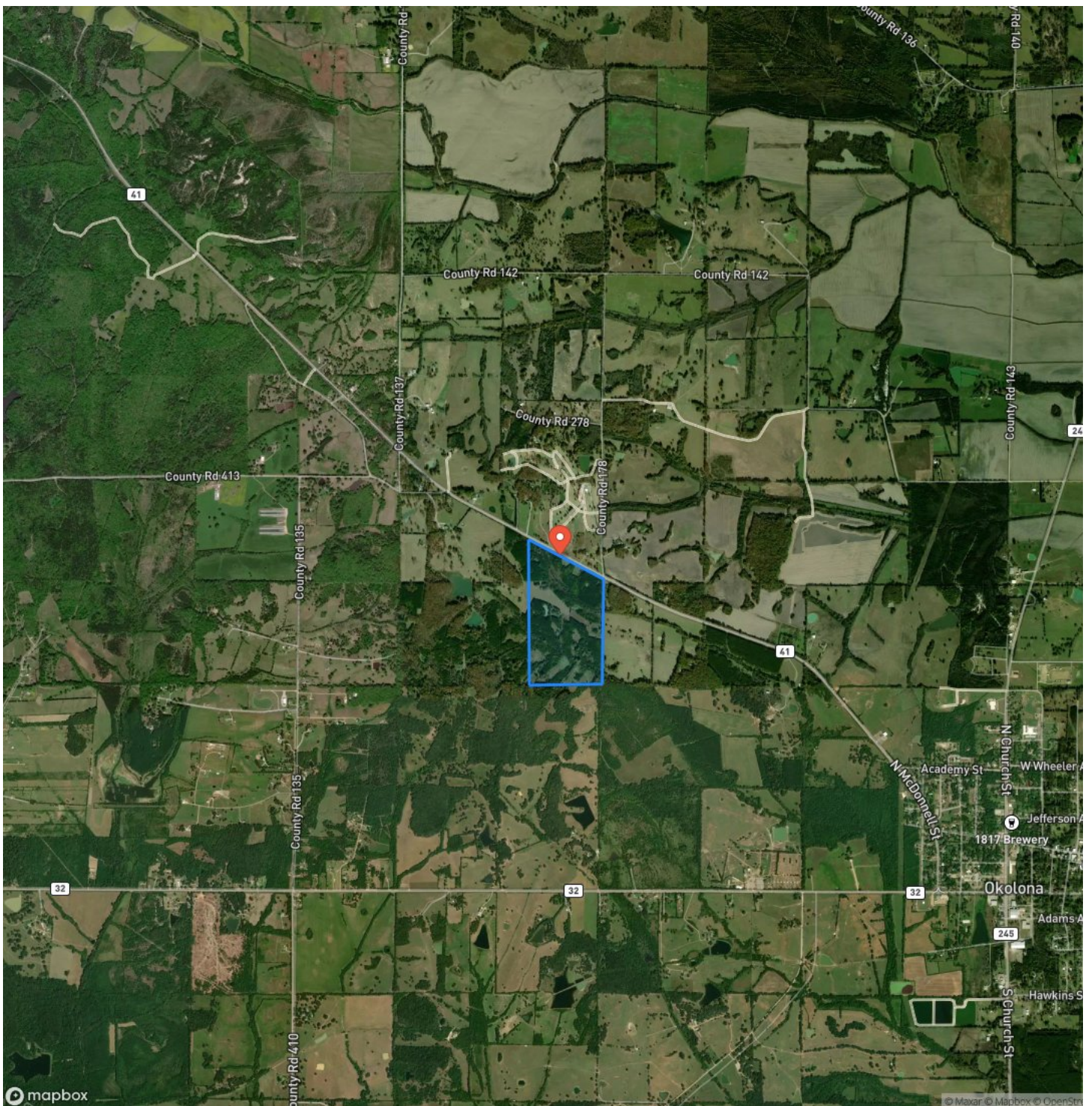
Locator Map



Locator Map



Satellite Map



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Okolona, MS / Chickasaw County**

LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

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NOTES



MORE INFO ONLINE:

MossyOakProperties.com

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.



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

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