

Oktibbeha County - Crawford 265 Acres Big Deer,
Turkeys & Timber
Off Rice Road
Crawford, MS 39743

\$1,150,000
265± Acres
Oktibbeha County



Oktibbeha County - Crawford 265 Acres Big Deer, Turkeys & Timber

Crawford, MS / Oktibbeha County

SUMMARY

Address

Off Rice Road

City, State Zip

Crawford, MS 39743

County

Oktibbeha County

Type

Hunting Land, Recreational Land, Timberland

Latitude / Longitude

33.307227 / -88.680902

Taxes (Annually)

946

Acreage

265

Price

\$1,150,000

Property Website

<https://www.mossyoakproperties.com/property/oktibbeha-county-crawford-265-acres-big-deer-turkeys-timber-oktibbeha-mississippi/35787/>



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PROPERTY DESCRIPTION

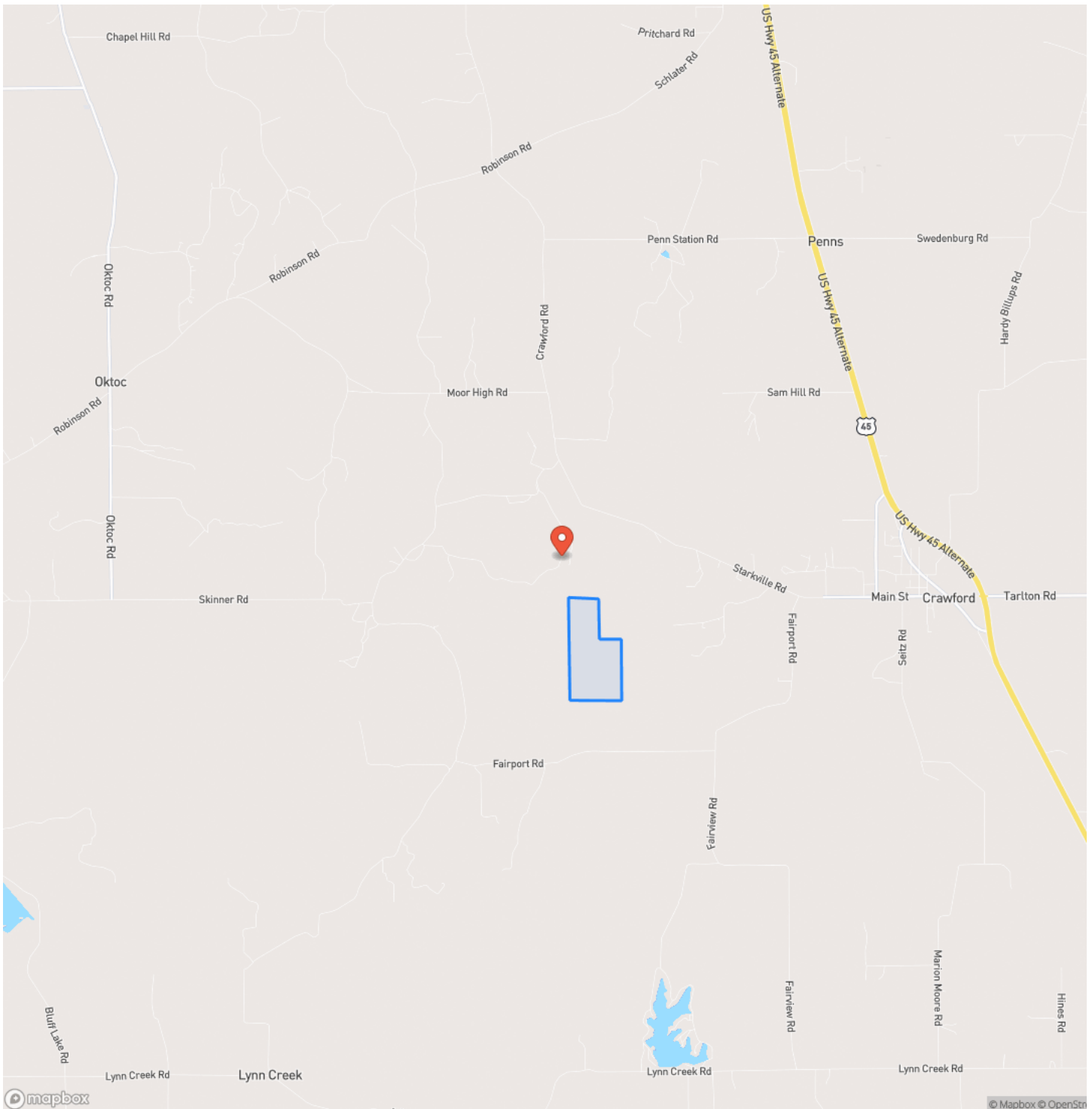
The Oktibbeha County 265 is an amazing property. Everything about this property is first class. The roads, drainage system, and pole barn are basically new and exceed most people's expectations for both design and quality. There are 95 acres of recently thinned pine timber with an understory of native prairie grasses that have been burned for wildlife twice in the last three years. Not only is the pine timber area great for wildlife, especially turkeys, it's beautiful to look at and has great investment value. The property has six large food plots totaling approximately 12 acres that have established stands of Durana clover drilled over with wheat annually. All the roads and interior trails are also planted with perennial clover loved by deer and turkeys. There are stands on all the food plots, four of them are high-end Ranch Kings with steps for easy access. There are approximately 60 acres of 10-year-old hardwood natural regeneration hardwoods in the heart of the property, this was strategically done to add diversity and bedding areas for wildlife. The remaining area is approximately 150 acres of mature hardwoods scattered throughout the property. The pole barn was built in 2022 and offers great storage space for equipment. The seller is also selling his equipment. The list of equipment is too long to include here but some highlights are a late model cab John Deere 4x4 65 horsepower tractor and Great Plains grain drill. List of equipment to be supplied to serious inquiries. But trust me when I say that it's all the equipment you will ever need. This turnkey property is located in the right location and developed to the maximum for recreational uses. Borders Noxubee County on the south side and Lowndes County on the east side. Access by a 30' wide easement.



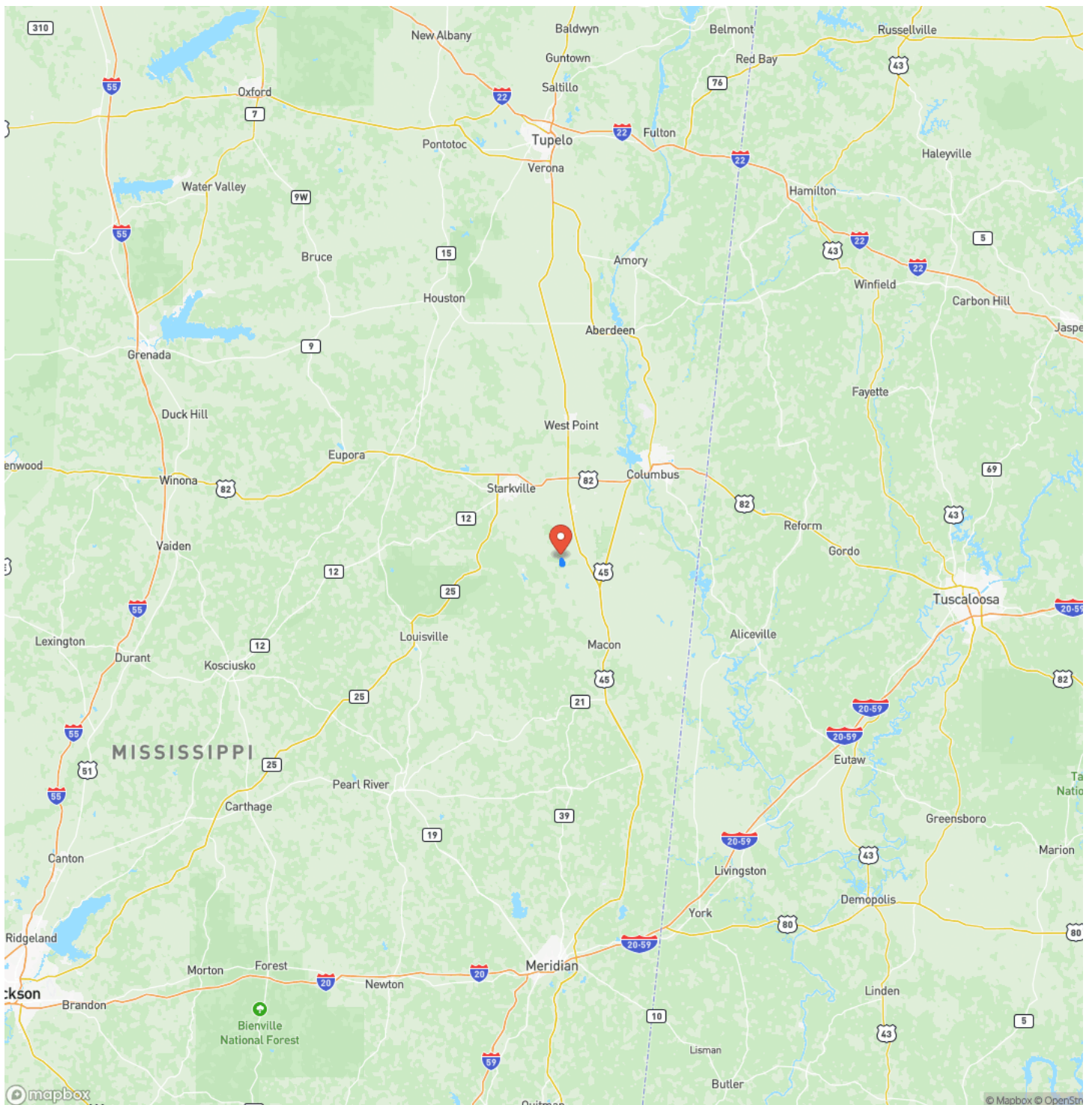
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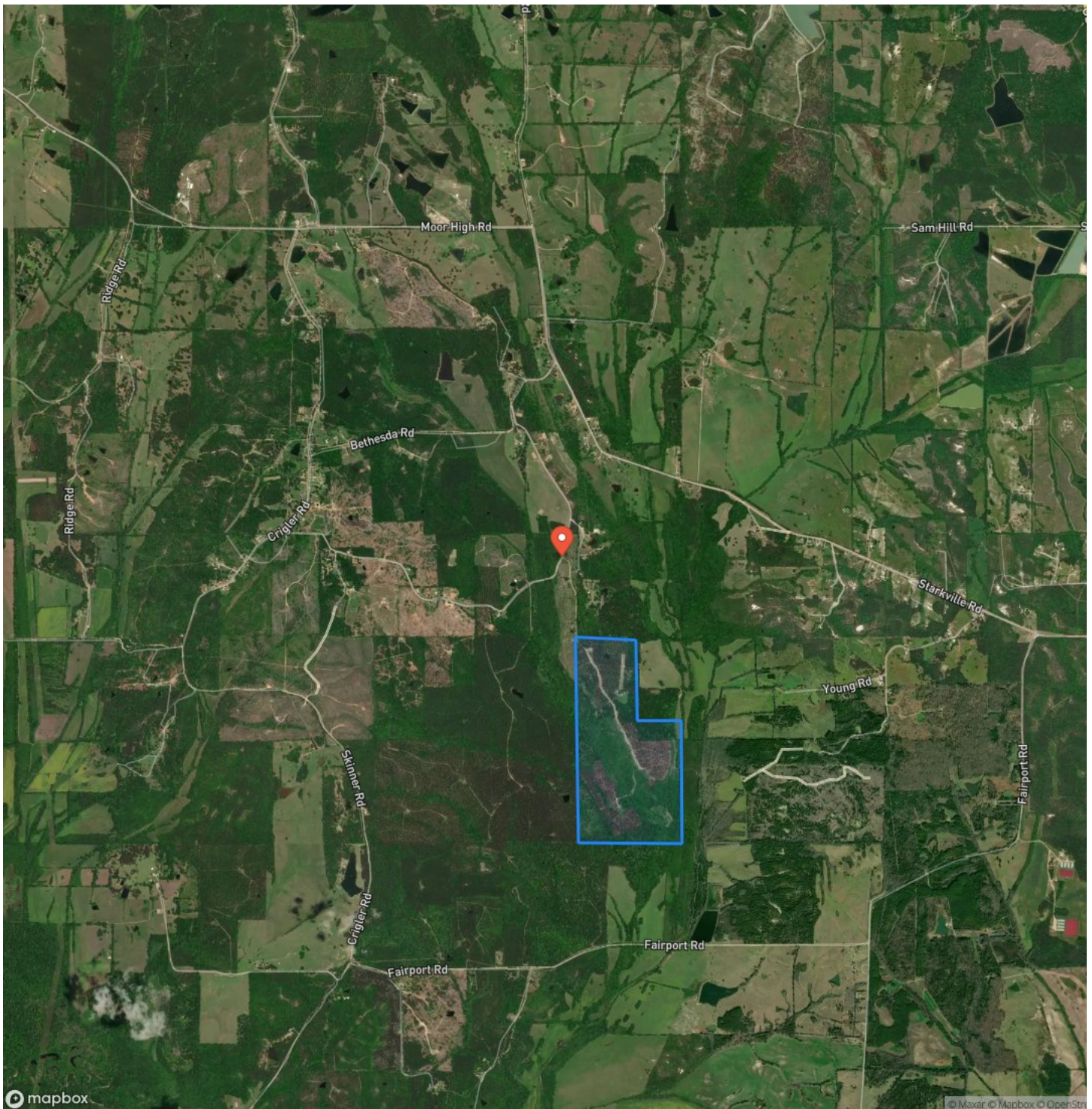
Locator Map



Locator Map



Satellite Map



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Crawford, MS / Oktibbeha County

LISTING REPRESENTATIVE

For more information contact:



Representative

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City / State / Zip

West Point, MS 39773

NOTES

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MORE INFO ONLINE:

MossyOakProperties.com

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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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