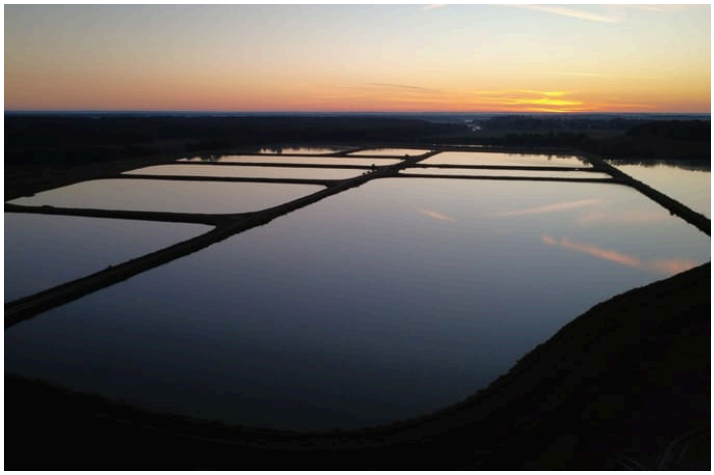
Noxubee 125 – 125-Acre Catfish Farm with 90 Acres of Ponds, James Creek Frontage and Duck Hunting on Hwy 792, Brooksville, MS
3211 Hwy 792
Brooksville, MS 39739

$610,000
125± Acres
Noxubee County







Noxubee 125 – 125-Acre Catfish Farm with 90 Acres of Ponds, James Creek Frontage and Duck Hunting on Hwy 792, Brooksville, MS
Brooksville, MS / Noxubee County

SUMMARY

Address
3211 Hwy 792

City, State Zip
Brooksville, MS 39739

County
Noxubee County

Type
Farms, Recreational Land, Hunting Land, Business Opportunity

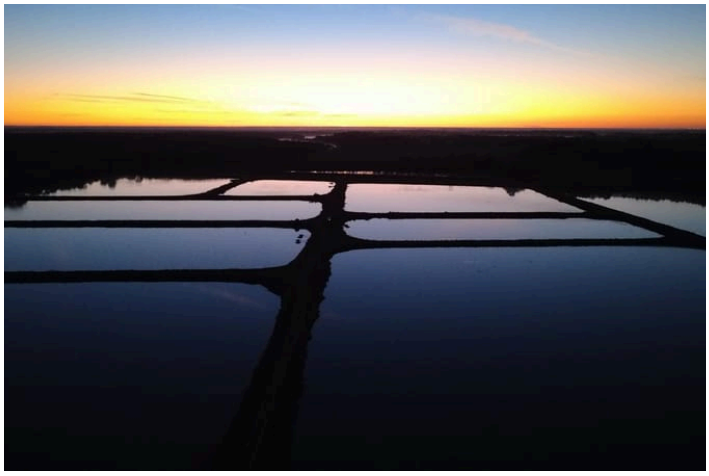
Latitude / Longitude
33.284237 / -88.443417

Acreage
125

Price
$610,000

Property Website
www.mossyoakproperties.com







Noxubee 125 – 125-Acre Catfish Farm with 90 Acres of Ponds, James Creek Frontage and Duck Hunting on Hwy 792, Brooksville, MS
Brooksville, MS / Noxubee County

PROPERTY DESCRIPTION

125 +/- Acres with 90 +/- Acres of Catfish Ponds in Production, Underground Power, 3-Phase Backup Generators and James Creek Frontage, 6 Miles from the Tenn-Tom Waterway - Noxubee County, Mississippi

Quick facts

- Acreage: 125 +/- acres
- Location: Brooksville, Noxubee County, Mississippi 39739
- Price: $610,000
- Property type: Farms, Recreational Land, Hunting Land, Business Opportunity
- Road access: Highway (paved surface)
- Land cover: Cleared
- Water: Creek, Pond
- Wildlife: Ducks, Whitetail Deer, Turkey
- Improvements: Pond, Other
- Utilities: Electricity Connected, Underground Utilities
- Current use: Fishery, Agricultural
- Possible uses: Agricultural, Farm, Fishery, Hunting, Investment, Recreational, Row Crops
- Ponds: about 90 acres of catfish ponds in production; underground power to all ponds; 3-phase backup generators
- Equipment: generators, feed bins, aerators, automation and other fish-farming equipment do not convey; available by separate purchase
- Soils: pond ground known locally for high-yielding corn and cotton
- Parcel ID: 184 -03-002.03, 185 -02-004.00
- Listing agent: Wendell Giesbrecht, Mossy Oak Properties Bottomland Real Estate (Golden Triangle, West Point office)

Calling all duck hunters and fish farmers. The Noxubee 125 is a working catfish farm in the Plum Grove community of Noxubee County, Mississippi, on Highway 792 just south of the Lowndes County line, with about 90 acres of ponds in production, James Creek along the north boundary, and the Tennessee-Tombigbee Waterway six miles away. It can keep farming fish, go back to row crops on soils known for corn and cotton, or become one of the better duck-hunting setups in the Black Prairie.

The fish farm

- About 90 +/- acres of catfish ponds currently in production
- Underground power run to every pond, with 3-phase backup generators
- Automation, aerators and feed bins in place; the equipment does not convey with the land but can be purchased separately
- Direct access from paved Highway 792

Water, ducks and wildlife

James Creek borders the property to the north, and several sloughs and waterways run through it in addition to the ponds. With the Tenn-Tom Waterway only 6 +/- miles away, the farm sits on a major flyway corridor; flooded ponds and sloughs in the winter make it a duck hunter's property as much as a farm. Deer and turkey use the creek bottom and the edges.

The ground underneath

The soils under the ponds are known in the area for growing high-yielding corn and cotton, which gives a buyer a second option: drain and level, and farm it. Between fish, row crops, hunting and the recreational value of that much water, the Noxubee 125 offers more ways to earn than most tracts its size.

Disclaimer from the seller

Generators, feed bins and any fish-farming equipment do not convey with the property. The seller retains the right to remove any and all such property without advance notice.

Location

Highway 792 at Plum Grove is in northern Noxubee County near Brooksville, about 25 minutes from Columbus, 35 from Starkville and 20 from Macon, with the Tenn-Tom Waterway six miles east.

Offered by Mossy Oak Properties Bottomland Real Estate

Listed by Wendell Giesbrecht with Mossy Oak Properties Bottomland Real Estate, a Mississippi land brokerage with offices in West Point (Golden Triangle), Madison (Central Mississippi) and Clarksdale (Delta). The brokerage specializes in hunting land, timberland, farms, recreational tracts and rural homes across Mississippi. Showings are by appointment with the listing agent.

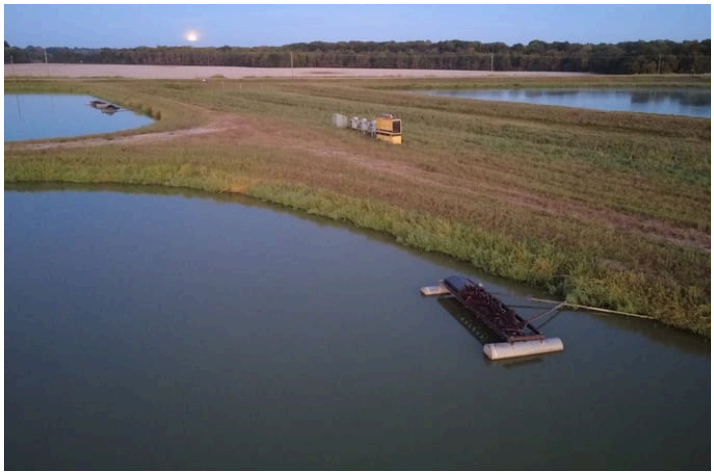
Acreage, boundaries, distances and timber figures are approximate and should be verified by the buyer. Offered subject to prior sale, price change or withdrawal.





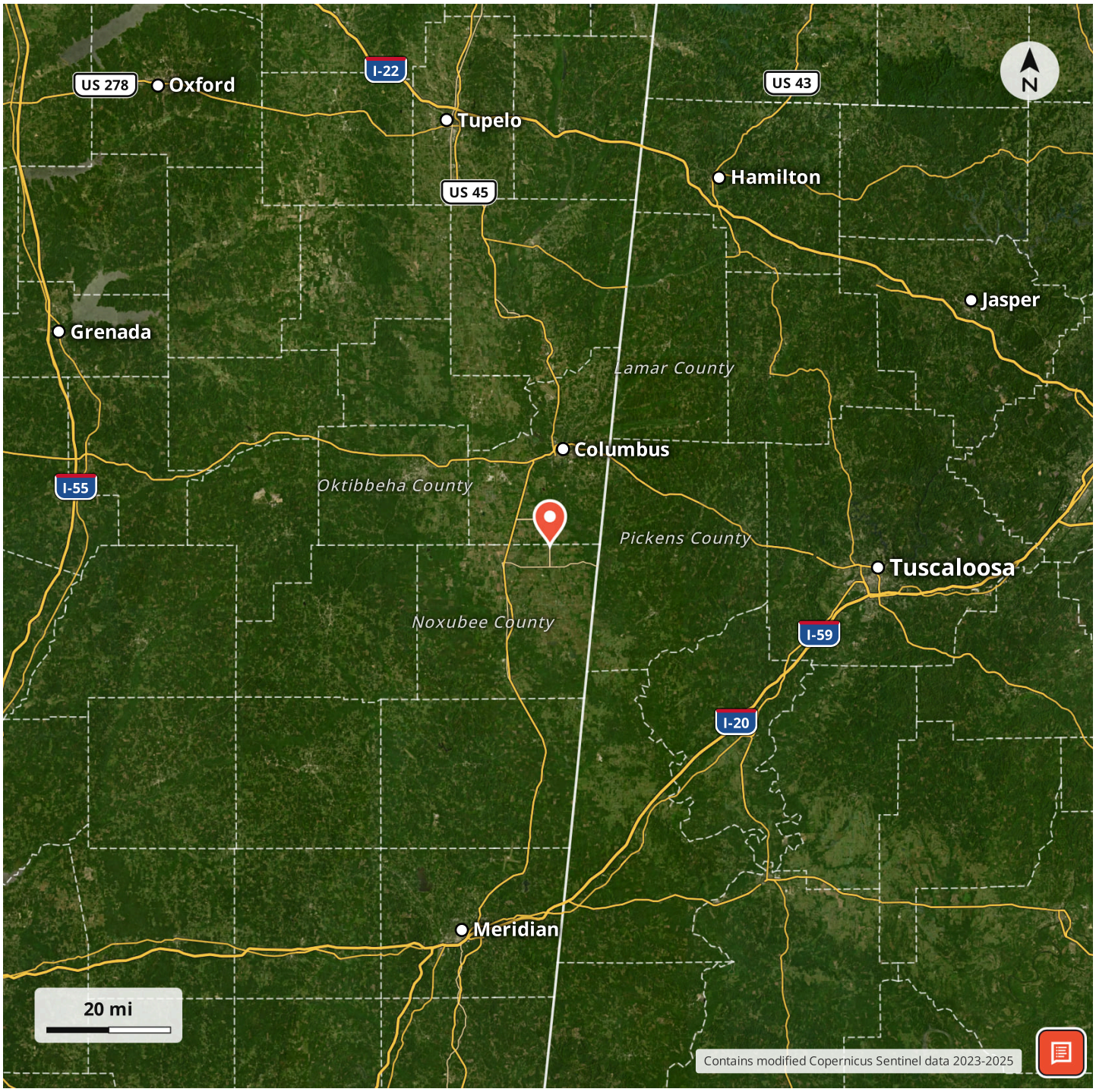

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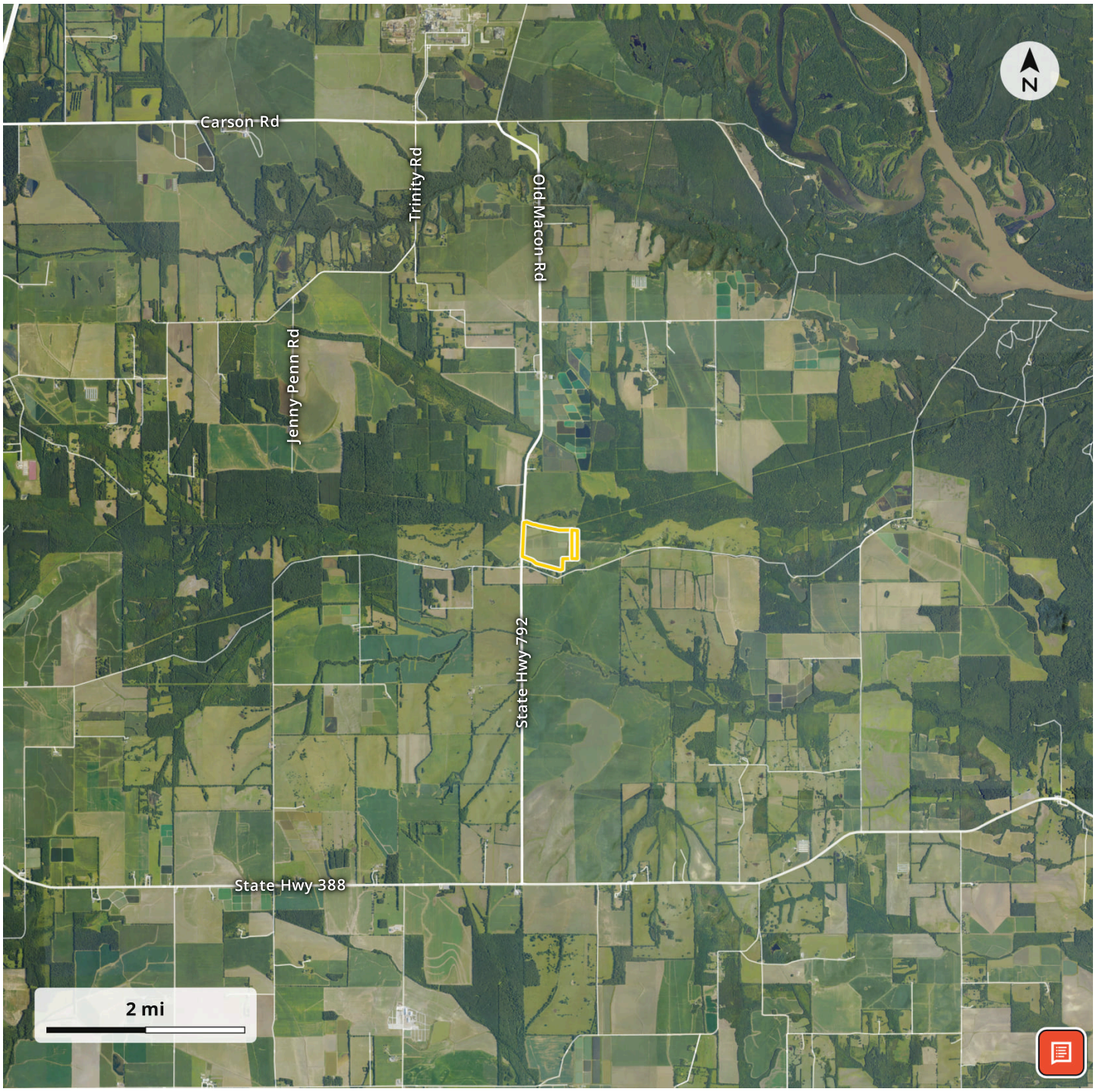




Regional Map



Locator Map


N
Carson Rd
Trinity Rd
Old Macon Rd
Jenny Penn Rd
State Hwy 792
State Hwy 388
2 mi

Aerial Map



LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip
West Point, MS 39773

NOTES

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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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