Noxubee 3 House Tyson Egg Farm
5100 Macon Lynn Creek Rd
Macon, MS 39341

$1,790,000
70± Acres
Noxubee County







MORE INFO ONLINE:

https://www.mossyoakproperties.com/

SUMMARY

Address
5100 Macon Lynn Creek Rd

City, State Zip
Macon, MS 39341

County
Noxubee County

Type
Ranches, Business Opportunity, Lot

Latitude / Longitude
33.189013 / -88.616955

Taxes (Annually)
$4,360

Acreage
70

Price
$1,790,000

Property Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

Seize a remarkable venture with the Noxubee 3 House Tyson Egg Farm, a substantial 70-acre property presenting an incredible business opportunity in Macon, Mississippi. This expansive ranch and lot offers the unique potential to step into a thriving agricultural enterprise, perfectly poised for continued success or diversified development.

Location
Nestled in the heart of Noxubee County, this property enjoys a prime setting in Macon, Mississippi. The location offers the tranquility of rural living combined with convenient access to local amenities, ensuring a balanced lifestyle for owners and operators. The rich agricultural heritage of the region further enhances the appeal of this strategic position. This is an existing and working chicken farm producing hatching eggs for Tyson. There is growth potential for the right client and room to add a fourth barn.

Land and terrain
Spanning 70 acres, the land offers a diverse canvas for various uses. Buyers will appreciate the freedom to shape this generous acreage, whether for agricultural expansion, recreational pursuits, or the creation of a private estate. The terrain provides a solid foundation for any vision, ready to accommodate future plans.

Improvements and infrastructure
This property comes equipped with two wells for the essential infrastructure to support its current operational capacity. The generator for the chicken farm also produces electricity to the site of the previous house site. The presence of existing improvements provides a significant head start for any agricultural or business endeavor, allowing new owners to seamlessly transition into their plans without delay. There is underground water source to the pastures to provide a clean and fresh water source to support a Management Intensive Grazing Operation

Water and utilities
The property is well-positioned for comprehensive utility services, ensuring efficient operation and comfortable living. Buyers can explore and establish the ideal water sources and utility connections to perfectly suit their specific needs and development goals.

Wildlife and vegetation
The expansive acreage naturally supports a rich tapestry of local wildlife and offers a variety of natural vegetation. This creates an inviting environment for nature enthusiasts and provides opportunities for recreational activities such as hunting or wildlife observation, adding a layer of enjoyment to the property.

Current and potential use
Currently operating as a robust Tyson Egg Farm, this property presents an established income-generating business. Beyond its current success, the 70 acres hold immense potential for diversification, including additional agricultural ventures, recreational development, or even the establishment of a private residential retreat. The possibilities are vast and await your vision.

Access and easements
The property benefits from clear and straightforward access, ensuring ease of transport and operational efficiency. Any necessary easements are well-defined, providing a secure and unencumbered pathway for all activities on the land.





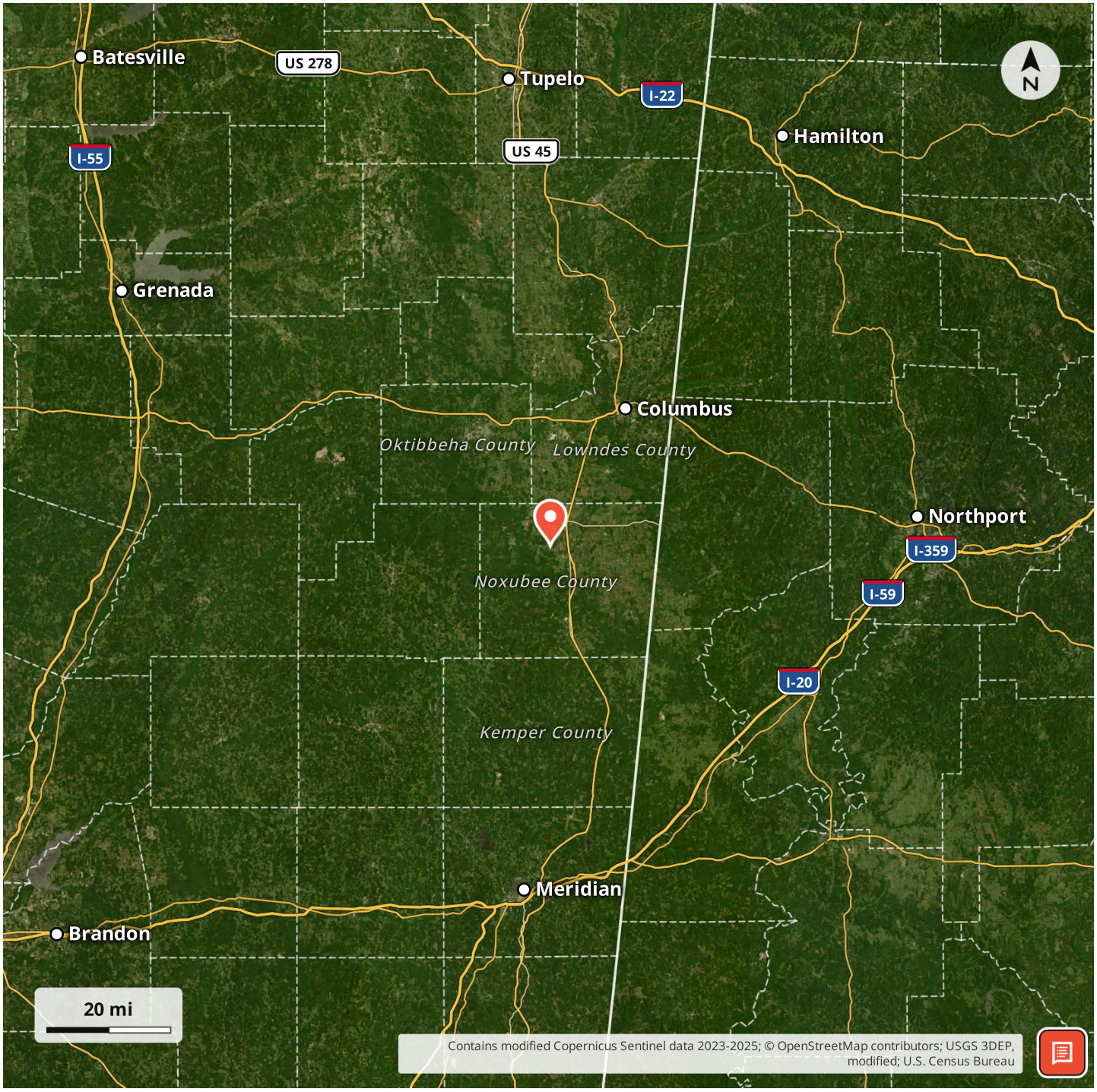




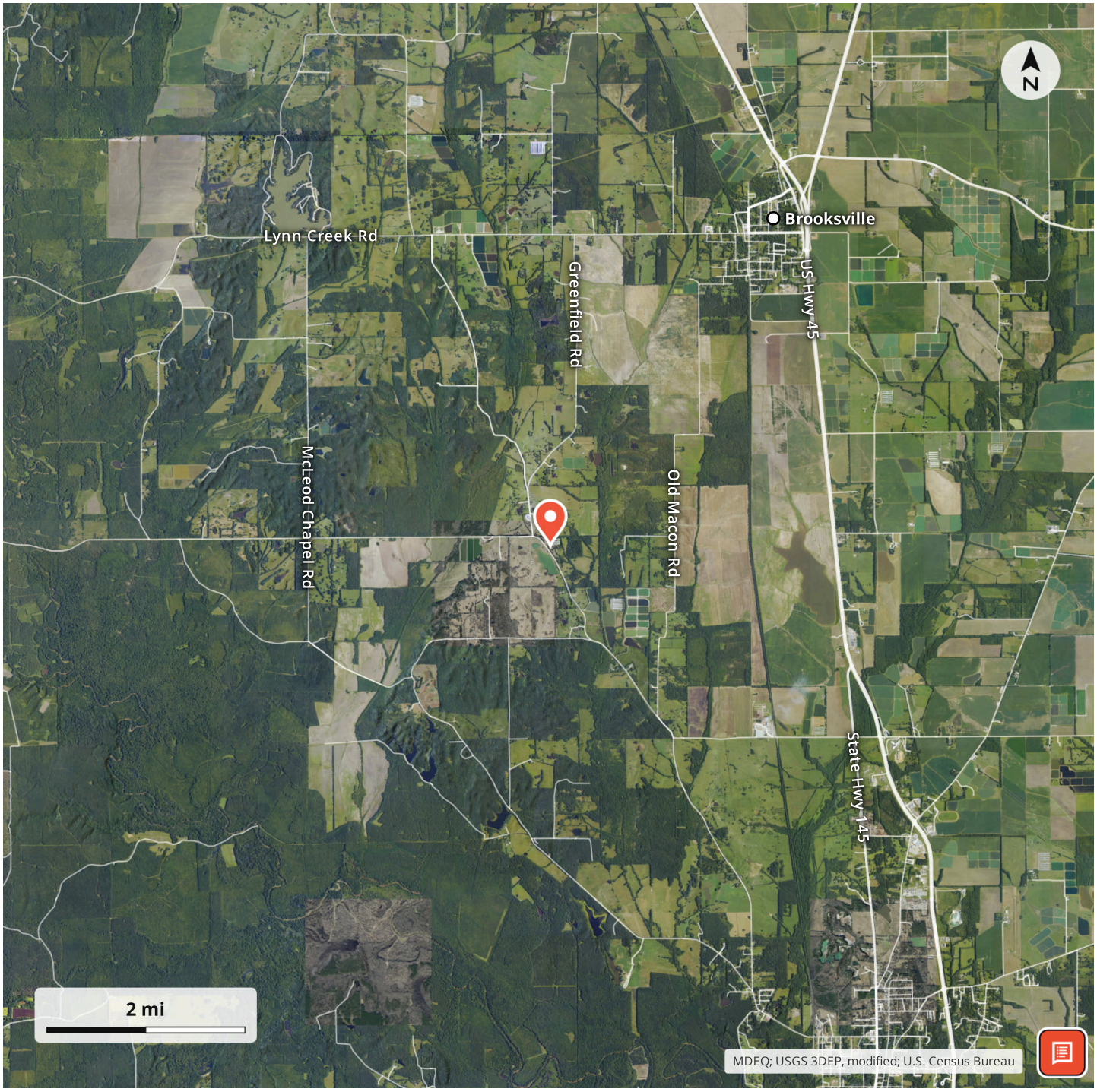




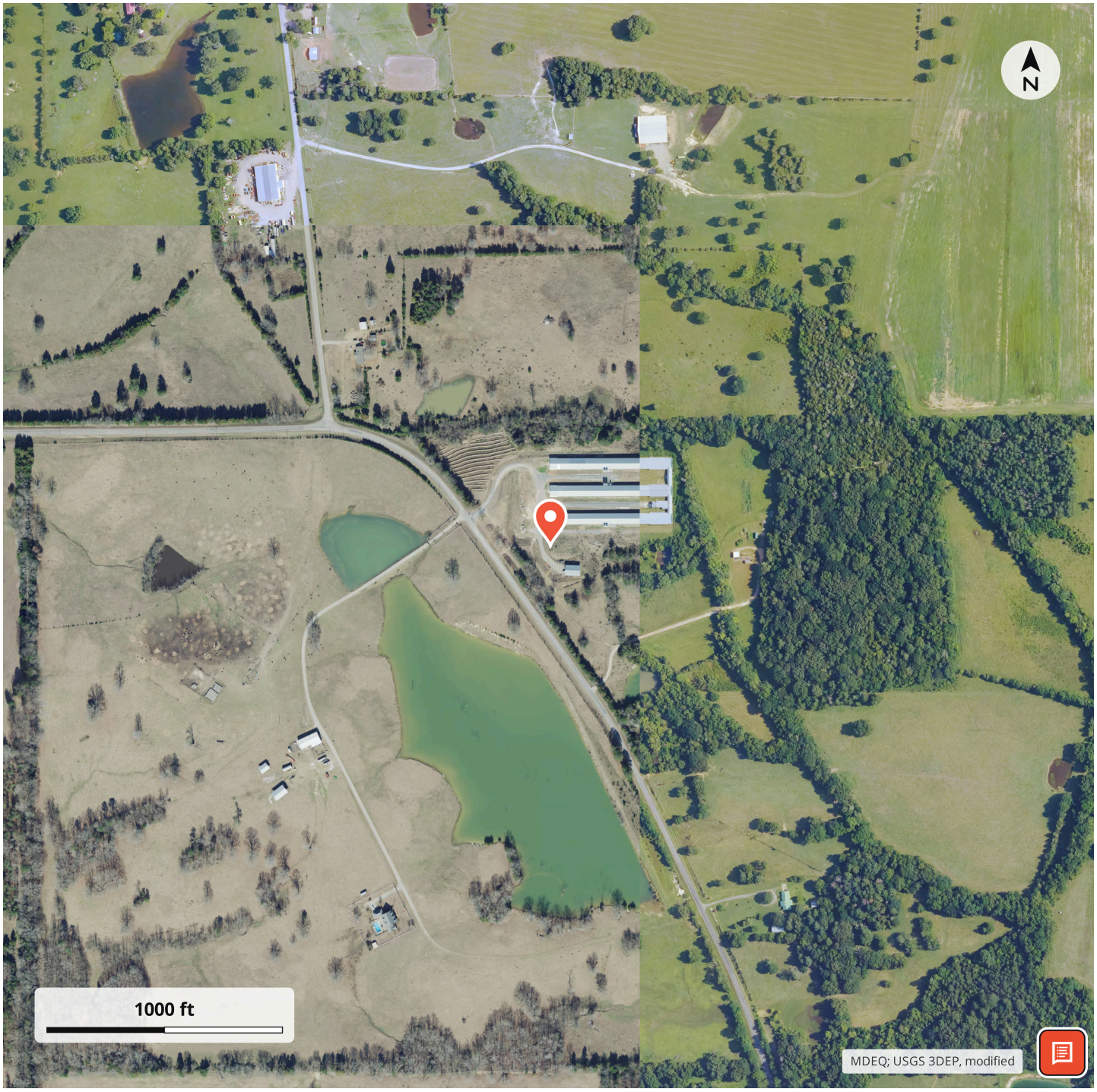
Regional Map



Locator Map


N
Brooksville
Lynn Creek Rd
Greenfield Rd
US Hwy 45
McLeod Chapel Rd
Old Macon Rd
State Hwy 145
2 mi
MDEQ; USGS 3DEP, modified; U.S. Census Bureau

Aerial Map



LISTING REPRESENTATIVE

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NOTES

NOTES

DISCLAIMERS

All information is from public sources. Buyer is responsible to verify all information

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