

Chickasaw County, MS - 169 ac Fenced Wooded Pasture
644 Hwy 47
Houston, MS 38851

\$829,000
169± Acres
Chickasaw County



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SUMMARY

Address

644 Hwy 47

City, State Zip

Houston, MS 38851

County

Chickasaw County

Type

Farms, Recreational Land, Ranches, Horse Property, Single Family

Latitude / Longitude

33.84569 / -88.831515

Taxes (Annually)

2600

Dwelling Square Feet

5336

Bedrooms / Bathrooms

6 / 4.5

Acreage

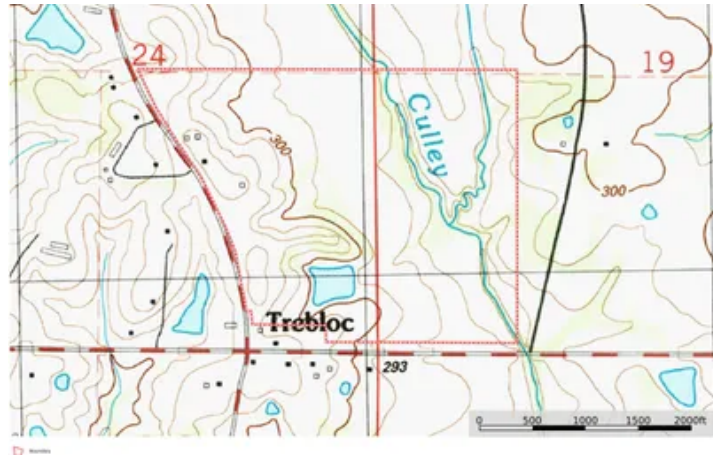
169

Price

\$829,000

Property Website

<https://www.mossyoakproperties.com/property/chickasaw-county-ms-169-ac-fenced-wooded-pasture-chickasaw-mississippi/54462/>



Boundary 171.0 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NOCPI	CA
Le	Leeper silty clay loam, 0 to 2 percent slopes, occasionally flooded	82.93	48.5	0	61	2h
KIB2	Kipling silt loam, 2 to 5 percent slopes, moderately eroded	30.41	17.78	0	58	3h
DMC3	Demopolis-Kipling complex, 8 to 25 percent slopes, severely eroded	29.86	17.47	0	30	6h
KaD3	Kipling silty clay, 5 to 12 percent slopes, severely eroded	11.28	6.6	0	62	7h
GdE	Gullied land-Demopolis complex, 8 to 25 percent slopes	9.3	5.44	0	1	6h
W	Water	2.77	1.62	0	-	-
OKB	Okolona clay, 2 to 5 percent slopes	2.26	1.32	0	59	3h
Br	Brewton fine sandy loam	2.17	1.27	0	61	3h
TOTALS		171.0(7)	100%	-	50.84	3.4

Total acres may differ in the second decimal compared to the sum of each acreage soil. This is to a round error because we only show the acres of each soil with two decimal.



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PROPERTY DESCRIPTION

169 +/- Acre Country Retreat with Fenced Woods, Pasture, and Water Features – A Hunter's and Investor's Dream

Located in the scenic prairie of eastern Chickasaw County, this expansive 169 +/- acre property offers a perfect mix of modern living, agricultural potential, exceptional hunting, and picturesque water features. With a three-acre pond, multiple creeks, and extensive paved road frontage, this property provides opportunities for investment, recreation, and a serene country lifestyle. Situated just 8.4 miles west of Highway 45A at the intersection of Highway 8 and County Road 47, it's truly a rare gem.

Property Features:

- **5336 sq ft Home:** Spacious and move-in ready
 - 6 bedrooms and 4 ½ baths
 - Two cozy fireplaces
 - Modern kitchen with stainless steel appliances
 - New roof installed in 2023
- **Land & Water Features:** Ideal for agriculture, recreation, and relaxation
 - 169 +/- acres of mixed woods and open pasture, fully fenced
 - **Three-acre pond** perfect for fishing and outdoor enjoyment
 - Multiple creeks meandering through the property, enhancing both aesthetics and wildlife habitat
 - Two CRP contracts on 32 +/- acres of pines, generating income through 2030
 - Cattle pens with a 60x80 barn/shop for agricultural use
- **Extensive Paved Road Frontage:**
 - Extensive frontage on two paved roads, providing the opportunity to subdivide the property or sell house lots along the frontage, adding potential investment value
- **Excellent Hunting & Fishing:**
 - Prime habitat for wild turkey, whitetail deer, doves, ducks, and other small game
 - Fishing opportunities in the three-acre pond and creeks
- **Prime Location:**
 - 34 miles to Tupelo, 68 miles to Ole Miss, and 47 miles to Mississippi State University
 - Paved driveway leading to the home
 - Split-level layout offering comfort and functionality

Whether you're seeking a peaceful country retreat, a prime hunting and fishing destination, or a potential investment property with subdivision possibilities, this estate offers it all. Don't miss your chance to own this versatile property in eastern Chickasaw County!

Wendell Giesbrecht

Licensed in MS & AL

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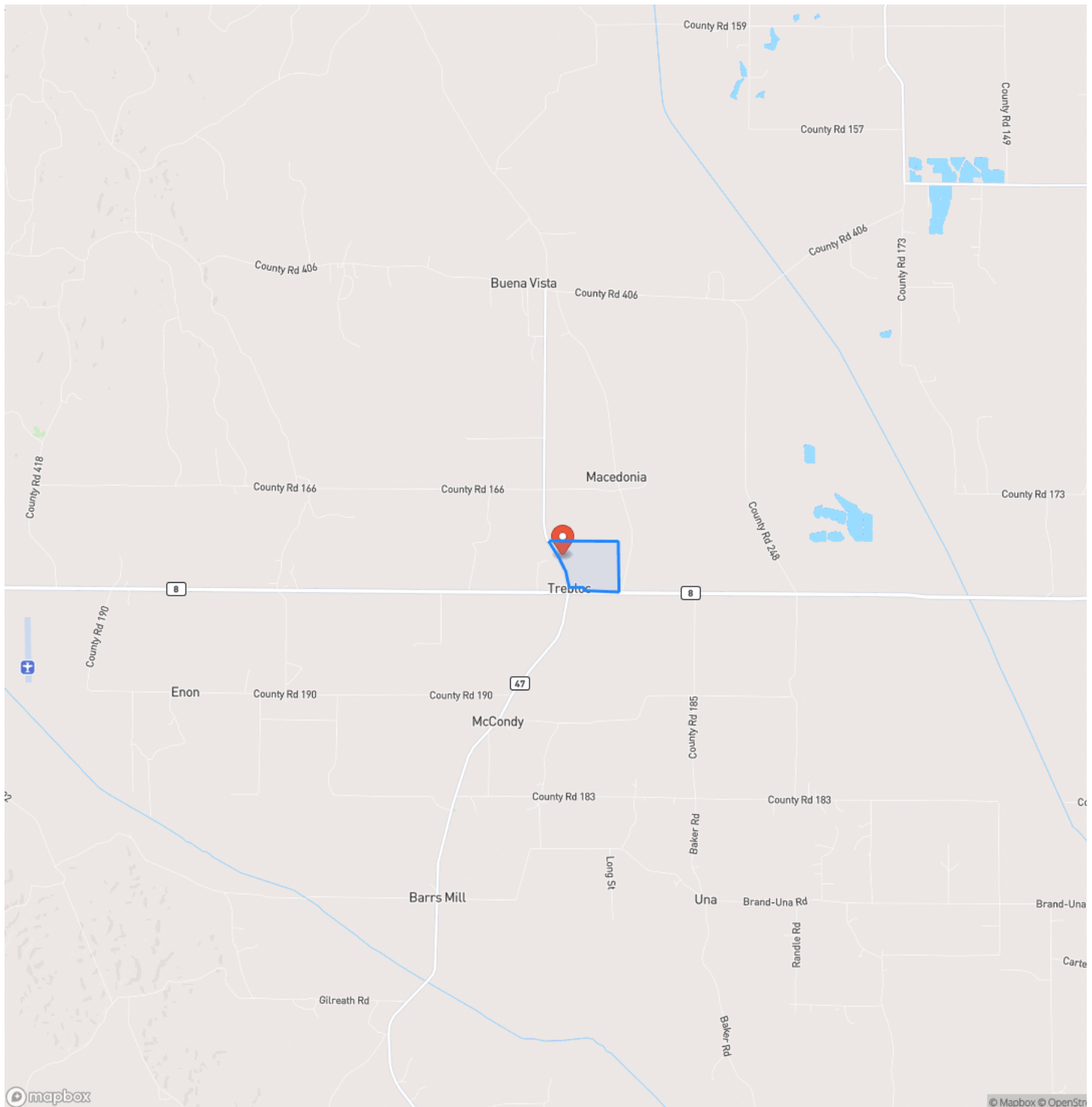
Email: wgiesbrecht@mossyoakproperties.com



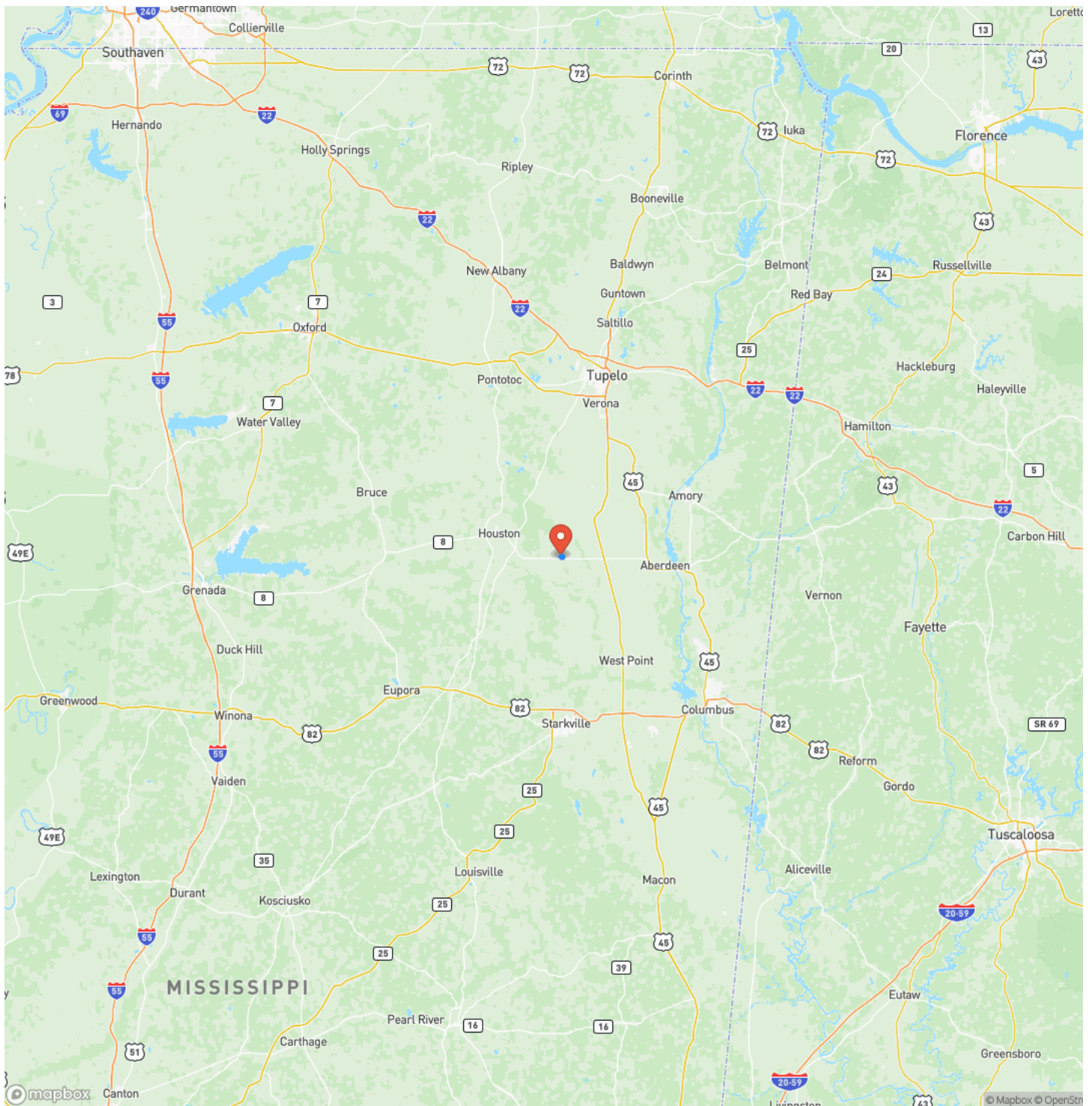
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Locator Map



Locator Map



Satellite Map



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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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