

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

\$1,790,000
70± Acres
Noxubee County



Noxubee 3 House Tyson Egg Farm
Macon, MS / Noxubee County

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

<https://www.mossoakproperties.com/property/noxubee-3-house-tyson-egg-farm/noxubee/mississippi/102230/>



Noxubee 3 House Tyson Egg Farm Macon, MS / Noxubee County

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.

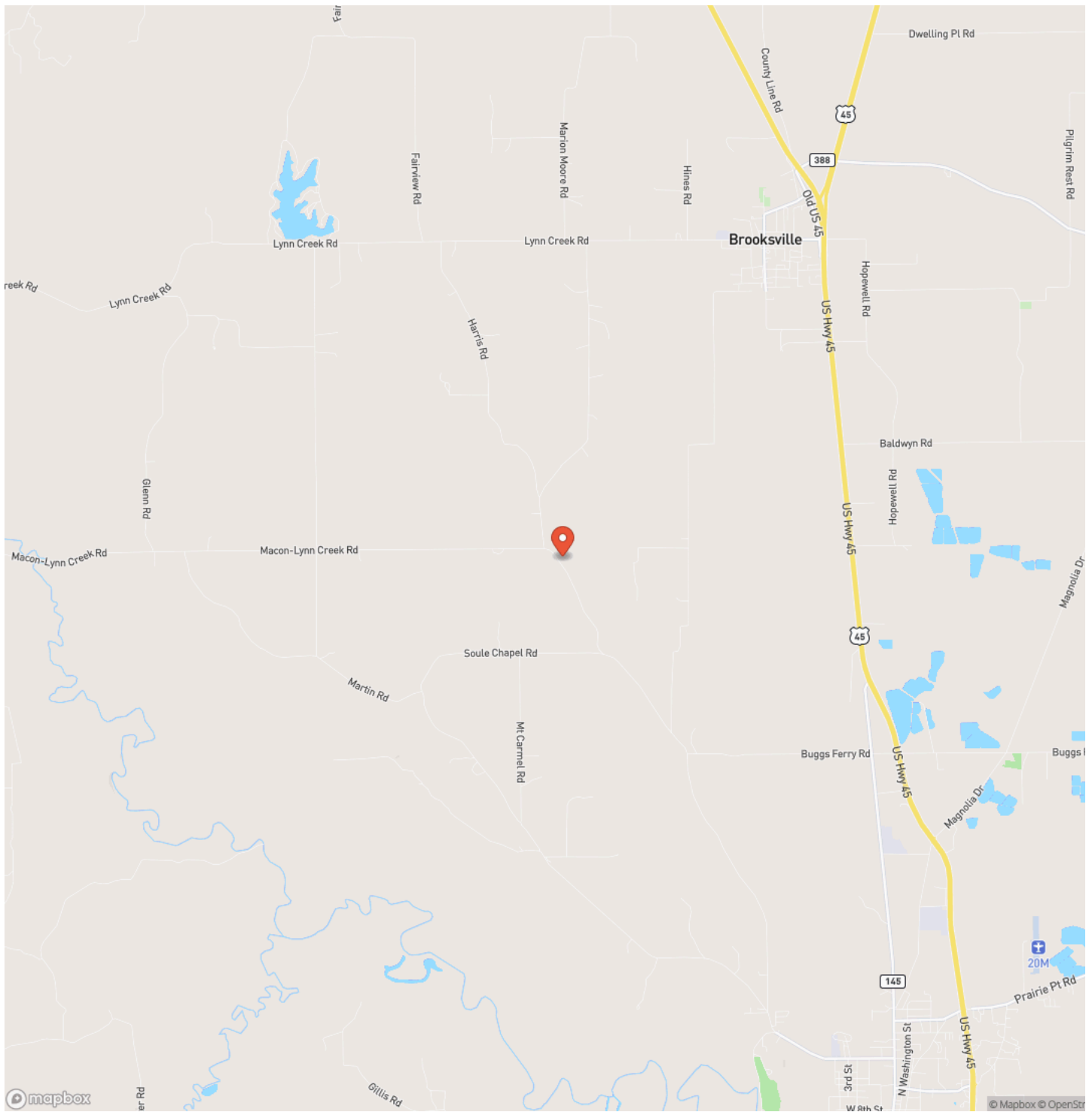
Access and easements

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.

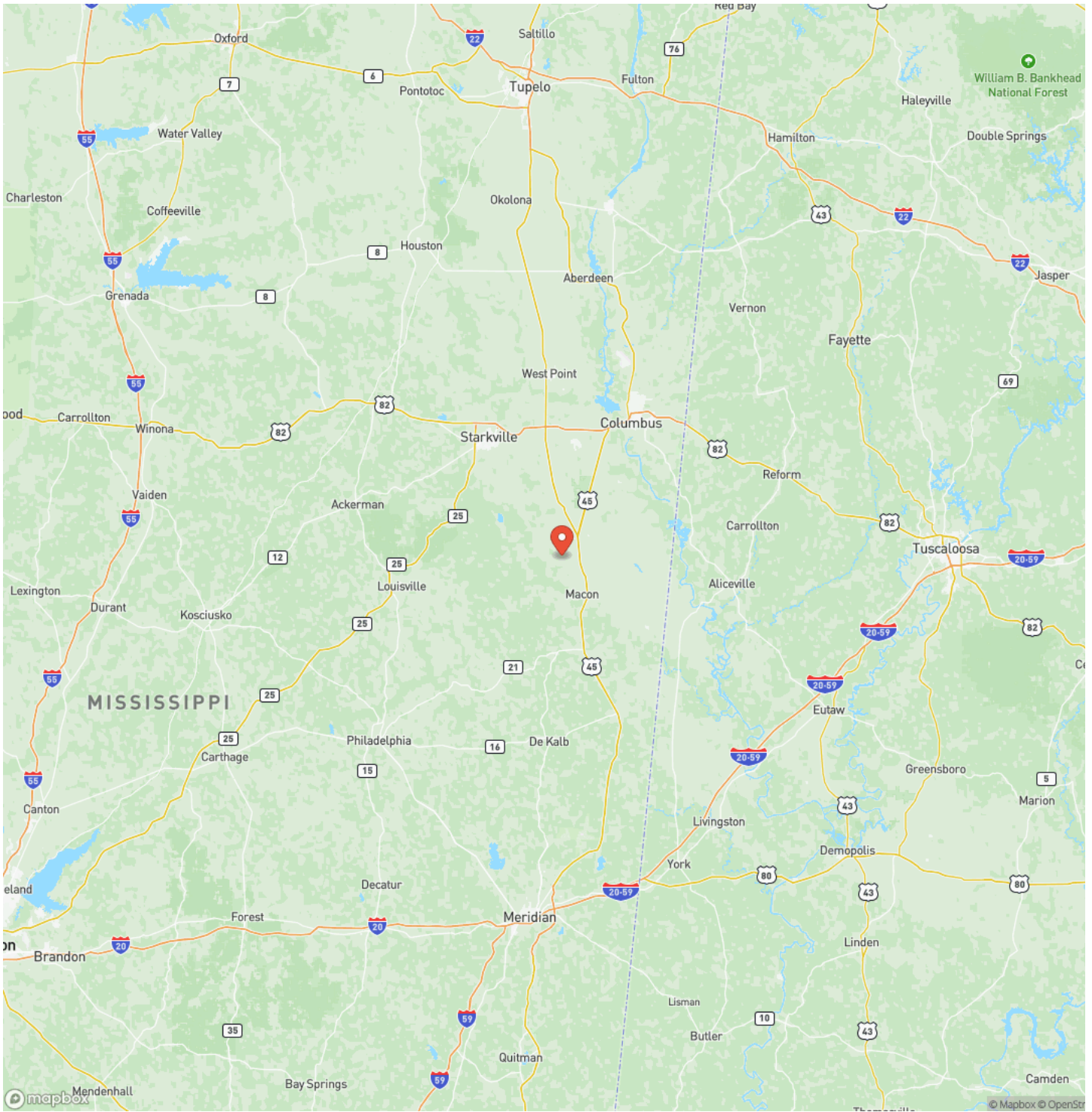
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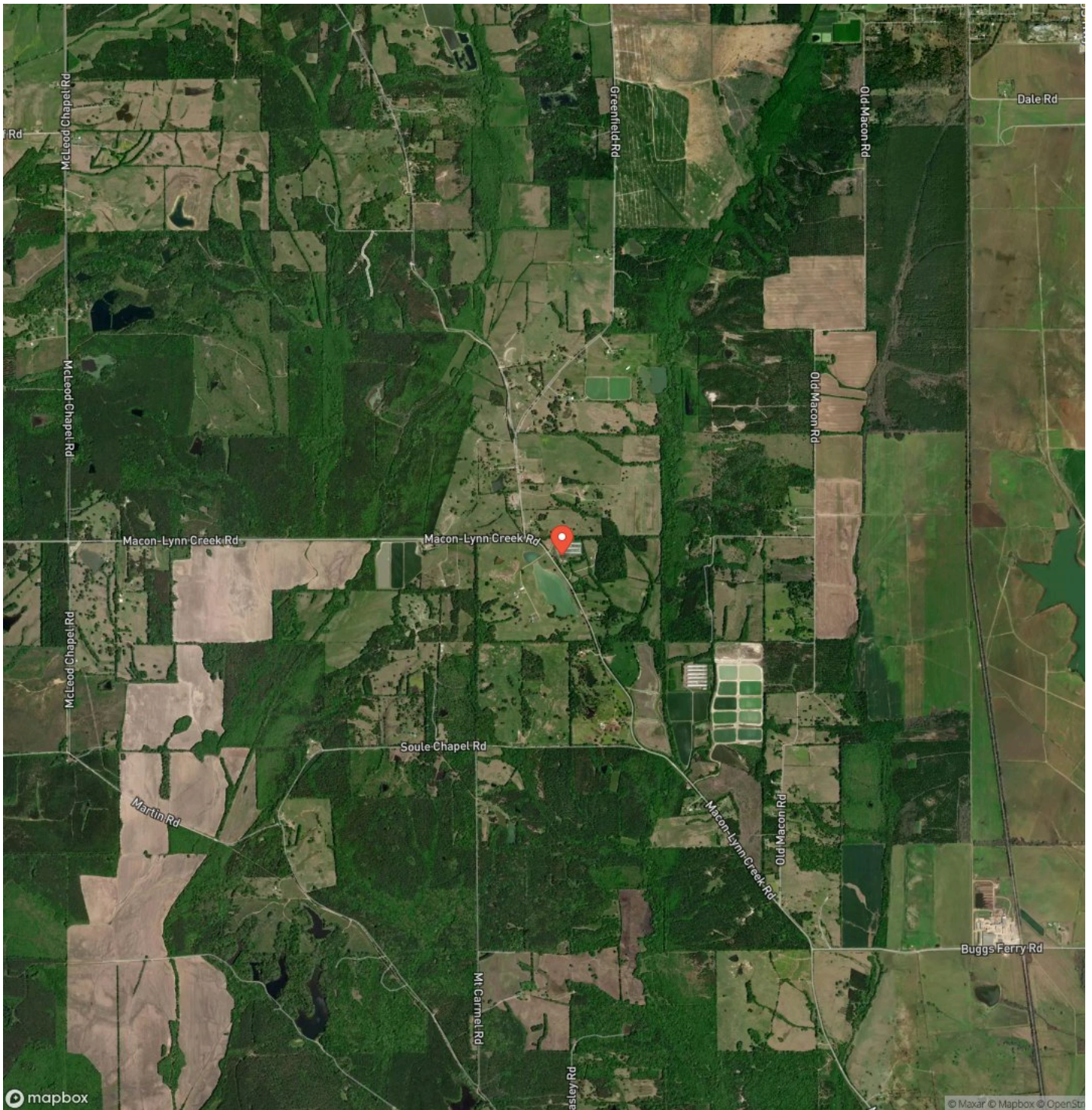
Locator Map



Locator Map



Satellite Map



DISCLAIMERS

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



MORE INFO ONLINE:

<https://www.mossyoakproperties.com/>

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