

Single Tree Farm
5141 Highpoint-Weir Road
Louisville, MS 39339

\$315,000
99.600± Acres
Winston County



Single Tree Farm
Louisville, MS / Winston County

SUMMARY

Address

5141 Highpoint-Weir Road

City, State Zip

Louisville, MS 39339

County

Winston County

Type

Farms, Hunting Land, Recreational Land, Horse Property

Latitude / Longitude

33.180107 / -89.141776

Taxes (Annually)

454

Acreage

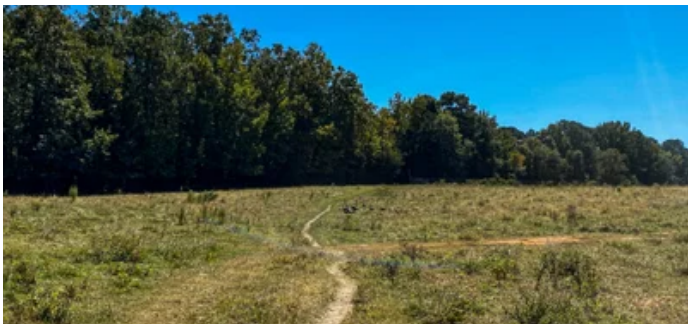
99.600

Price

\$315,000

Property Website

<https://www.mossyoakproperties.com/property/single-tree-farm-winston-mississippi/33446/>



PROPERTY DESCRIPTION

Welcome to Single Tree Farm a 99.6 Acre rolling pasture property located 8.5 miles northwest of Louisville, MS. This is a turn-key cattle operation that offers great hunting. During multiple visits deer, turkey and quail have been seen in great numbers. Located on the NE side of the property, there is a large partially enclosed pole barn great for storing hay and/or equipment and a smaller partially enclosed barn for any additional equipment. Located on the east side of the property along the road there is a fully enclosed powered workshop with a grain/feed storage room, a grain silo, and a partially enclosed lean-to for additional storage. There is also a powered barn complete with pens, feed bunks, hay loft, and two storage rooms. The property is designed perfectly with lanes that lead straight to the barn and load-out chute. There are two smaller fenced pastures near the barn great for keeping up a small group of cattle complete with a water tank with a float valve. The entire property has well maintained fences. This farm has been well taken care of, with the pastures being fertilizing yearly to maximize hay production and cattle grazing. The main pasture is separated into three pastures that each contain a pond and a water tank that is centrally located which can be turned on in the dryer months if needed. Near the SW corner of the property you will find Old Tallahaga Creek and approximately 3 acres of pine/hardwood that is enrolled in CRP that will go out in 2024 that brings in about \$140 per year. There are a few great house sites and the topography lays out perfect to build a large lake if desired. The Heifers, one bull, hay that is in the barn, and tractor could also be purchased separately if desired. This is one that you have to see to really appreciate all the hard work that has made this place special. Call us today to schedule a showing [662-295-7447](tel:662-295-7447) !!!



Single Tree Farm
Louisville, MS / Winston County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Hunter McCool

Mobile

(662) 295-7447

Email

hmccool@mossyoakproperties.com

Address

128 W Franklin Street

City / State / Zip

Carthage, MS 39051

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MORE INFO ONLINE:
MossyOakProperties.com

DISCLAIMERS

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