

**25 Acre Poultry Farm with Two Homes and Hunting  
Land**  
713 Keeli Rd  
Carthage, MS 39051

**\$670,000**  
25± Acres  
Leake County



## 25 Acre Poultry Farm with Two Homes and Hunting Land Carthage, MS / Leake County

### **SUMMARY**

#### **Address**

713 Keeli Rd

#### **City, State Zip**

Carthage, MS 39051

#### **County**

Leake County

#### **Type**

Farms, Hunting Land, Recreational Land, Business Opportunity,  
Single Family, Residential Property

#### **Latitude / Longitude**

32.850571 / -89.520114

#### **Dwelling Square Feet**

2700

#### **Bedrooms / Bathrooms**

4 / 2

#### **Acreage**

25

#### **Price**

\$670,000

#### **Property Website**

<https://www.mossyoakproperties.com/property/25-acre-poultry-farm-with-two-homes-and-hunting-land-leake-mississippi/76618/>



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### **PROPERTY DESCRIPTION**

Exceptional 25-Acre Poultry Farm with Two Homes & Hunting Land – Contract Ready with Tyson

Welcome to the 25-acre Rooster farm in Leake County, MS that offers a turnkey business opportunity, comfortable living, and incredible hunting—all in one! This well-maintained farm is ready for its next owner, with Tyson committed to entering into a contract with the new owner upon purchase and an EQUIP Grant approved for upcoming improvements to the poultry houses.

Property Highlights:

**Main House:** Spacious 4-bedroom, 2-bathroom home with a large front porch, perfect for enjoying stunning countryside views. Includes a 3-car garage with an unfinished bonus room above.

**Farm Manager's House:** A comfortable 3-bedroom, 2-bathroom residence, ideal for on-site management or rental income.

**Poultry Operations:** Three 40x400 chicken houses, built in 1995, ready for production with planned updates via the EQUIP Grant program.

**Outbuildings & Storage:** Two sheds, a pole barn, and ample storage for farm equipment and tools.

**Water Supply:** Serviced by a water well and community water for a reliable and efficient operation.

**Natural Beauty & Hunting:** Excellent deer and turkey hunting with wooded surroundings, plus a small pond that adds to the property's charm.

This farm is a rare find, offering both an income-generating poultry business and a beautiful rural lifestyle. Whether you're an experienced farmer or looking for a new investment, this property is move-in ready and contract-secured. Being a Rooster farm the cost structure is set up differently and without a lot of the cost incurred of a traditional broiler farm

Schedule a tour today to see this fantastic opportunity firsthand!

Hunter McCool, Certified Land Specialist Licensed in MS & AR

Office: [662-495-1121](tel:662-495-1121)

Cell: [662-295-7447](tel:662-295-7447)

Email: [hmccool@mossyoakproperties.com](mailto:hmccool@mossyoakproperties.com)



**25 Acre Poultry Farm with Two Homes and Hunting Land**  
**Carthage, MS / Leake County**

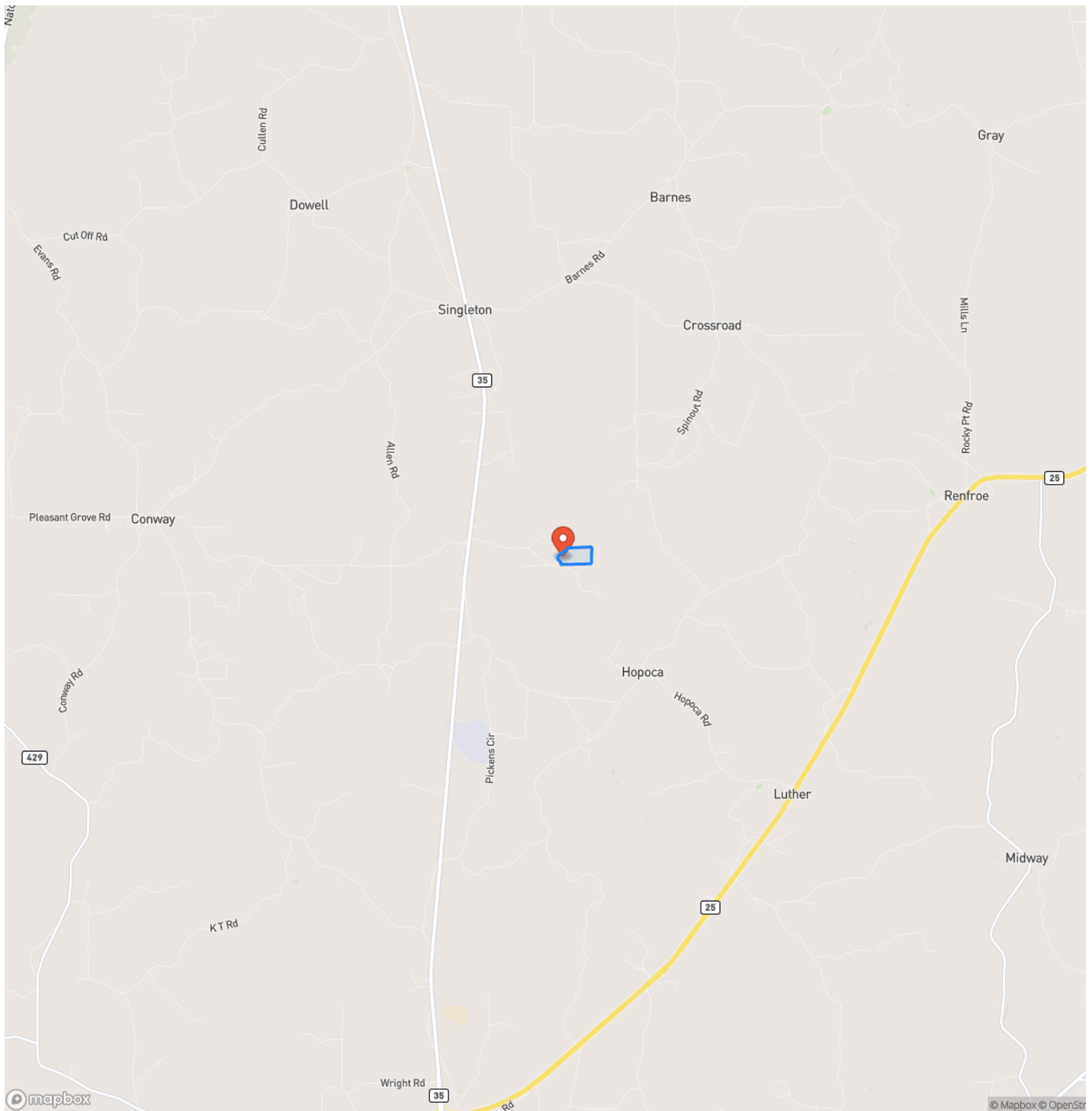
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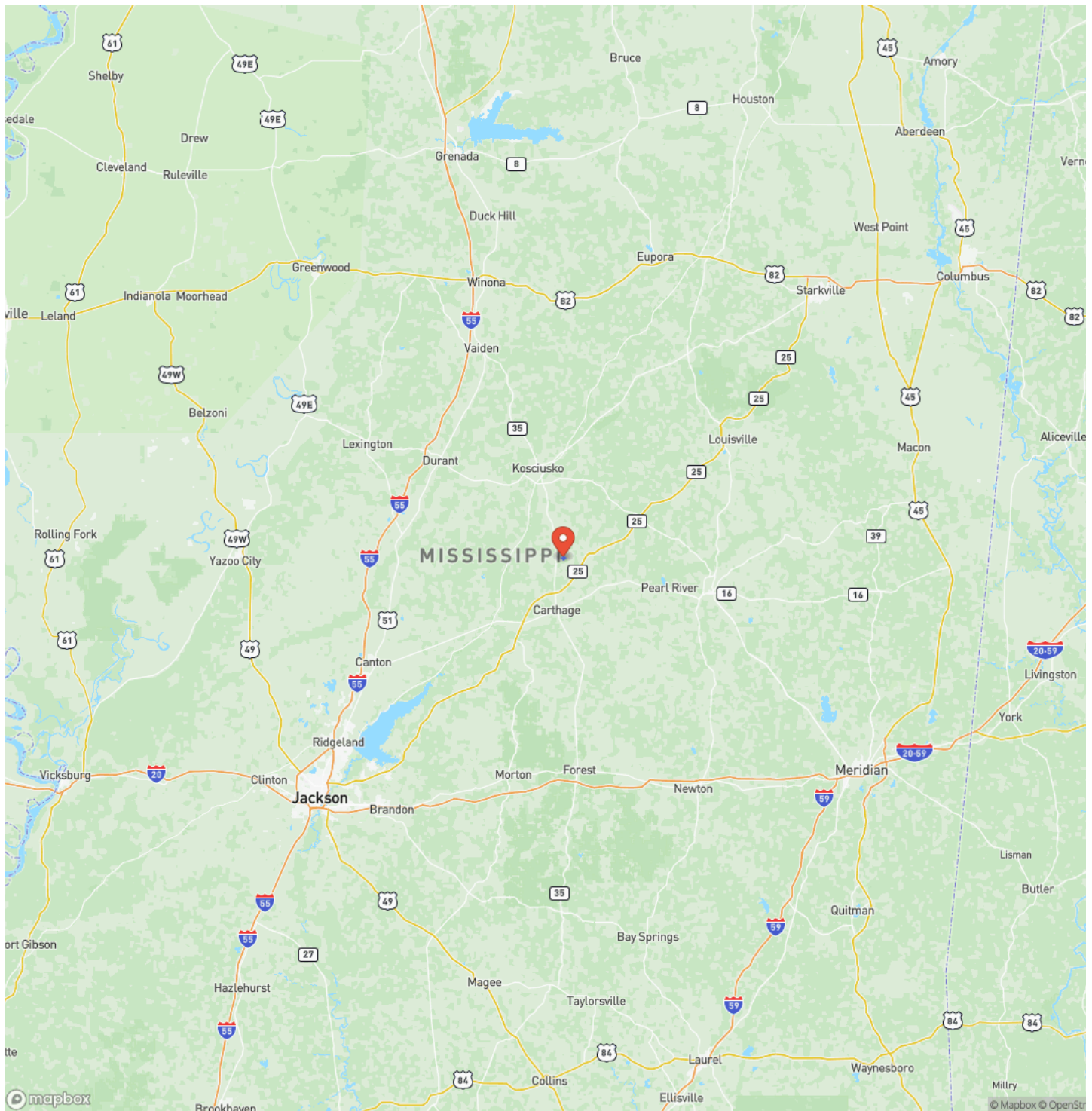
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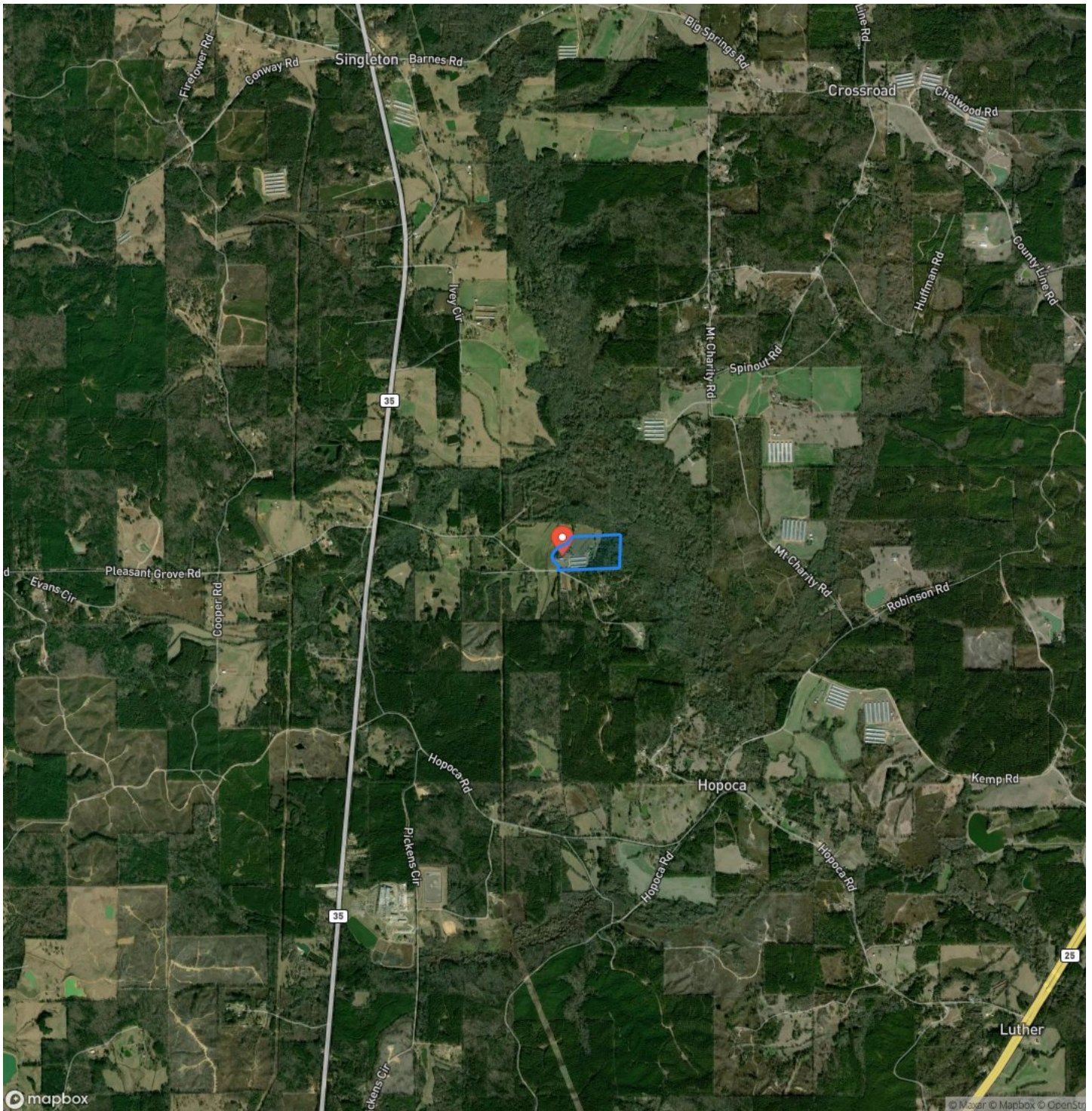
## Locator Map



## Locator Map



## Satellite Map



## 25 Acre Poultry Farm with Two Homes and Hunting Land

### Carthage, MS / Leake County

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Hunter McCool

## Mobile

(662) 295-7447

## Office

(662) 495-1121

## Email

hmccool@mossyoakproperties.com

## Address

108 Lone Wolf Drive

## City / State / Zip

## NOTES

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## This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



**MossyOakProperties.com**

## **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.

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**Mossy Oak Properties Bottomland Real Estate**

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West Point, MS 39773

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