

120+/- Acre Cattle Farm

Sumter County, AL



\$2,500/Acre

- 120+/- Acres of Pastureland
- Located on The Mississippi/Alabama state line
- 7.00+/- acres of timber
- 1.00+/- acre pond
- Fenced and Cross-fenced
- Catch pen
- Utilities available on Henley Dr

Directions from the intersection of AL-17 & Broadway St. in Geiger, AL: Travel north on AL-17 for 1.7 miles. Turn left on Henley Rd and travel 2.8 miles. Turn right on Henley Dr. and travel 0.8 miles; the property will be on the left.



Call me today!

JOHN DELPAPA, REALTOR®
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662.268.6333 **office** | 662.788.2455 **cell**
Licensed in MS & AL | MS Registered Forester



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

What a rare find! This 120 +/- acres of pristine pastureland is conveniently situated right on the Mississippi/Alabama state line in the heart of Sumter County, Alabama. With its stunning natural beauty and ample grazing space, this fantastic property is the perfect opportunity for anyone looking to start their own cattle operation or expand their existing livestock production. The land is predominantly open pasture, with a gently rolling topography that provides an ideal terrain for cattle grazing. There are also 7.00 +/- acres of timber on the property, providing ample shade and shelter for the animals. A 1.00 +/- acre pond provides a consistent water source for the animals and potential recreational activities.

In addition to the plentiful grazing land, this property is fully fenced and cross-fenced, with a catch pen that makes livestock management a breeze. The ease of use of the property makes it perfect for a working ranch, hobby farm, or even a weekend getaway for outdoor enthusiasts. The property's convenient location, just twenty minutes from Scooba, MS, and an hour from Tuscaloosa, AL, makes it easily accessible from nearby towns and cities. Furthermore, utilities are available on Henley Dr., ensuring you have everything you need to make this beautiful property your own.

Take advantage of this once-in-a-lifetime opportunity to own a piece of prime pastureland in Sumter County, Alabama! Whether you're looking to start your own cattle operation or for a beautiful getaway in the heart of nature, this property is a perfect choice.



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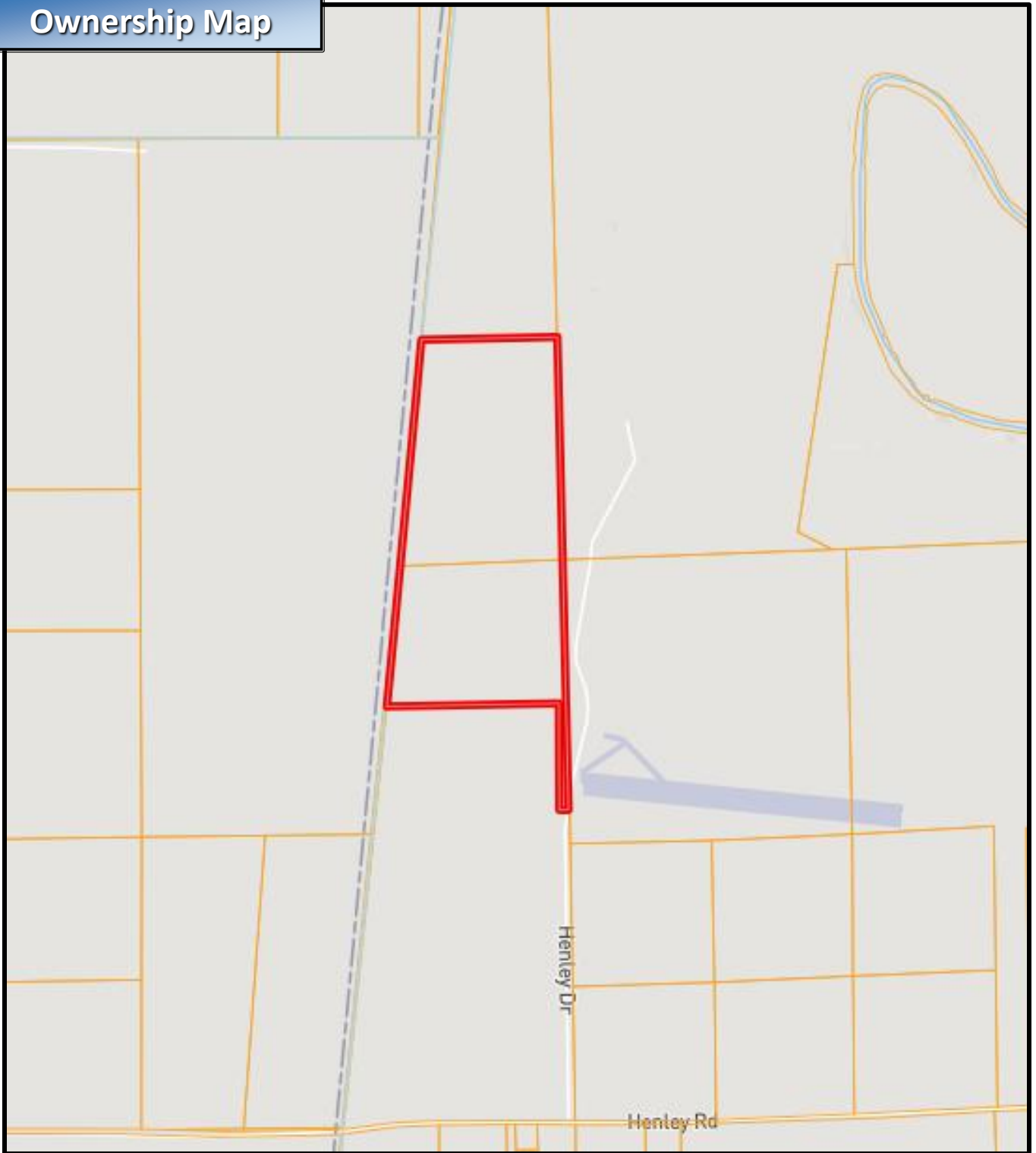


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Ownership Map



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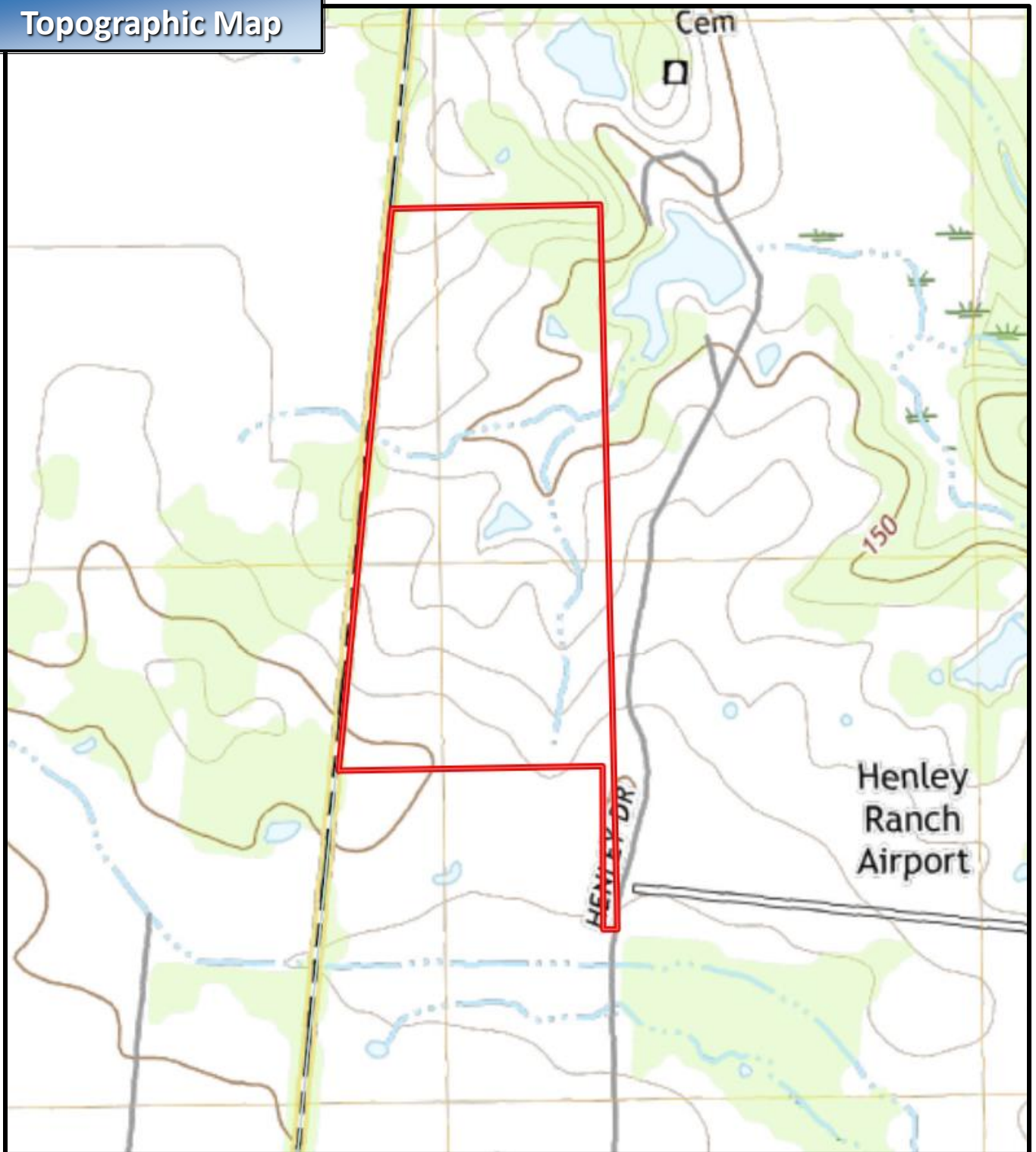
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Topographic Map



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Aerial Map

120 +/-
Acres

HENLEY DR

[Click for Interactive Map](#)

32.9118, -88.344



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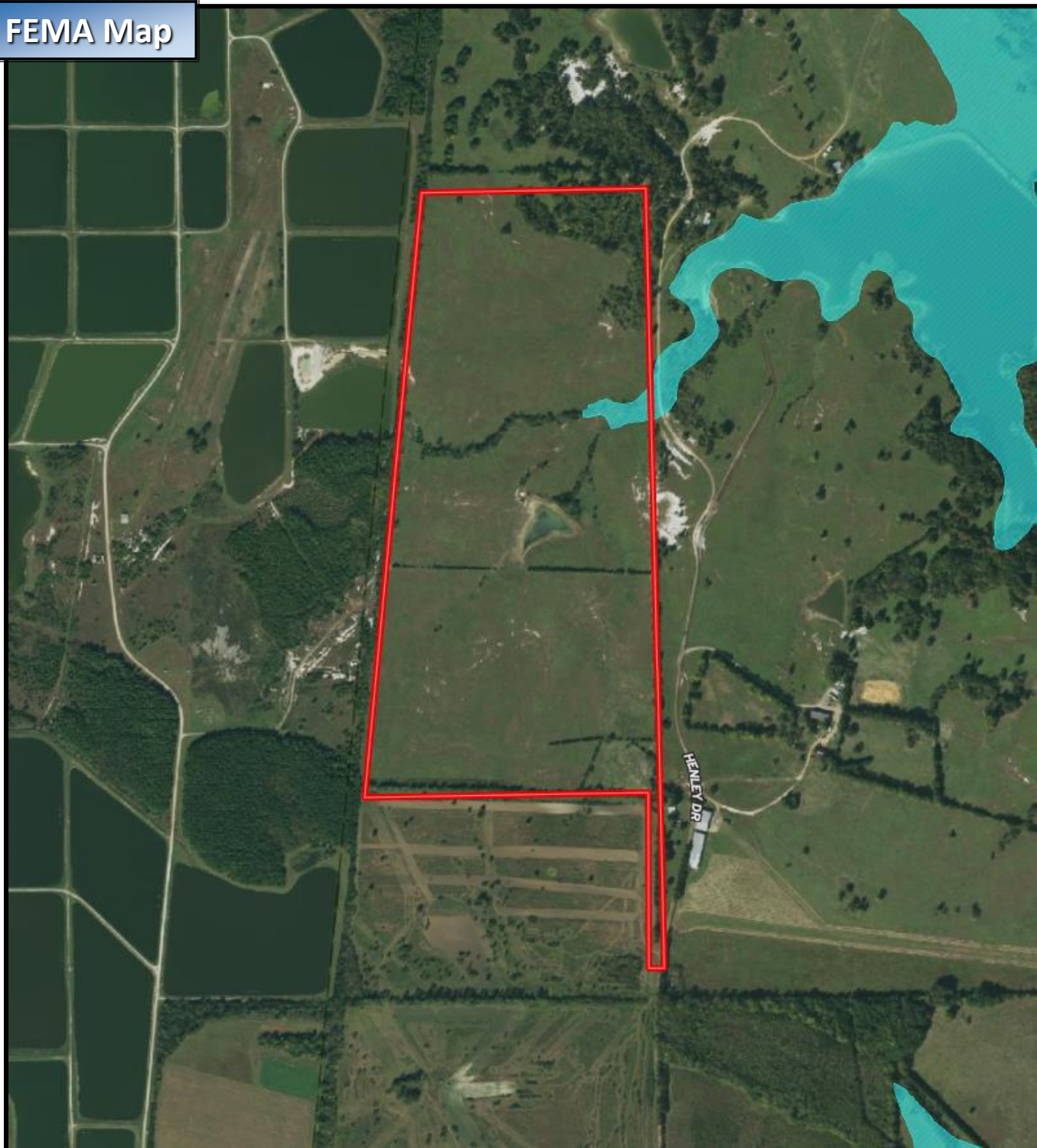
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FEMA Map



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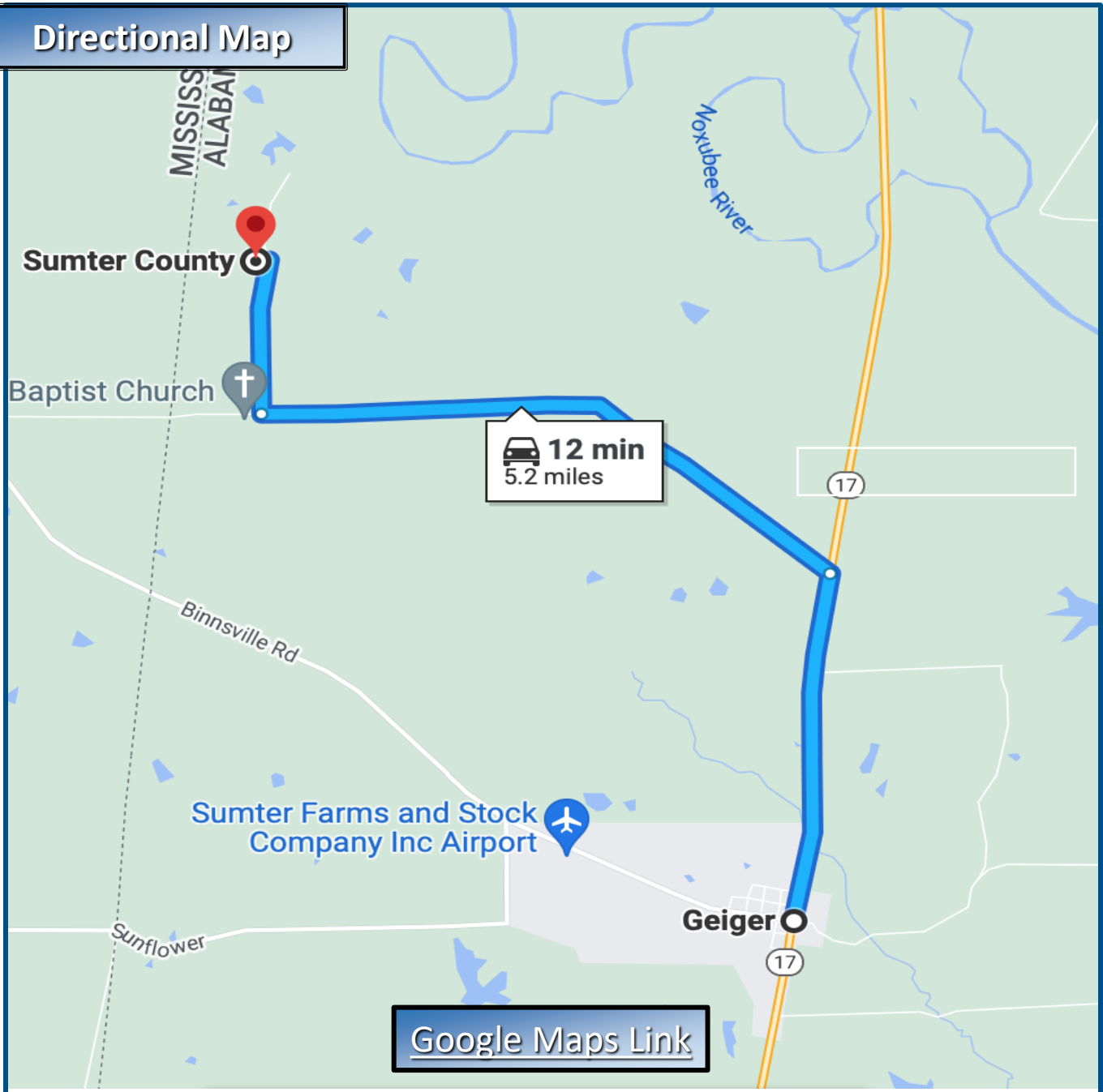
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Directional Map



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