

315+/- Acre Cattle Ranch in Jasper County, MS

A Fully-Operational Cattle Property for Serious Ranchers

\$1,710,000



- 130+/- ACRES OF CROSS-FENCED PASTURELAND
- 185+/- ACRES OF TIMBERLAND WITH ESTABLISHED FOOD PLOTS FOR HUNTING
- 12,000 SQ FT POLE BARN WITH BULL & SQUEEZE SHOOT
- THREE-BEDROOM MOBILE HOME OVERLOOKING A POND
- TWO PONDS WITH A DOCK STOCKED WITH BREAM AND BASS
- 2017 JOHN DEERE TRACTOR WITH FRONT END LOADER
- 24FT GOOSENECK LIVESTOCK TRAILER
- OFFERS BOTH ISOLATION & EASY ACCESS TO LOCAL COMMUNITY RESOURCES



**DAVID
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TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





Experience the essence of cattle ranching on this expansive 315+/- acre property in the picturesque landscapes of Jasper County, MS. Designed with serious ranchers in mind, this fully operational ranch offers an ideal blend of efficient agricultural infrastructure and natural beauty. With 130+/- acres of lush pastureland, the ranch provides ample space for optimal grazing and hay production, ensuring sustainable livestock nutrition and soil health. Adding to its charm are

two stocked ponds, one offering a stunning view from the comfortable 3-bedroom, 2-bathroom mobile home on the property. Ranch facilities include a 12,000+/- sq ft pole barn equipped with bull and squeeze shoots, enhancing cattle management efficiency. The land is thoughtfully cross-fenced to facilitate rotational grazing. At the same time, approximately 185+/- acres of timberland offer potential additional income and serve as a habitat for abundant wildlife, making it an ideal setting for hunting and supplementary cattle grazing areas. Located in the heart of Jasper County, the ranch combines isolation with accessibility via well-maintained county roads, ensuring seamless connectivity to local markets and community resources. Whether you're a seasoned rancher or an emerging enthusiast, this property promises to fulfill your cattle ranching ambitions while providing a serene retreat amidst Mississippi's natural splendor.

For a private showing, contact David today! *Showings require a 48-hour notice and are exclusively available to qualified buyers.*



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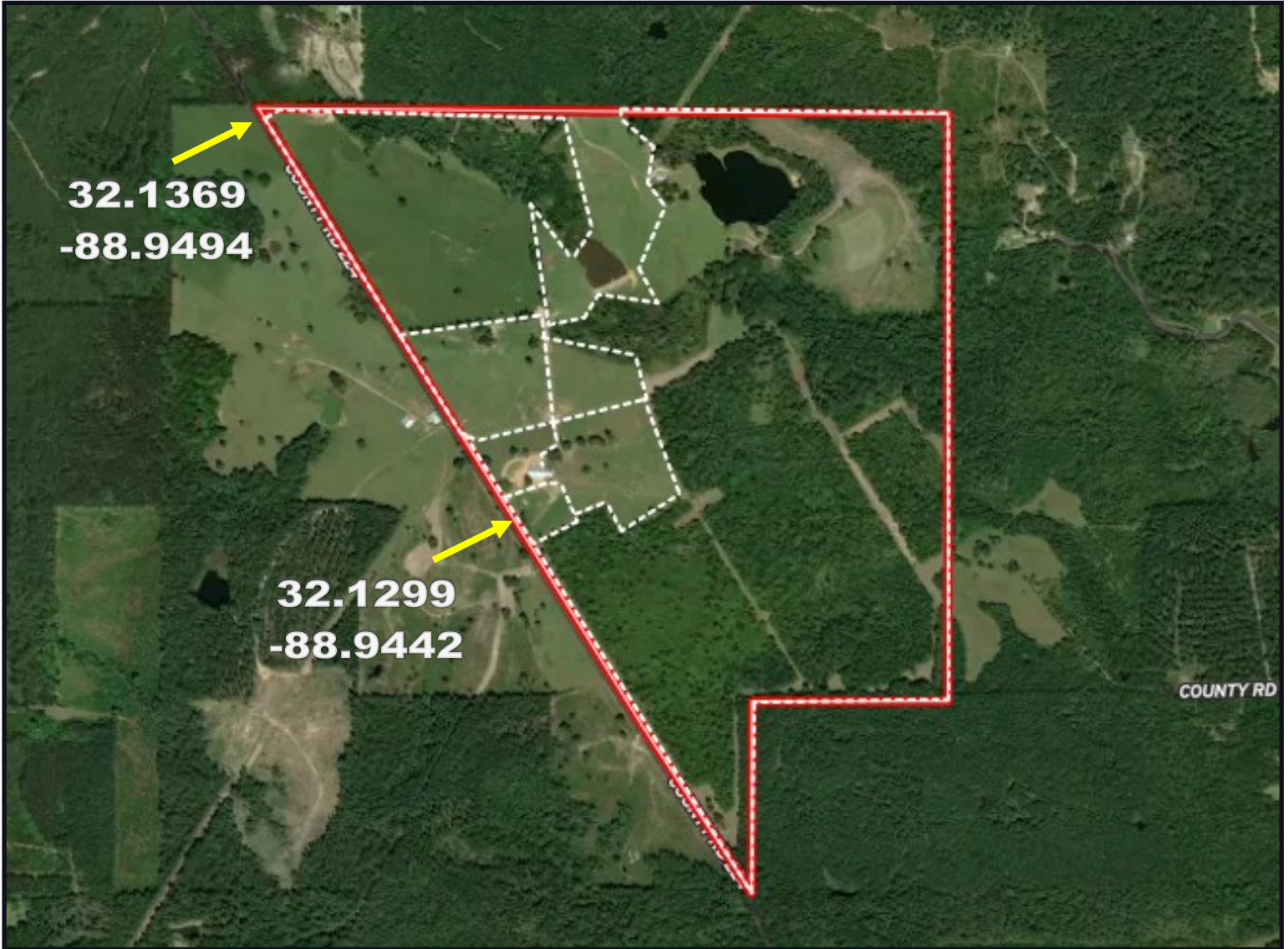
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Aerial Map



[Click Here for an Interactive Map](#)

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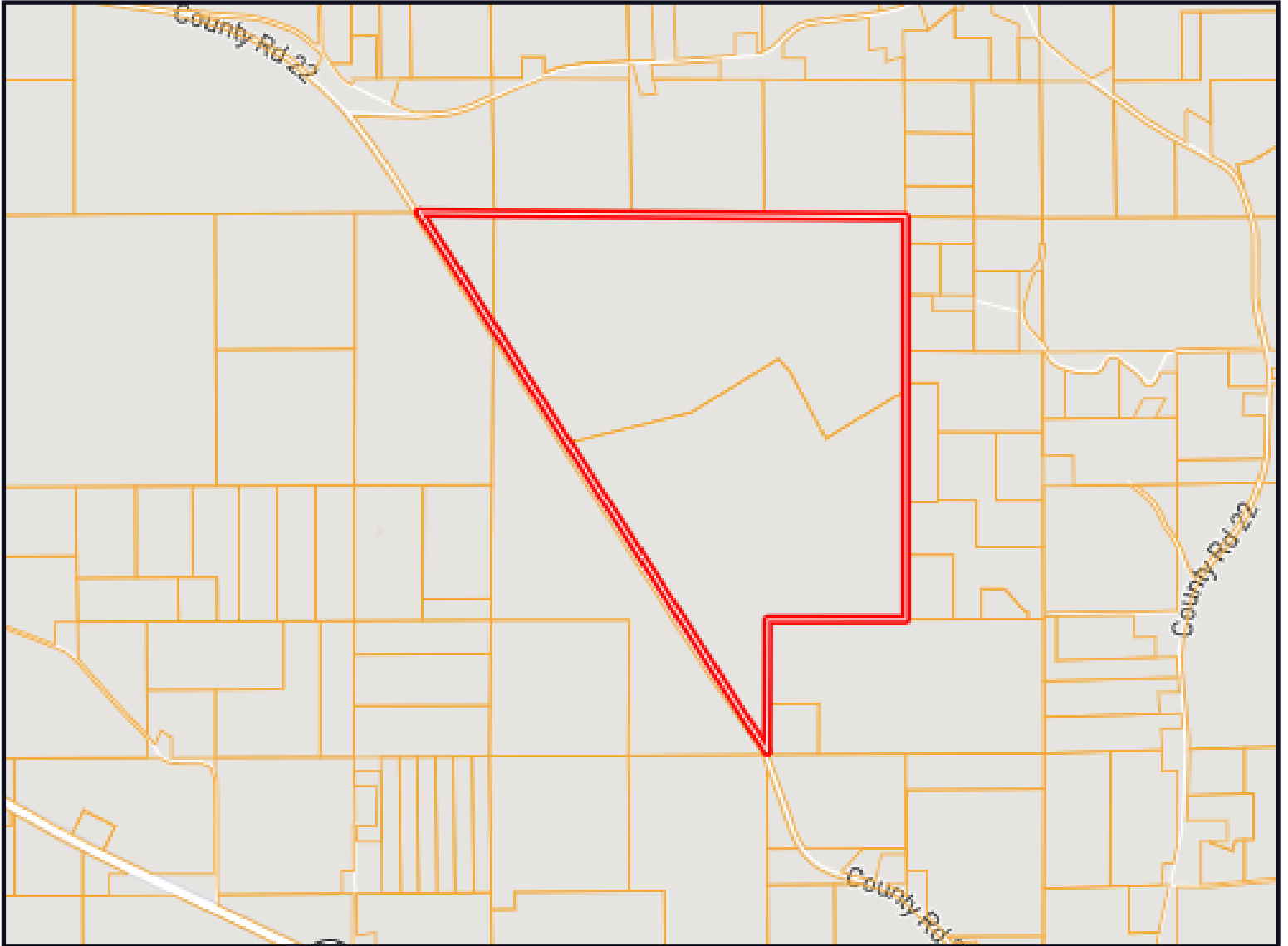


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Ownership Map



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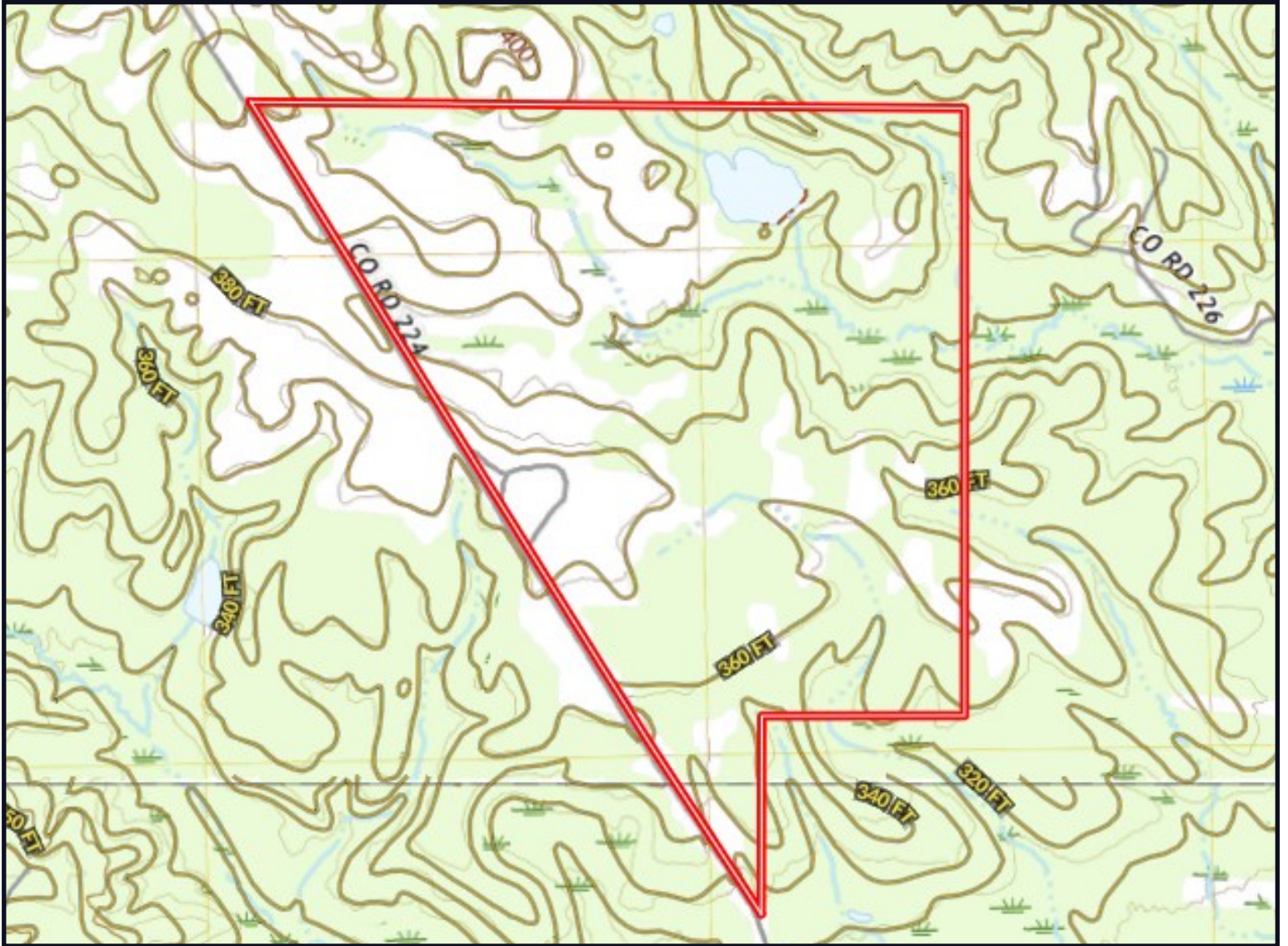


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Topography Map



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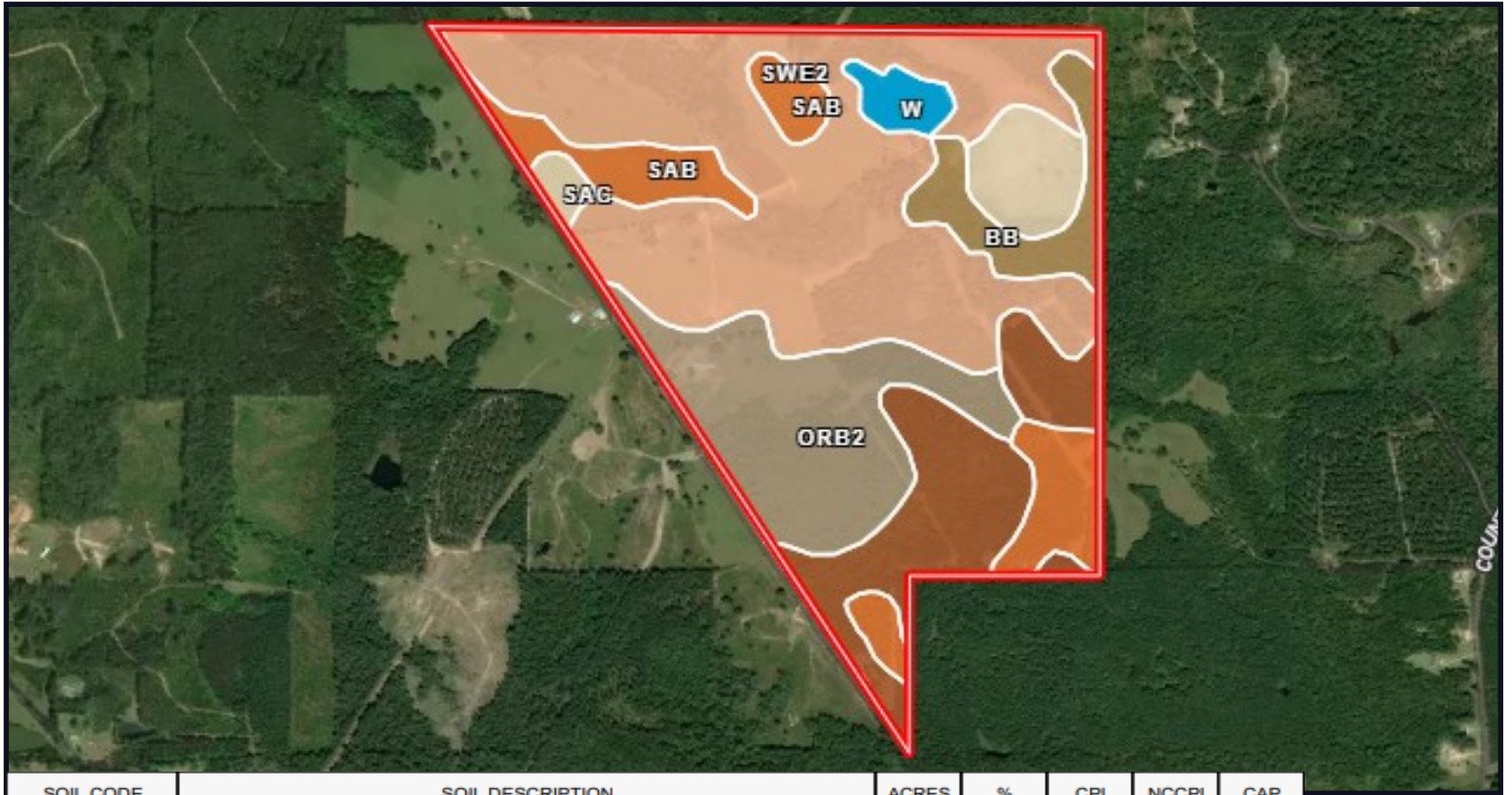


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Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
SwE2	Sweatman-Smithdale complex, 8 to 20 percent slopes, eroded	143.17	44.3	0	69	7e
OrB2	Ora fine sandy loam, 2 to 5 percent slopes, moderately eroded	55.94	17.31	0	34	2e
OrC2	Ora fine sandy loam, 5 to 8 percent slopes, eroded	47.04	14.55	0	39	3e
SaB	Savannah fine sandy loam, 2 to 5 percent slopes	35.88	11.1	0	54	2e
SaC	Savannah fine sandy loam, 5 to 8 percent slopes	17.48	5.41	0	47	3e
Bb	Bibb fine sandy loam, 0 to 2 percent slopes, frequently flooded	17.26	5.34	0	37	5w
W	Water	6.17	1.91	0	-	-
MuB	McLaurin loamy sand, 2 to 5 percent slopes	0.25	0.08	0	50	2e
TOTALS		323.19(*)	100%	-	52.68	4.62

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Directional Map



Directions from Hwy 18 and Hwy 513 in Rose Hill, MS: Travel east on Hwy 513 for 1.7 miles. Turn right onto Co Rd 22 and travel 1.1 miles. Make a slight right onto Co Rd 224. After 0.2 miles, the property entrance will be on the left. [107 CR 224, PACHUTA, MS 39356 -GOOGLE MAP LINK](#)



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