

CATTLE FARM

116.58 ± Acres in Simpson County, MS



\$499,900



Have you been searching for a working cattle operation with a home? This Simpson County 116.58+/- acres should catch your eye. The pasture is fenced, the hay fields are growing, the ponds are stocked, and the home has been renovated. When you arrive at the Simpson 116.58, you will quickly notice the property is an owner occupied working cattle operation. The 1,412+/- square foot home sits on the hill overlooking your pastures and features two bedrooms, two baths, kitchen/living combo, and dining room. The current owner enjoys drinking coffee on the back porch, watching deer and turkey eat in the pasture. Across the road, you will find two shops (1-46x40 feet enclosed with power/water/roll up door 2-1/2 open pole barn for big equipment) and two old chicken houses also used for plenty more storage (hay & additional equipment). The land is divided into four pastures, with two of them being hay pastures producing more than enough hay to support the livestock (minimum of 3 cuts each year). The owner runs an average of 60 head on the farm. There are two stocked ponds (1-bass/bream/catfish and 2-bream only) on the north side of the farm, with a cattle pond located on the south side. You can hunt deer right off the back porch on the recreational side of things and the owners hears/sees plenty turkeys each spring. A beautiful finger of mature timber filled with huge rock banks will make you feel like you are somewhere near the mountains. The kids and grandkids will love camping in this area. This is country living at its finest near located approximately 6 miles southeast of Puckett and 7 miles northeast of Mendenhall. If you have been looking to be a part of the country cattle community with similar farmers in the immediate area, come look at the Simpson County 116.58+/- acres today. Call Michael Oswalt for your private showing! Taxes for 2019 year were \$869.11



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10K
FOLLOWERS
ON FACEBOOK

Call me today!

MICHAEL OSWALT, ASSOC. BROKER

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Licensed in MS, AR & MO



Expect More. Get More.

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



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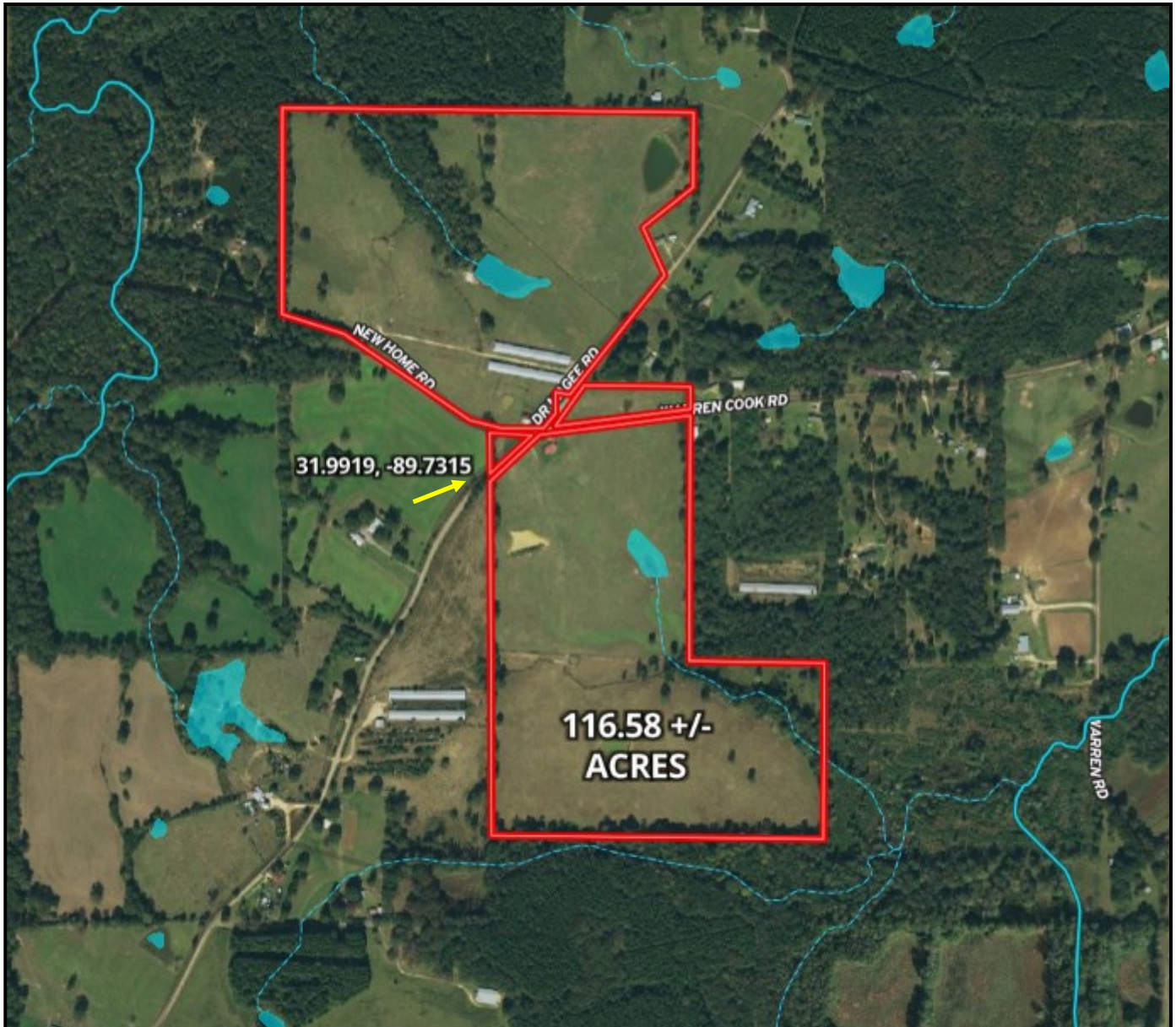


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AERIAL MAP

Click [HERE](#) for an Interactive Map

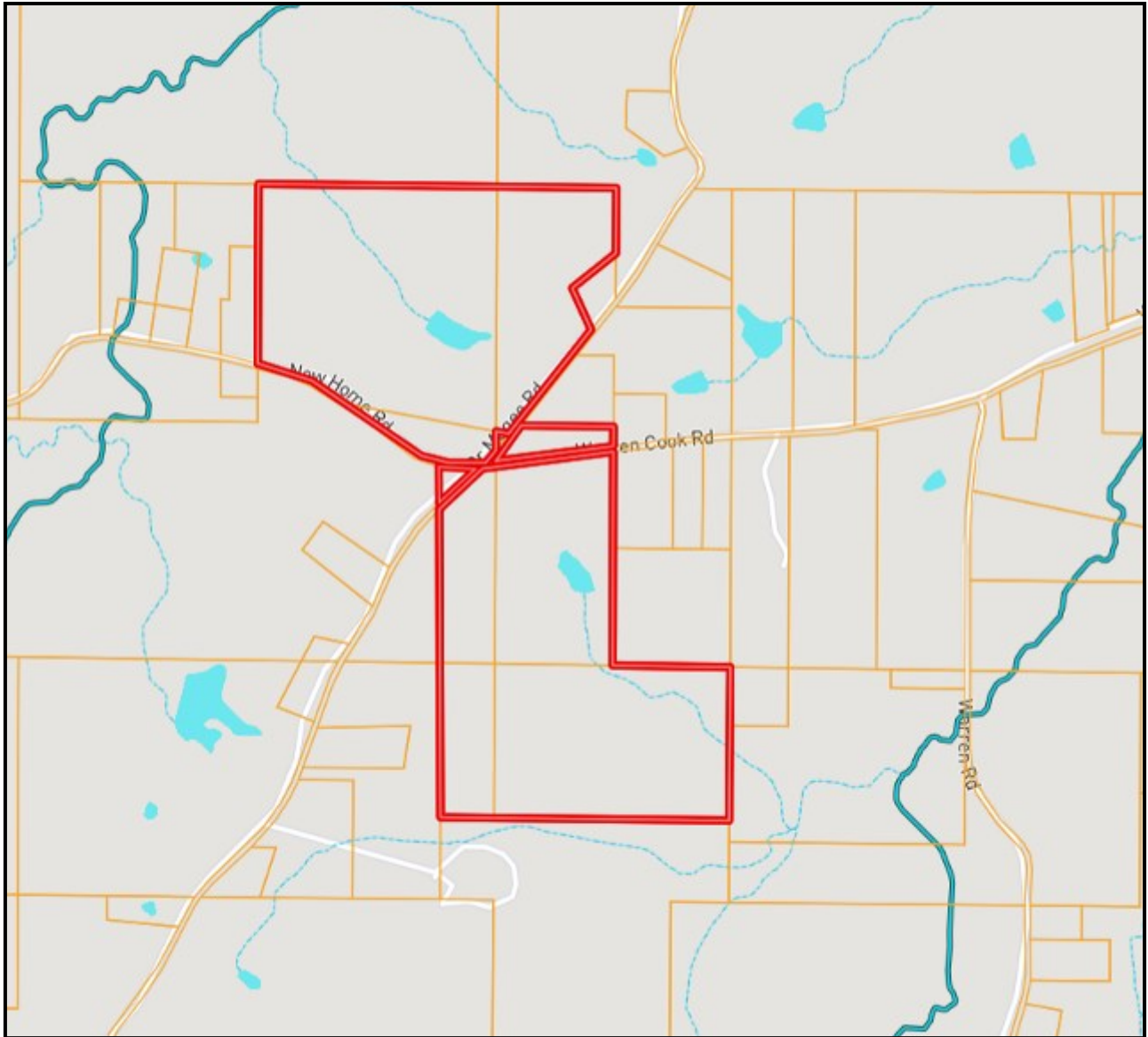


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OWNERSHIP MAP

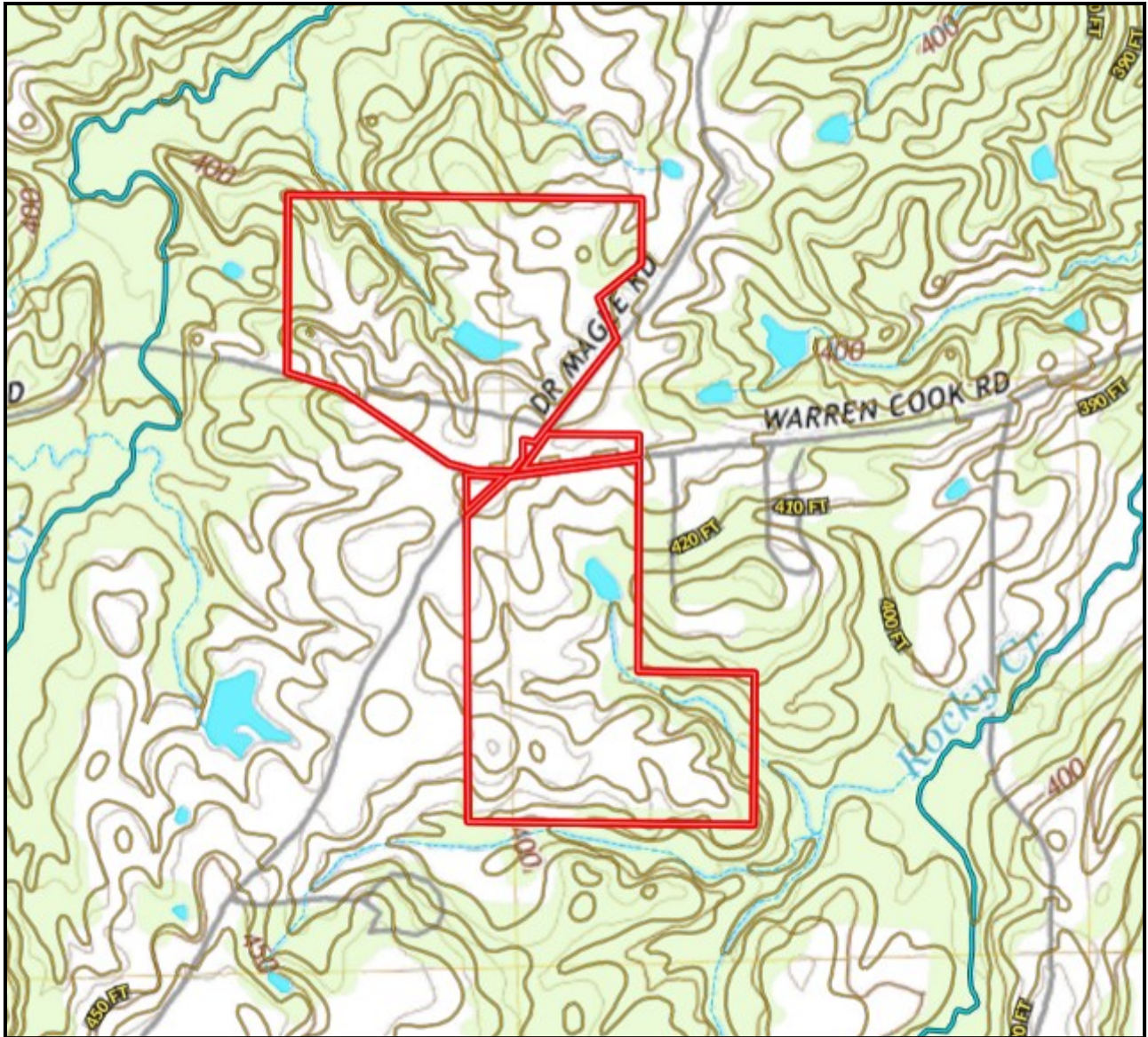


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TOPO MAP



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FLOOD MAP

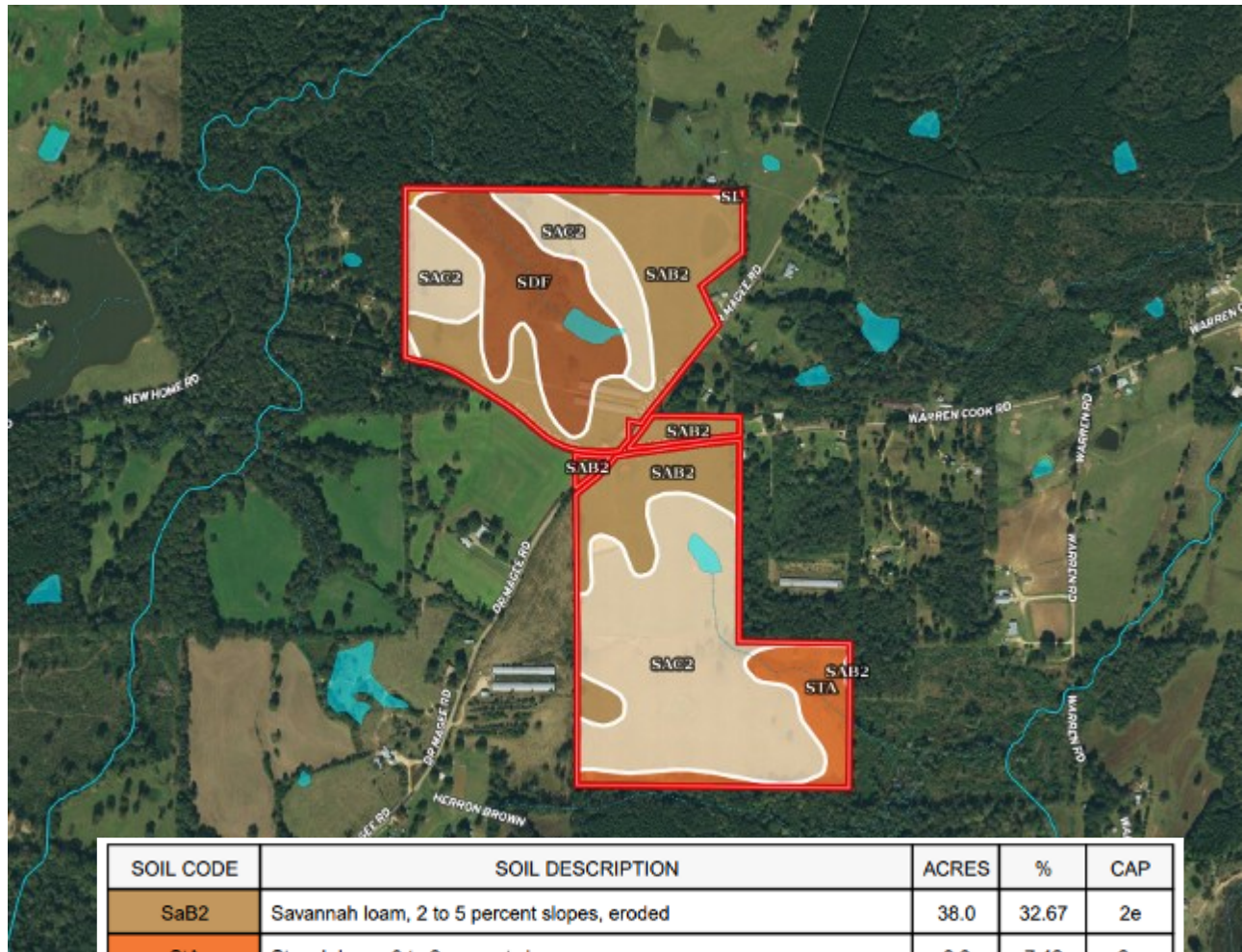


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SOIL MAP



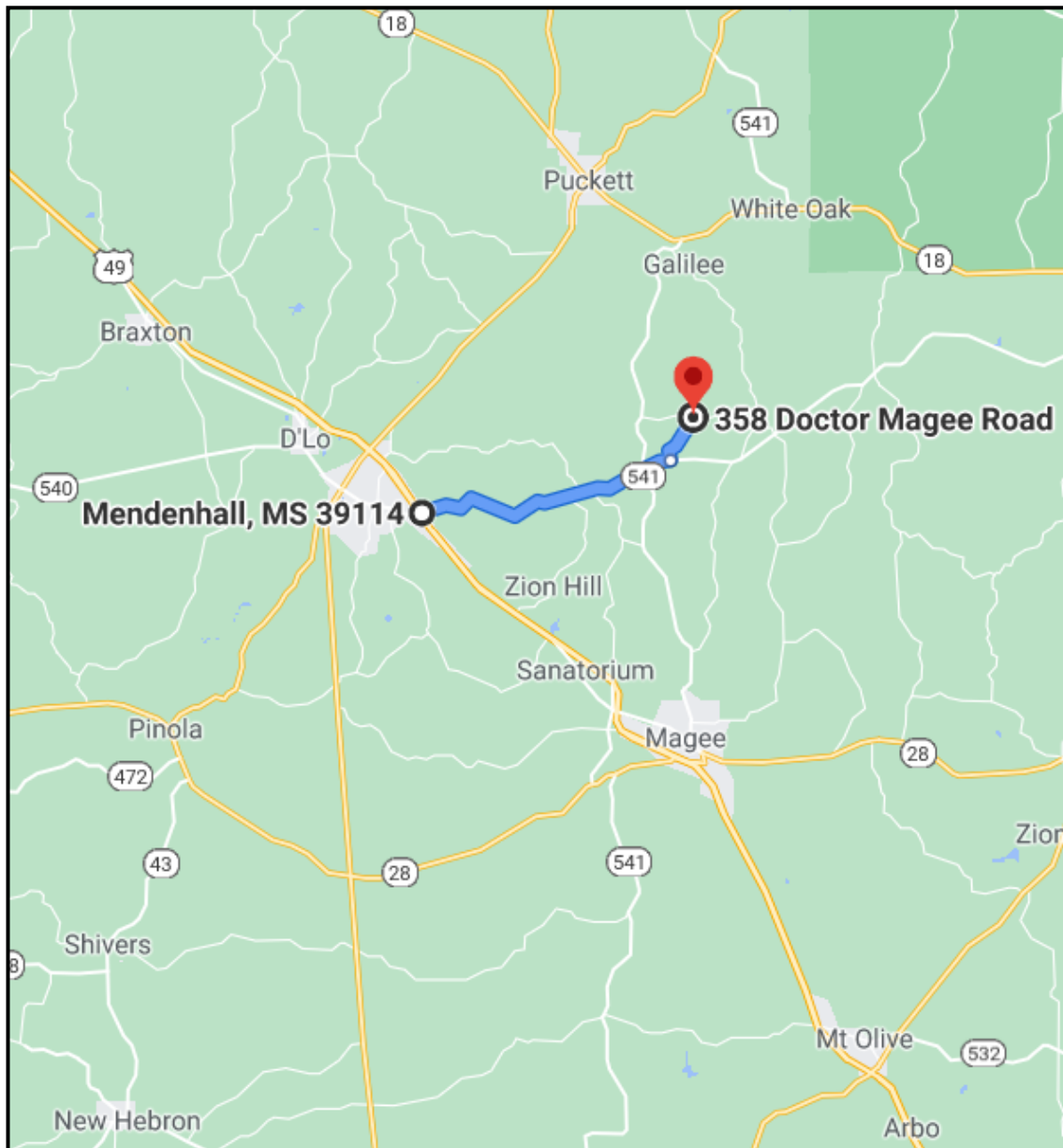
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DIRECTIONAL MAP

DIRECTIONS: From the Intersection of US 49 and MS-540 in Mendenhall, MS, travel northeast on MS-540 E toward Eugie Palmer Road for 7.1 miles, then turn left onto Doctor Magee Road and travel for 1.3 miles. The property will be located on both sides of the road. [GOOGLE MAPS LINK](#)



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