



This is a very nice 53 acre cattle farm that is total turnkey operation. The land is located 5 miles east of Magnolia, MS and 1 1/2 hours north of New Orleans. The property is all pastureland with scattered mature trees. It is fenced and cross-fenced with gates between each field that makes it easy to work your livestock. Each field has a pond for water. There are 3 barns and a large catch pen area made out of heavy drill stem pipe. The catch pen area has electricity and a well for water. The property is scenic rolling hills with 5 ponds that have bass and bream and great for fishing. This is also a great deer, turkey and dove hunting property. There are several perfect spots for a nice homesite or getaway with a view of the whole property. During many years ownership the seller has taken much pride in developing this land into a show place. All fencing, gates, catch pens and roads are in great shape. This is a great family place for horses or riding ATVs. Please call to see.

JOEL LANG ROAD

31.165329, -90.394296 GPS



\$275,000

53 Acres
MLS #135475
UC #23042-35475



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