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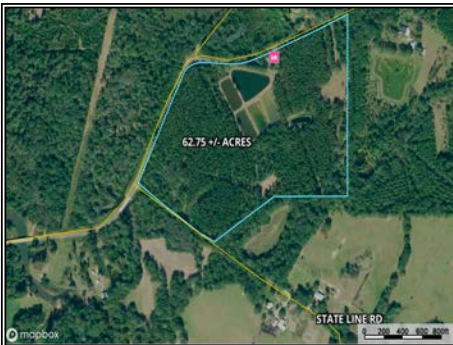
**SOUTHERN
STATES REALTY**



Located less than a mile northeast of Osyka, MS this tract offers a multitude of possibilities! Approximately 40 acres of 20+ year old pine plantation that has been thinned twice, 7+/- acres of ponds, home site with an old cabin in need of repair, two existing water wells, & over 3800' of paved road frontage make this a very unique & attractive property! 5 of the ponds were originally constructed as catfish ponds. They range in size from approximately .60 acre to .75 acre and could possibly be repurposed into crawfish ponds! The largest pond is approximately 1.60 acres providing a fantastic spot to stock with Florida bass! Due west & south of the property is the Tangipahoa River! Deer & other wildlife abound in this area! The east side of the property features a trailer shed, large open area, water well & two power poles with security lights which provide a great set up for gatherings and guests! Additionally, there's a great hardwood hollow with a box stand already in place! If you like to duck hunt, the SW corner along State Line Rd offers a slough that has several duck ponds! The old house does need work but come check it out. Osyka is the first town north of the Louisiana/ Mississippi state line and this property is just a few minutes off Interstate 55 providing easy access from the New Orleans & Baton Rouge areas. If you've been looking for a weekend, get away, hurricane get away, a good hunting or fishing tract, or even a new business venture, this could be it! Don't delay! Call today and come check it out!

Osyka Progress Road, Osyka, MS

31.016592, -90.453047 GPS



\$300,000

**62.75± Acres
MLS #140579**

