



MLS Client View

LAND	MLS #: 317254	Status: Active	LP: \$575,000
3481 NEW GROUND RD		County: Leake	
LENA	MS 39094	Zoning:	
Subdivision:		Current Use:	
Type: Farms/Ranches		Possible Use:	
Elem Sch: Leake County		List Type: Exclusive Right to Sell	
High Sch: Leake Central		Middle Sch:	
Legal Description:		Other Sch:	

Directions: From MS Highway 25 take New Ground Road to the west, go .3 miles to gate on left.



General Property Information:

Acres: 174.60	Price/Acre:	Acres Tillable:	Legally Subdiv: Yes	Mineral Rights:
Lot Dim:		Acres Wooded: 59.40	Divisible: No	Irrigated:
Lot SqFt:		Acres Pasture: 96.00	Easements:	Maint Fee:
Lot Desc: Hunting/Fishing, Horse Prc		Number Lots:	Location: Rural	
		Flood Ins: Unknown		

Features

PRICE INCLUDES Dwelling, Land, Other Buildings	UTILITIES Electric, Telephone	UTILITY/ELECTRIC Central Electric
DOCUMENTS Aerial Survey, Legal Description	Available	UTILITY/TELEPHONE AT&T, Bell
WATERFRONT Access, View, Walk-To, Lake, Pond, Creek	WATER Public Water	South
ROAD FRONTAGE County Road	SEWER Private Sewer, Septic Tank	
IMPROVEMENTS None	RESTRICTIONS None	
FENCE Barbed Wire, Crossed Fence, Full	COMMUNITY AMENITIES None	
BUILDINGS Storage Shed, Residence		
FARM DESCRIPTION Beef Cattle, Horse, Other Livestock, Pasture, Corn, Soy		

Farm Home Information

Total Rooms:	Beds: 4	Baths: 2 /	Fireplaces: 1
Stories: 1	Year Built: 1979		Garage Cap: 2
Sq Ft (living area): 2000 / Owner			

Taxes & Financing

Leasehold Fee:	Lse Fee Incr:	Home Owners Assoc: No	Parcel ID: 110030005, 109200015, 110100001, 10...
Terms: Cash		HOA Fee / Due: /	Tax Amt: 2,697
			Tax Year: 2018
HOA Fee Includes:			Exclusion: No
			Sold Price:

Comments

This beautiful family farm is in a very peaceful setting located just 30 minutes from Jackson, MS. A beautifully remodeled and updated 4-bedroom, 2-bath, ranch-style home is perched on a hillside overlooking the entire farm and the Pearl River bottom. The views from the home are breathtaking. Watch the sun set, or your livestock, or the deer, or the turkeys or the ducks all from the same chair on one of the 2 decks of the home. The property has a three acre stocked lake for fishing that has been managed and has an aeration system in place. It is a great lake to take the family fishing or just relax around. There are two duck structures on the property that produce good numbers of big ducks year after year. One structure is located in the timber and one is on the edge of the pasture with water control structure in place. Whitetail deer and wild turkey also abound on the property along with other small game. Approximately 96 acres of the property is pasture or cropland that has been fenced and cross fenced with 4 stock ponds located in each pasture. This area has a farming lease in place for the 2019 growing season and the producer is agreeable to talk about additional lease time. The property is also perfect for cattle or horses. You can have the perfect country lifestyle located just a short drive from the hustle and bustle of the big city with this property so call today for your private viewing of this once in a lifetime property.



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