

64.52± Acres in Leake County, MS
\$249,500



Property Profile

oakAAFarm

Location:

- Leake County, MS
- 947 Old Robinson Road
- 20± Miles East of Canton
- 12± Miles West of Carthage
- 35± Miles Northeast of Madison

Coordinates:

- 32.7053235, -89.7182267

Property Information:

- 64.52± Surveyed Acres
- 28± Acres of Thinned 19± Year-Old Plantation Pine
- 15± Acres of Oak Heavy Hardwoods
- 13± Acres of Open Ground
- 3± Acres of Natural Regeneration
- Well Established Trail System
- Food Plots
- Pond
- Creek

Property Use:

- Hunting
- Cabin Site

Improvements

- Conex Storage Unit
- Tractor and Implements
- Dixie Deer Blind
- Power and Water Connected

Tax Information:

- Parcel 103180007: \$64.48 for 2023
- Parcel 103190003.10: \$187.59 for 2023



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

ADAM HESTER, ALC

ASSOCIATE BROKER

C: 601-506-5058

O: 769-888-2522

adam@smalltownproperties.com

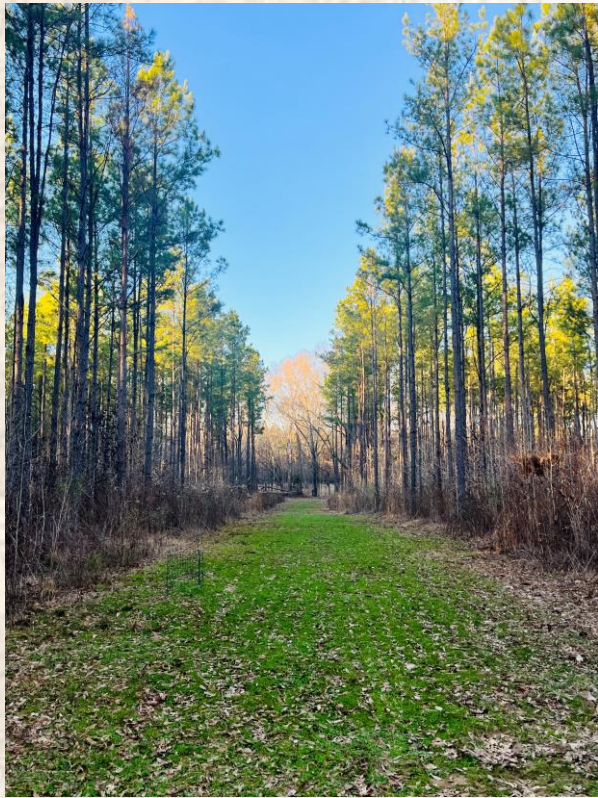
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Information is believed to be accurate but not guaranteed.



Owner/Agent. Welcome to oakAAfarm: 64.52± surveyed acres in Leake County, MS. Located approximately one mile from the Leake and Madison County line off Old Robinson Road, oakAAfarm is the ideal, small acreage recreational property approximately 40 minutes from Madison. The property is offered turn-key with power, water, stands, feeders, and all equipment.



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The property make-up offers 28± acres of thinned, 19± year old plantation pine, 13± acres of former farm ground manipulated for bedding and food plots, 15± acres of big, oak heavy hardwoods, and 3± acres of natural regeneration. The remaining balance consists of well-established trails, internal food plots, a small pond, and camp site. A portion of the southwestern boundary is bordered by Pellaphalia Creek.



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Since 2021, the primary focus has been on two things: wildlife habitat and good stewardship. Controlled burns have been done in the pines over the past three years. Certain areas of the open ground have been managed with fire while others allowed to grow in order to create additional bedding, forage, and buffers. Approximately 5 acres are set aside for planting food plots. In two deer hunting seasons, there has been a total of 5 deer hunts with two trophy 8 points harvested! oakAAfarm has also been a haven for turkey! In two seasons, there have been two longbeards taken on only four hunts!



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For improvements: the large Conex storage container, dixie deer blind lounge, and three feeders will all remain with the property. There is a dirt pad in place for a small camp or shop with power and water at the site! To manage your property, all the equipment you need is included. There is a low hour 5045 E Series John Deer tractor with a RC2072 bushhog, 6' tuffline cultipacker, 6' frontier disk, and a 6' drag. As a final bonus, the property has been approved for multiple EQUIP programs to help cost share additional improvements if desired.



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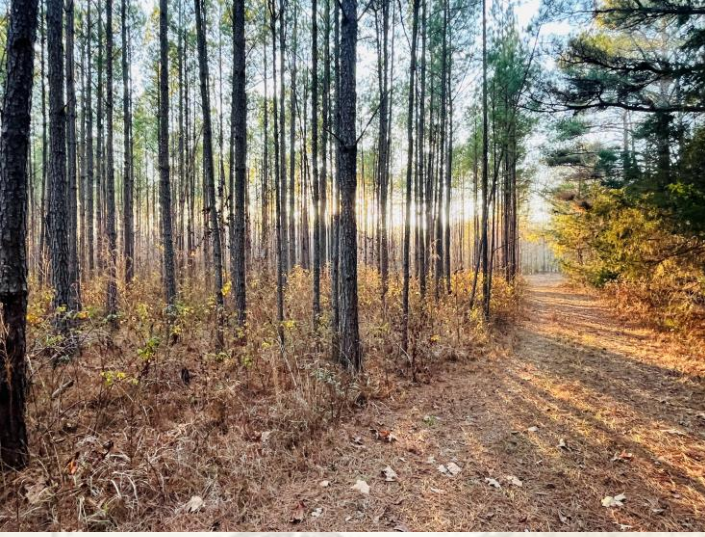
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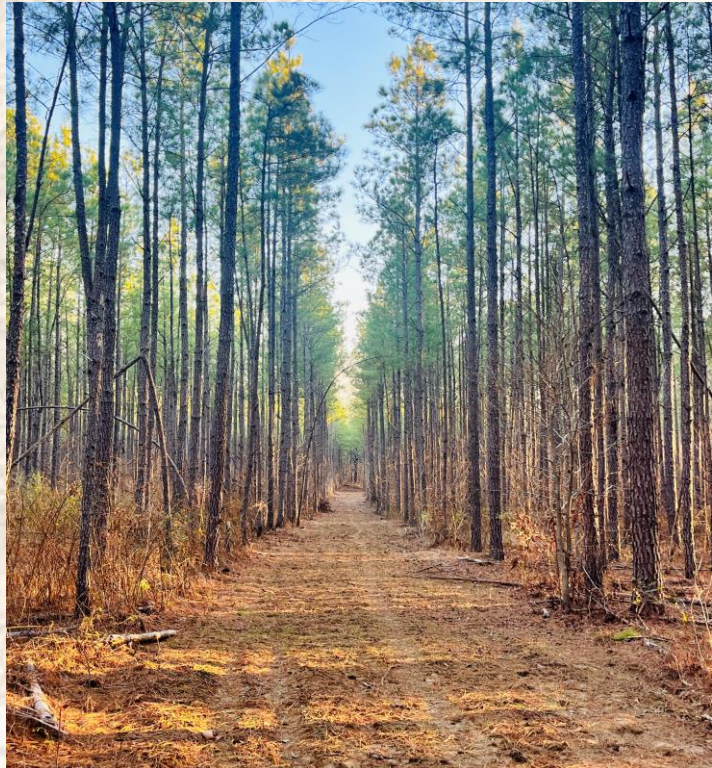
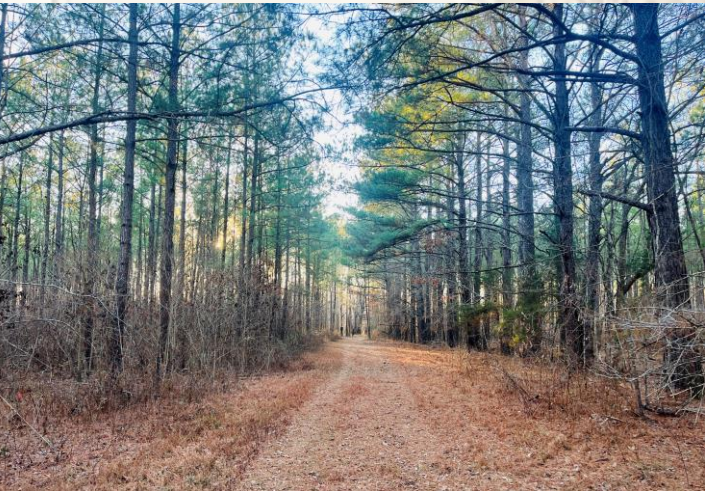
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A place like oakAAfarm is a good find. The work has been done and it is ready for a new owner to continue its improvement and recreational value. Don't miss out on what this place has to offer.



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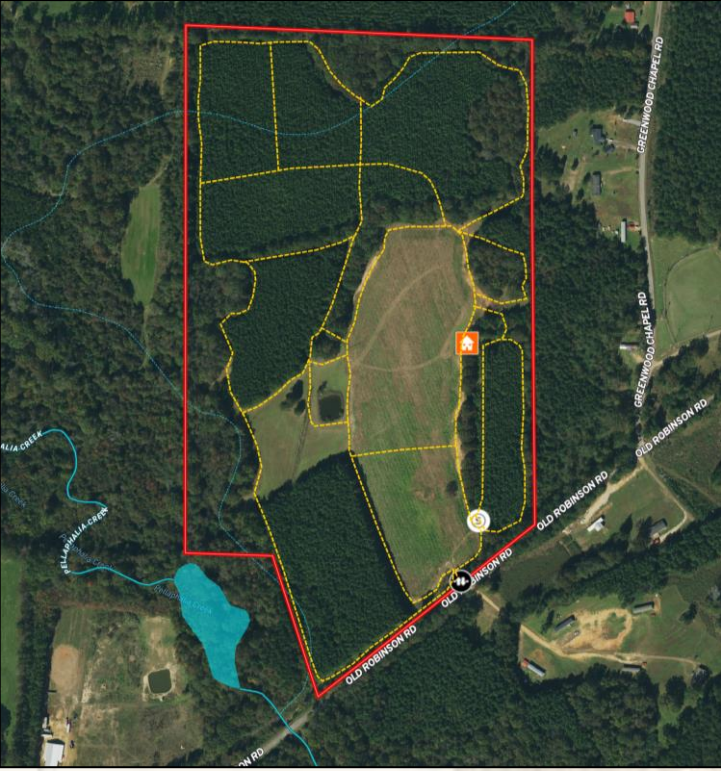
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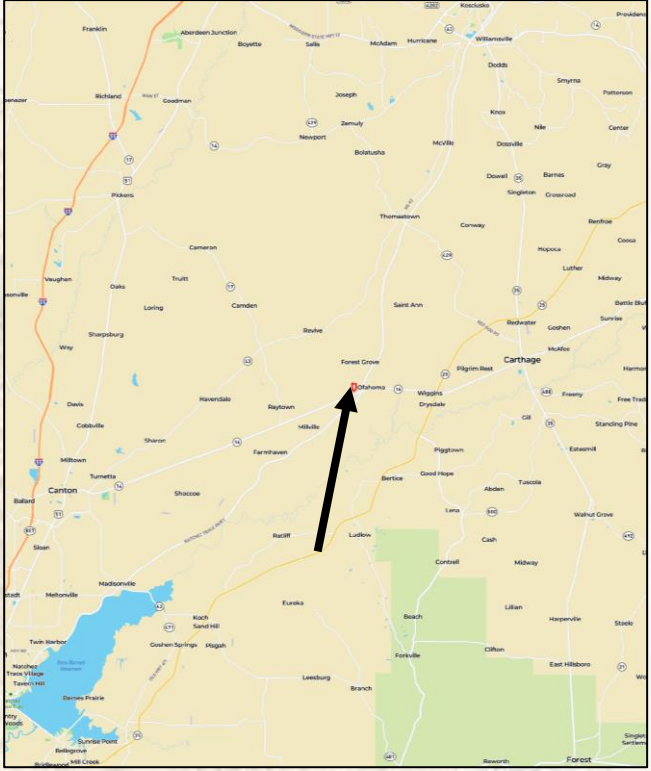
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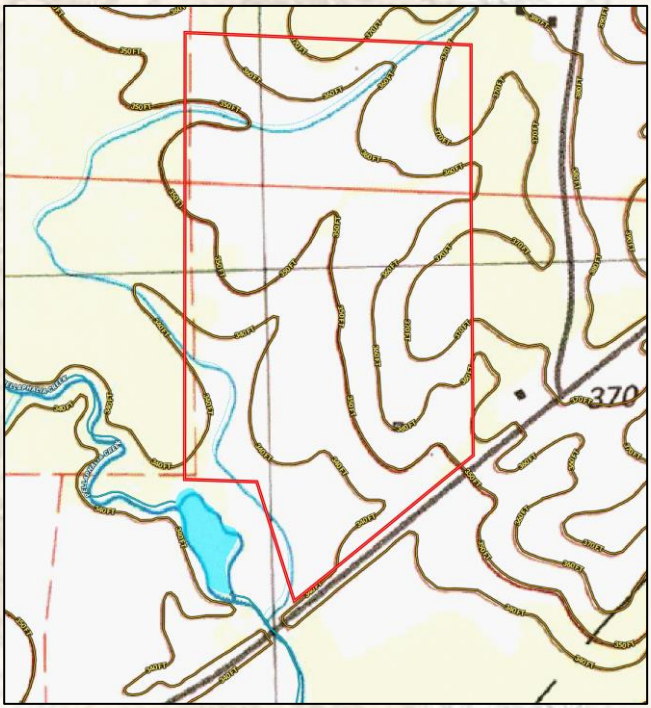
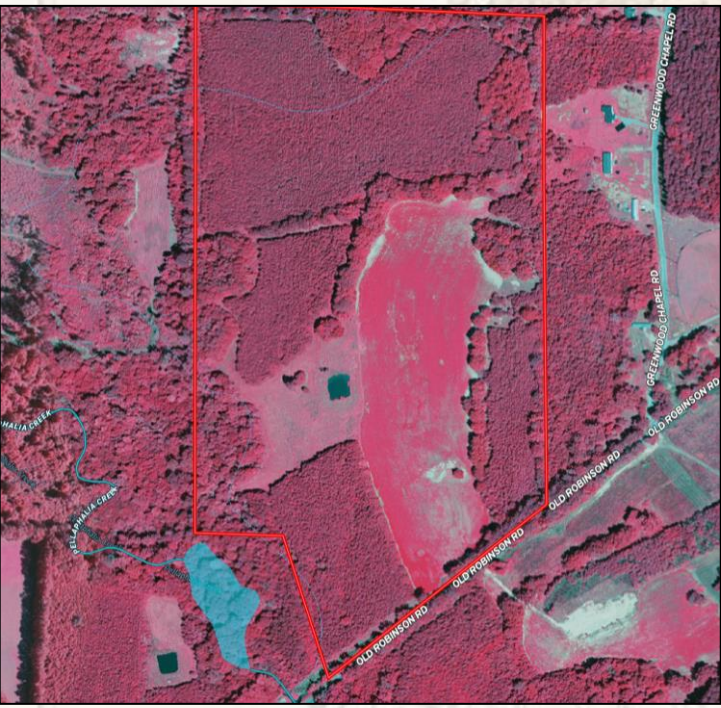
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[Interactive Map Link](#)



[Google Map Link](#)



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