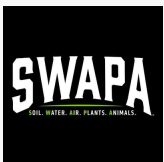


The Noxubee 35.9 Tract
Honey Lake Rd
Macon, MS 39341

\$215,400
35.900± Acres
Noxubee County



The Noxubee 35.9 Tract
Macon, MS / Noxubee County

SUMMARY

Address

Honey Lake Rd

City, State Zip

Macon, MS 39341

County

Noxubee County

Type

Recreational Land, Lot

Latitude / Longitude

33.059915 / -88.639108

Acreage

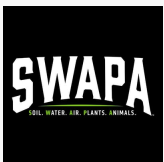
35.900

Price

\$215,400

Property Website

<https://swapaland.com/property/the-noxubee-35-9-tract-noxubee-mississippi/96452/>



The Noxubee 35.9 Tract

Macon, MS / Noxubee County

PROPERTY DESCRIPTION

It's not often land in Noxubee County, MS comes up for sale. This 35.9+/- acres sits just south of Macon, MS off Honey Lake Road. This property is completely fenced and cross fenced. There is a 1.3+/- acre pond/ watering hole that is stocked with bream. The owner is leaving a bull shoot/catch pen that will remain with the property. He also built a great road system that allows a truck or tractor to cross the property year round. The entire tract is a turnkey cattle operation with some of the best grass for grazing. This property lies in an area that is well known for some big bucks that Noxubee county produces. Power and water are available nearby and this would make a great homesite or retreat for anyone looking to get away. There is an additional 8+/- acres available too!

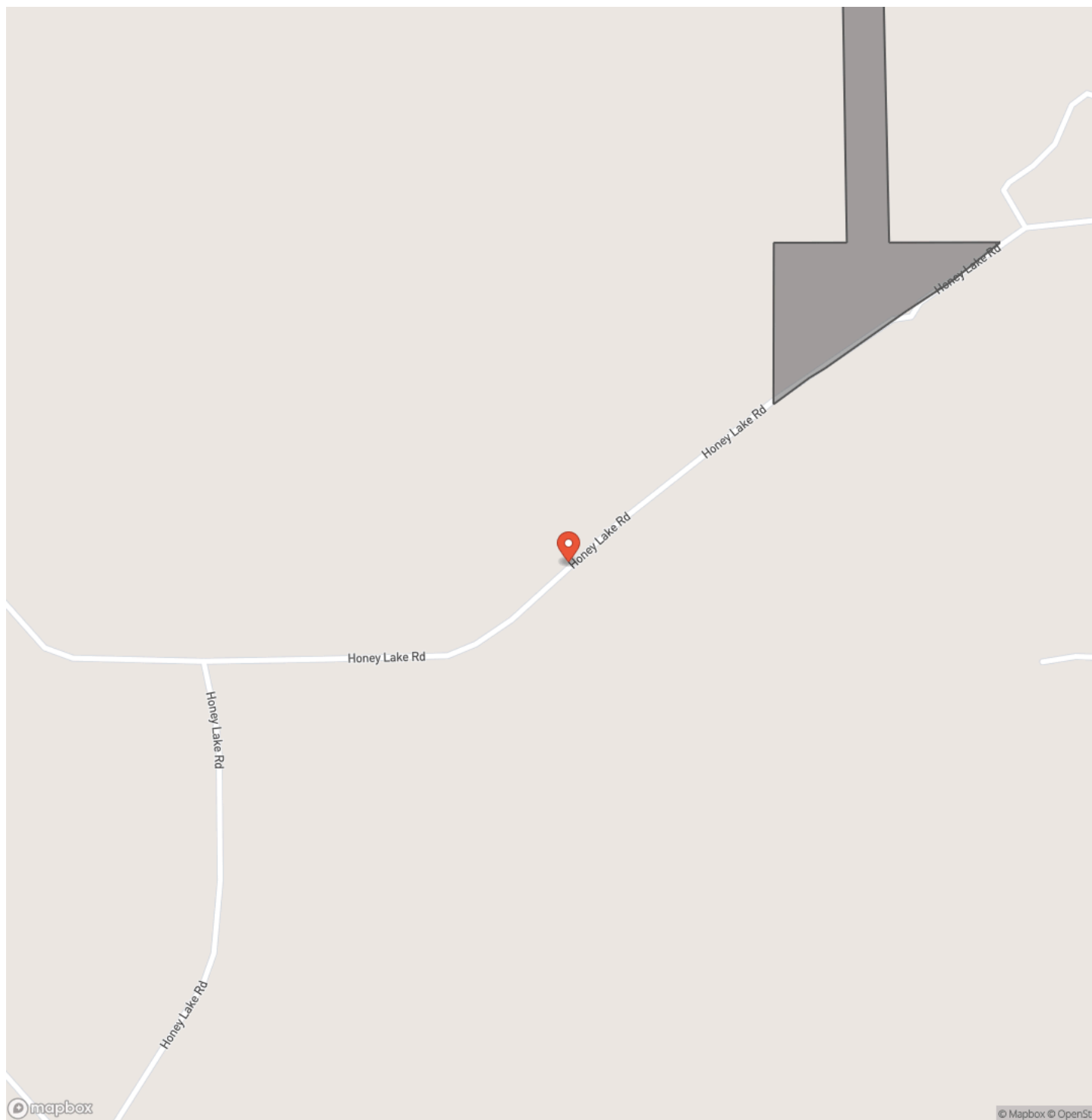
- Water Available
- Electricity



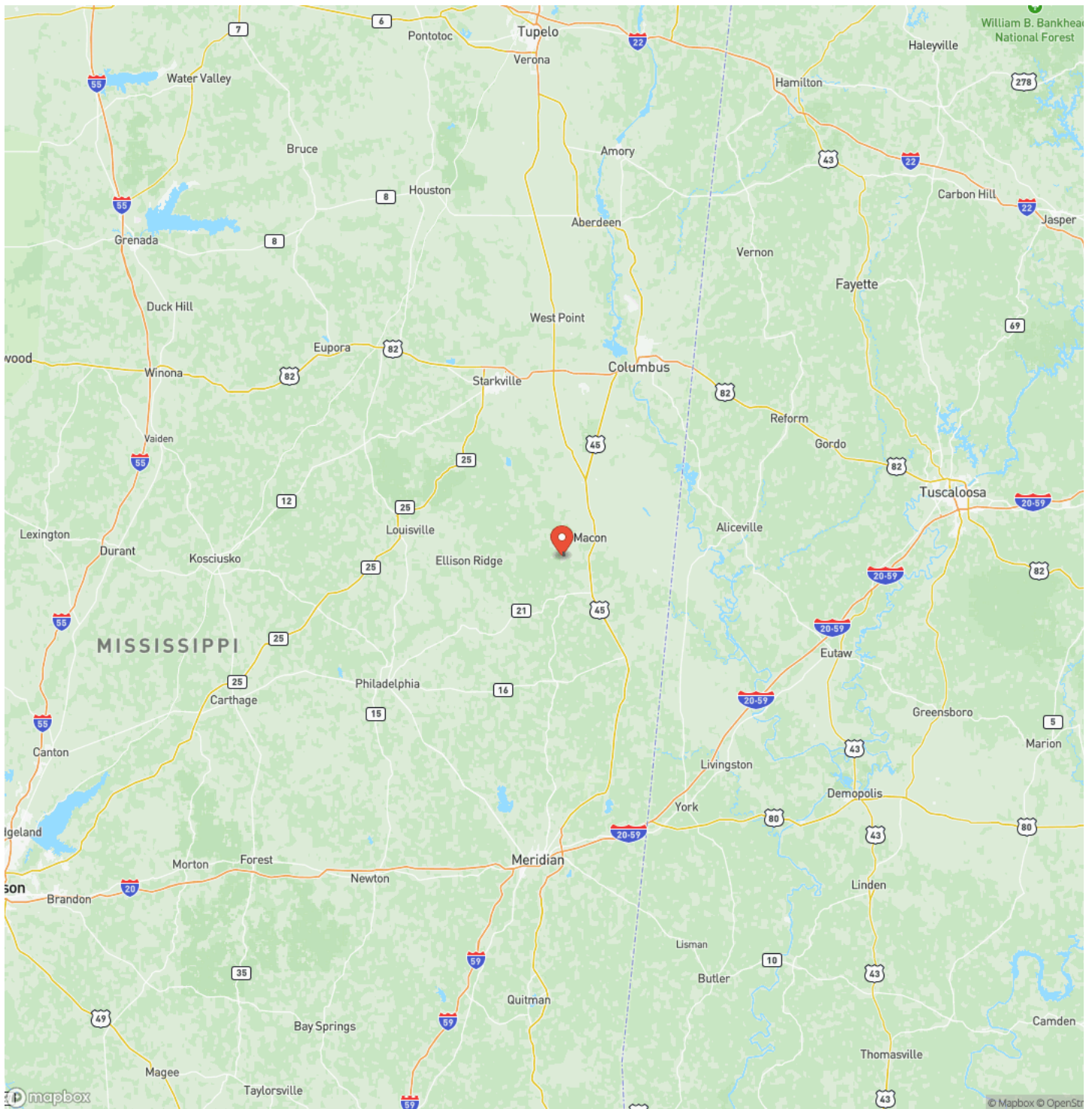
The Noxubee 35.9 Tract
Macon, MS / Noxubee County



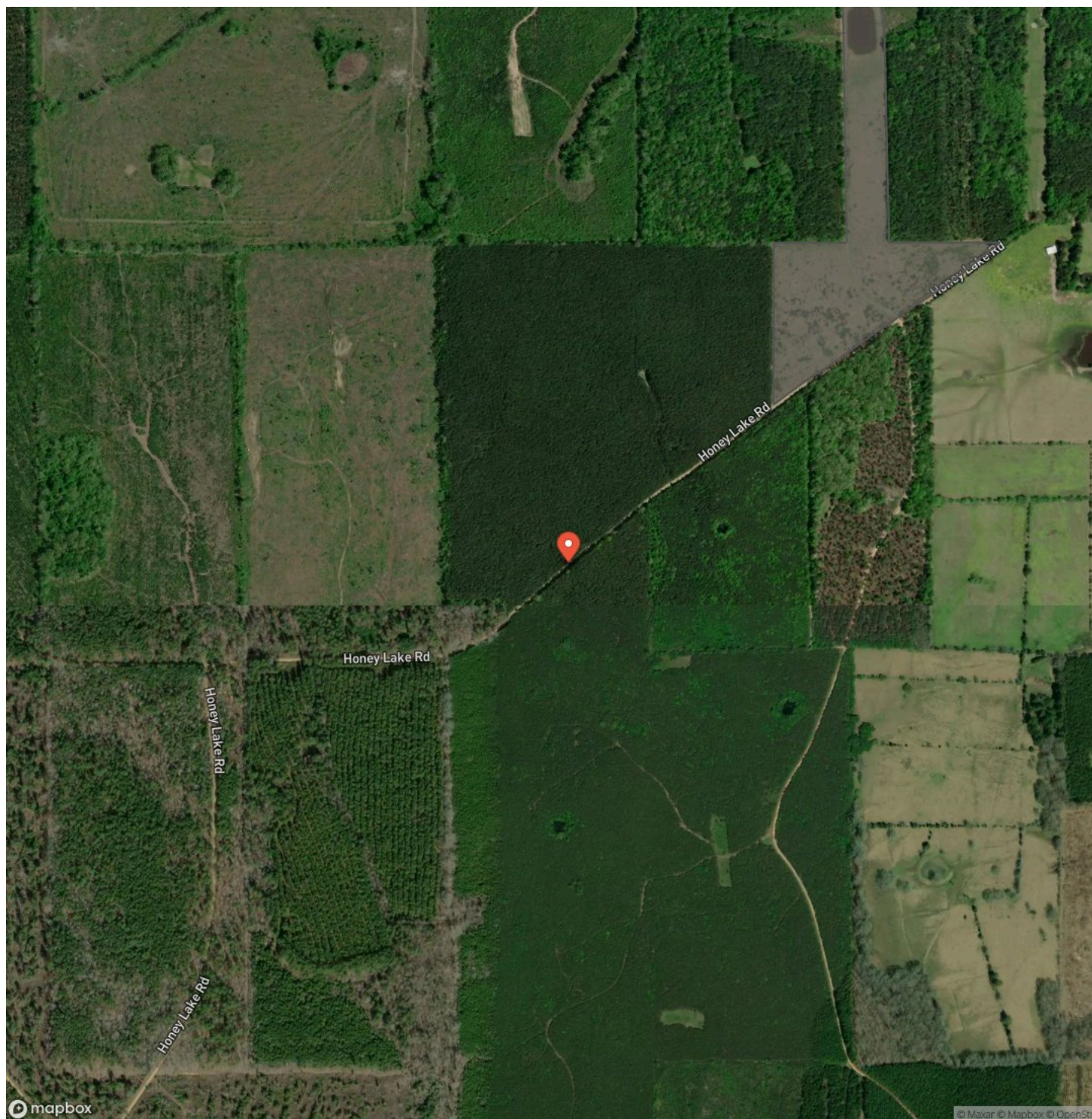
Locator Map



Locator Map



Satellite Map



The Noxubee 35.9 Tract Macon, MS / Noxubee County

LISTING REPRESENTATIVE

For more information contact:



Representative

Walker Tranum

Mobile

(662) 769-1442

Email

Walker.Tranum@SwapaLand.com

Address

City / State / Zip

NOTES

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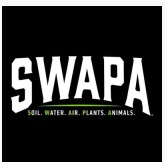
NOTES

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



SWAPA Land, LLC
PO Box 2057
Learned, MS 39154
(601) 850-2878
www.swapaland.com

