



Pecan Lake Farm

100 +/- Acres Cropland

Bolivar County, MS



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PECAN LAKE FARM - 100 total acres of farmland in two tracts located in Bolivar County.

- 20ac farmland = \$65,000.00 / 15.8 acres cultivation / rent \$165 per ac / 4% cash return. Located near Duncan.
- 80ac farmland = \$230,000.00 / 62.2 acres cultivation / rent \$165 per ac / 4.4% cash return. Located on the north end of Pecan Lake.
- Total Price - \$295,000.00 / 4.4% return on 100 acres.

Additional 94 acres of waterfowl hunting land with camp nearby - SEE ANNIS BRAKE



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