\$1,605,000



# **SERENE FOX FARM**

# | PROPERTY | PROFILE

# LOCATION:

- Sunflower County, MS
- 10± Miles From Cleveland
- 25± Miles From Greenwood
- 374 Fox Road, Shaw, MS 38773

### **COORDINATES:**

• 33.627479, -90.657209

### **PROPERTY USE:**

- Residential
- Hunting
- Farming
- Recreational
- Investment

### PROPERTY INFORMATION:

- 160± Acres
- 3,800± SF Home Built in 2020
- 4 Bedrooms, 4 1/2 Bathrooms
- 1,100± SF Guest House
- 3 Bedrooms, 2 Bathrooms
- Shop & Tractor Shed
- Tillable, CRP, & Big Timber
- Wi-Fi Tower
- Electric Irrigation Well
- Excellent Hunting (Deer, Duck, & Small Game)

### TAX INFORMATION:

2022 - \$8,140.34

Parcel #:139310000300,
 139310000400, 139310000301

# **CLICK HERE TO TAKE**A VIRTUAL TOUR!



# **WELCOME TO SERENE FOX FARM**

WELCOME TO THE MISSISSIPPI DELTA! THIS 160± ACRE SUNFLOWER COUNTY TRACT IS ONE THAT YOU MUST SEE TO APPRECIATE! Located approximately 10 miles southeast of Cleveland and 25± miles northwest of Greenwood, in the heart of the Delta, this property is made up of 20± acres of tillable farmland, 50± acres of CRP and 85± acres of big timber, Sitting on the remaining acreage is a 3,800± square foot custom built home, completed in 2020 and a 1,100± square foot guest house. The main house offers four bedrooms, each with its own private bathroom, and one additional half-bath. Other features include a three-car garage, office, storm shelter, wood burning fireplace, stainless steel appliances, back-up generator, and a large screened-in back porch overlooking approximately 9 acres of irrigated farmland. This porch is a great place to sit back, relax, enjoy a beverage, and watch the wildlife in the afternoons. The house is situated down a gravel drive behind a remote activated gated entrance. As you pull down the driveway, you'll notice a manicured yard and an inviting front porch with rocking chairs where you can sip your morning coffee and watch deer feed in the yard. Behind the house you will find a fully enclosed workshop with two roll-up doors and a covered tractor shed. The guest house is a renovated three-bedroom, two-bathroom home and is located out of sight, 200± yards north of the main house. The guest house would be great for a mother-in-law suite or for rental income. MAKE SURE YOU TAKE THE VIRTUAL TOUR! (See link on page 2)

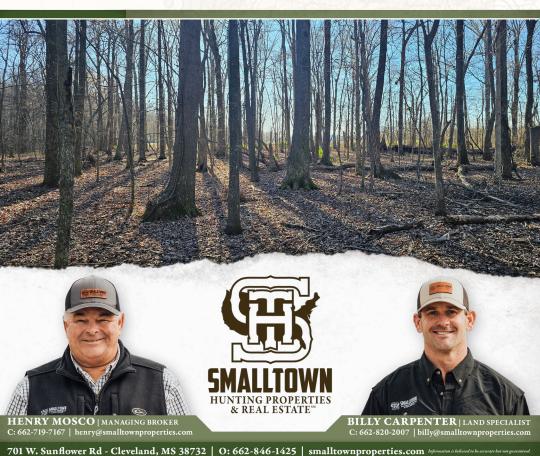


# **MORE ABOUT SERENE FOX FARM**

If there was a recipe for making the ultimate hunting spot, this tract has all the ingredients. The  $20\pm$  acre farmland is divided into two fields: a precision leveled,  $9\pm$  acre, irrigated field in the center of the property, and an approximately 11-acre, non-irrigated field on the south end. The smaller field is irrigated by an electric well and has a water control structure on the bottom end which can be used for holding water for the ducks. The farmland could be rented out for passive income or planted in food plots. The  $50\pm$  acres of CRP has an annual payout of \$7,824 through 2030 and provides a great habitat for deer and other small game. The  $85\pm$  acres of timber consist of towering acorn-producing hardwoods, cypress, and tupelo gum trees. Nearly 30 acres of timber can be flooded, making for great duck habitat and hunting. Upon initial visit, an abundance of deer sign was noted, and we observed both deer and ducks.

Serene Fox Farm has been meticulously maintained with an emphasis on conservation and wildlife habitat. This turnkey property offers such diversity and truly is a "must-see" for anyone considering land ownership in the Mississippi Delta.

Contact Billy Carpenter or Henry Mosco today to schedule a private showing.









HENRY MOSCO | MANAGING BROKER
C: 662-719-7167 | henry@smalltownproperties.com

HUNTING PROPERTIES & REAL ESTATE™

BILLY CARPENTER | LAND SPECIALIST C: 662-820-2007 | billy@smalltownproperties.com



















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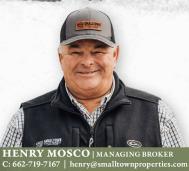












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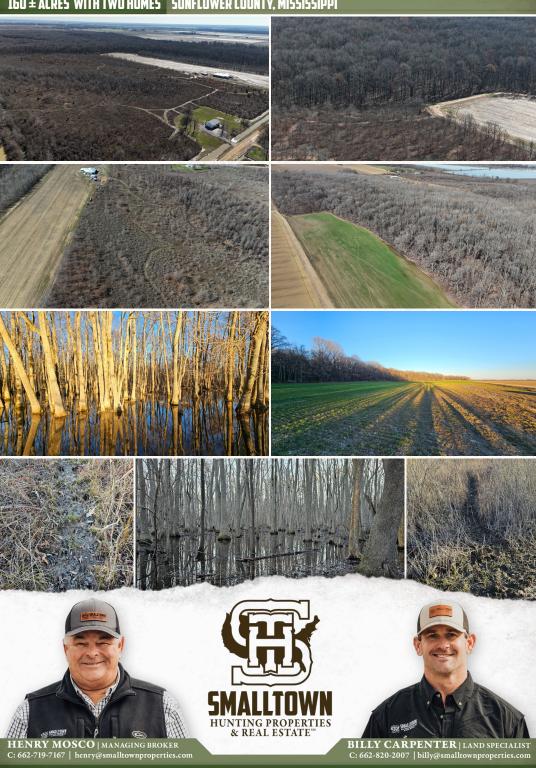


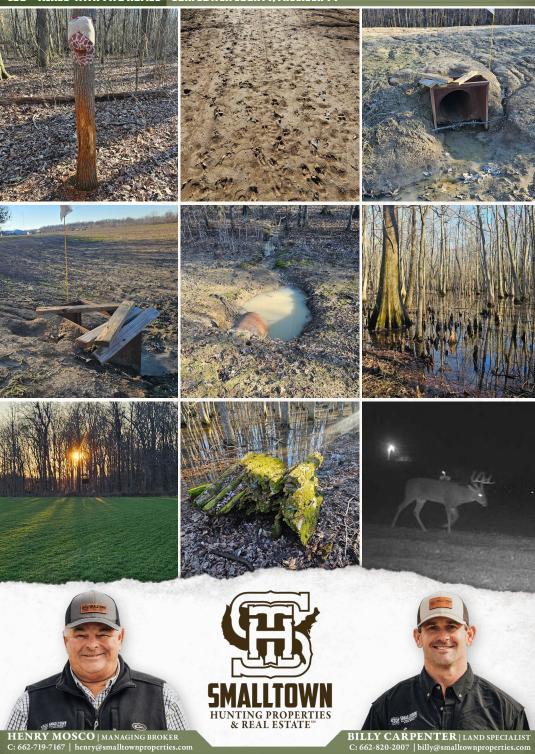


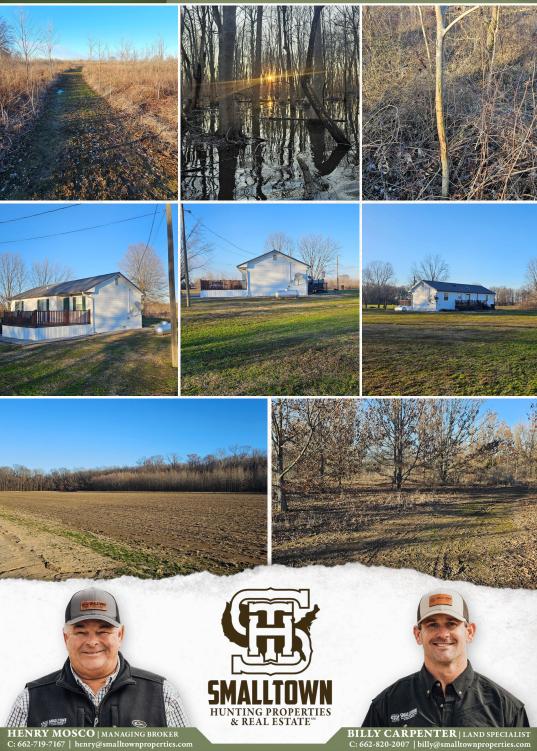




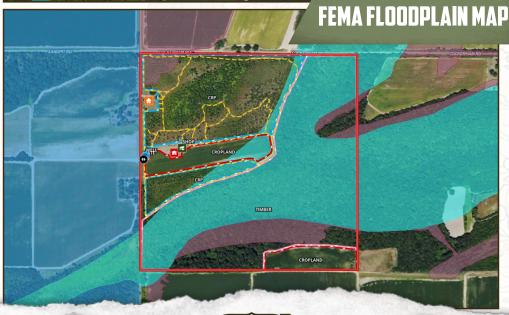
HUNTING PROPERTIES & REAL ESTATE<sup>SM</sup>













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BILLY CARPENTER | LAND SPECIALIST



Mound Bayou Cleveland, MS 38732 O 374 Fox Road Sunflower

south on US-61 S for 5 miles and turn left onto Jones Bayou Road. Travel 1.7 miles and turn right onto Interstate Road. Continue for 2.3 miles and turn left onto Sandpit Road. Travel 2.3 miles and turn right onto Fox Road, the property will be on your left.

# TO GOOGLE MAP DIRECTIONS



