

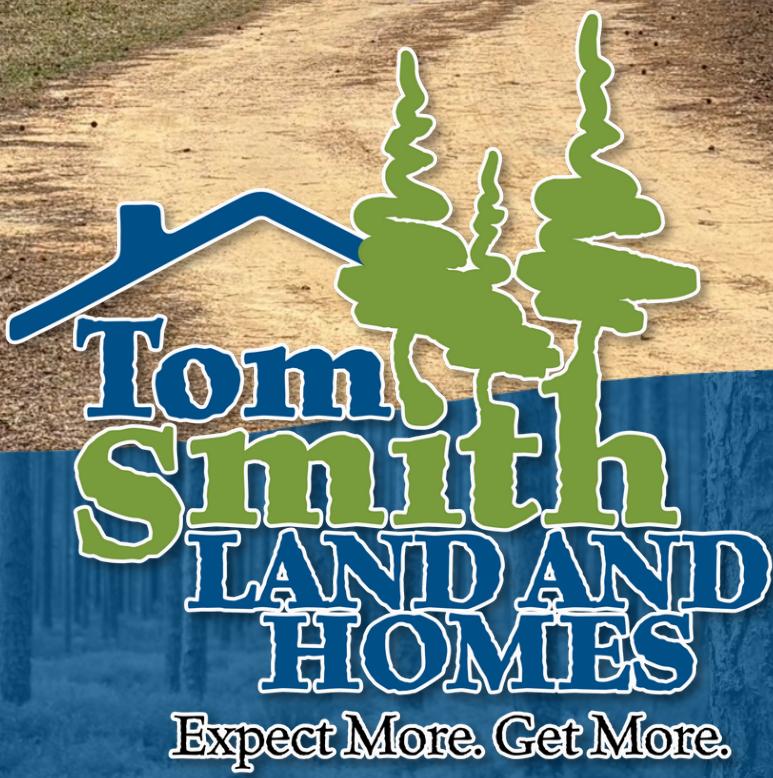
# 100± Acre Mini-Farm

1750 Hendrix Road

Grenada County, Coffeeville, MS



**\$975,000**



# Property Information

## Location:

- 1750 Hendrix Road  
Coffeeville, MS 38922

## Coordinates:

- 33.8607,-89.59155

## Property Use:

- Mini-Farm
- Crops
- Animals
- Fruit Trees

## Property Highlights

- 100± Acres
- 2,184 sq. ft., 4 Bedroom, 3 Bathroom Manufactured Home
- 900 sq. ft. Guest Cabin
- Additional Barns and Animal Shelters
- Multiple Pastures-Fenced and Cross Fenced
- Solar Farm



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# Property Information

## The Residences & Modern Comforts

**The Main House:** A spacious 2,128 sq. ft. 4-bedroom, 3-bath home, fully refurbished since 2023 with brand-new appliances, flooring, and carpeting.

**Outdoor Relaxation:** Cool off in the 8'x12' pool (installed 2025) or enjoy the privacy of your 100-acre backdrop.

**The Guest Cabin:** A completely renovated 900 sq. ft. secondary home, currently leased for immediate income. It's perfect for a rental, guest house, or expanded family living.

**Future Growth:** With lots of acreage near Lake Grenada, the property is primed for additional cabin builds to capitalize on the local fishing tourism.

## Sustainable Power & Infrastructure

**Solar Independence:** A 12kW solar array (built 2023) powers the property, drastically reducing utility costs. Excess power is sold back to the grid, turning your energy into an asset.

**Utilities:** Equipped with 2 electric meters and 2 water meters for maximum flexibility between the main house, cabin, and farm operations.

**Storage:** Includes a detached garage for vehicles and multiple specialized barns.



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# Property Information

## A World-Class Agricultural Setup

**Elite Livestock:** 25 acres of pristine, irrigated fencing and gates house 6 separate pasture areas. This is currently the only farm in Mississippi raising pure-form rare heritage Tamworth pigs, alongside a thriving herd of Nigerian Dwarf dairy goats.

**Instant Equity:** All sows and does are bred for May 2026 deliveries—meaning your new investment starts growing the moment you move in.

**Animal Welfare:** Features 4 custom "pig parlors," a dedicated pig cooling pool, solar-powered goat barns, and a massive 40'x10' chicken coop.

**Compliance Ready:** The sale includes MS Dept. of Agriculture licenses to sell eggs and pork, with all USDA-compliant equipment included.

## The Land & Equipment

**Food Forest:** A 10-acre dedicated growing area for row crops, a recently planted peach and apple orchard, and a 12'x16' Amish-built greenhouse for year-round harvesting.

**Nature & Recreation:** 30± acres of rolling hardwood hills feature established hiking trails, a private pond, and an abundance of deer and ducks for hunting or wildlife viewing.

**The "Everything" Package:** This sale is truly turnkey, including a 55hp 2019 Mahindra tractor with numerous implements, Club Cadet and Toro riding mowers, and all the essential homesteading tools required to manage the land.



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# The Home

100± Acres

Situated on 100± acres, this property offers an excellent opportunity for sustainable living and small-scale farming. The land supports raising animals, gardening, and fruit trees, with solar panels providing year-round electricity and the option to supplement power through the local power association. The 2,184 sq. ft. manufactured home offers 4 bedrooms and 3 baths, providing ample space for comfortable living. A 900± sq. ft. guest cabin offers space for visitors or potential rental income. The farm currently includes Tamworth pigs, dairy goats, and chickens, along with a garden area for vegetables and newly planted fruit trees. Wildlife is abundant throughout the property, and Grenada Lake is conveniently located nearby.



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# Agricultural Set Up



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# Agricultural Set Up



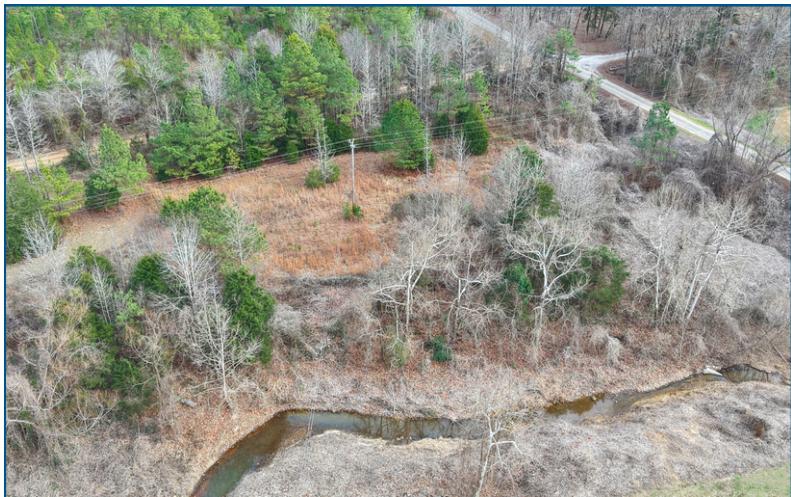
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# Aerial Photos



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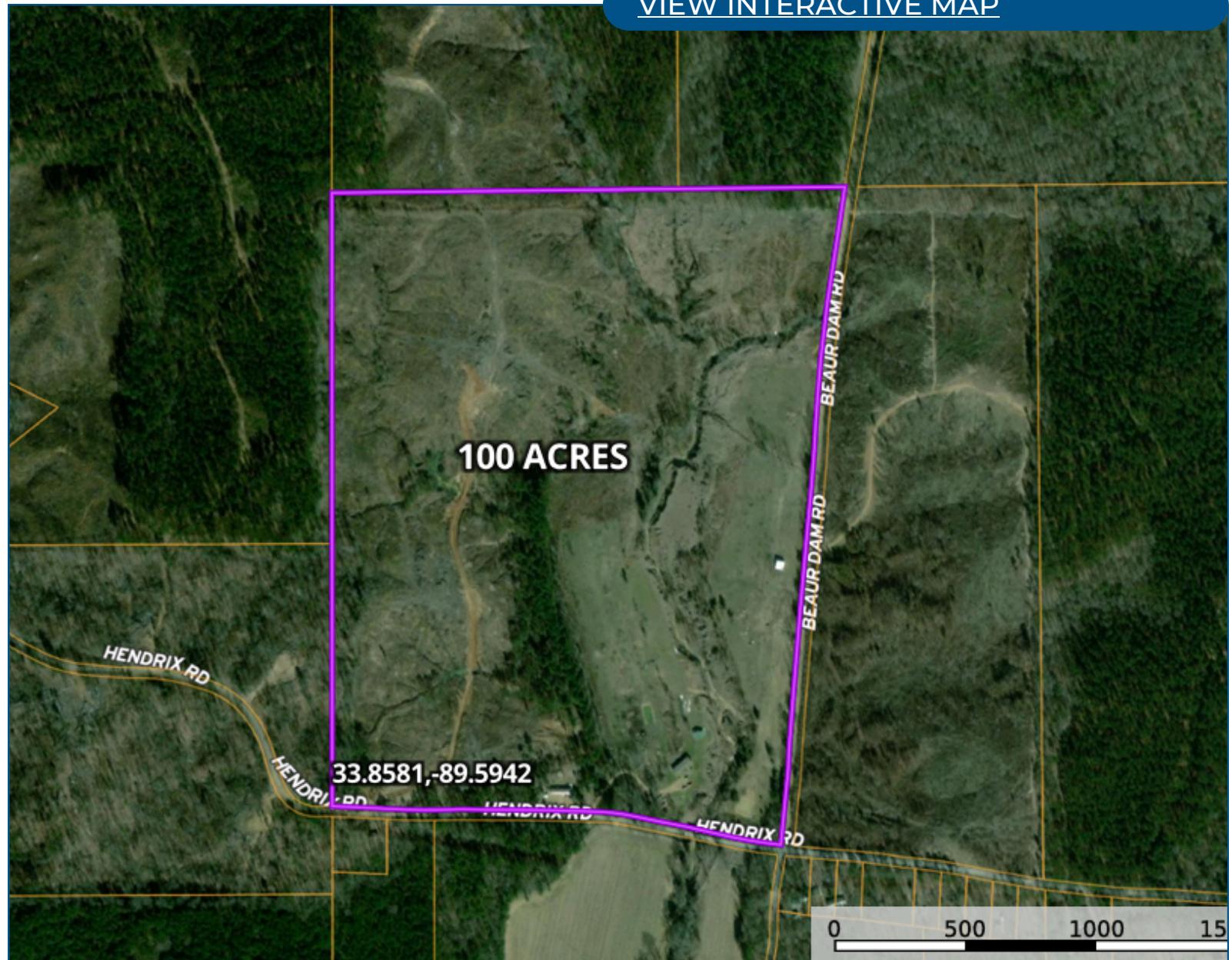
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# Aerial Map

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# Ownership Map

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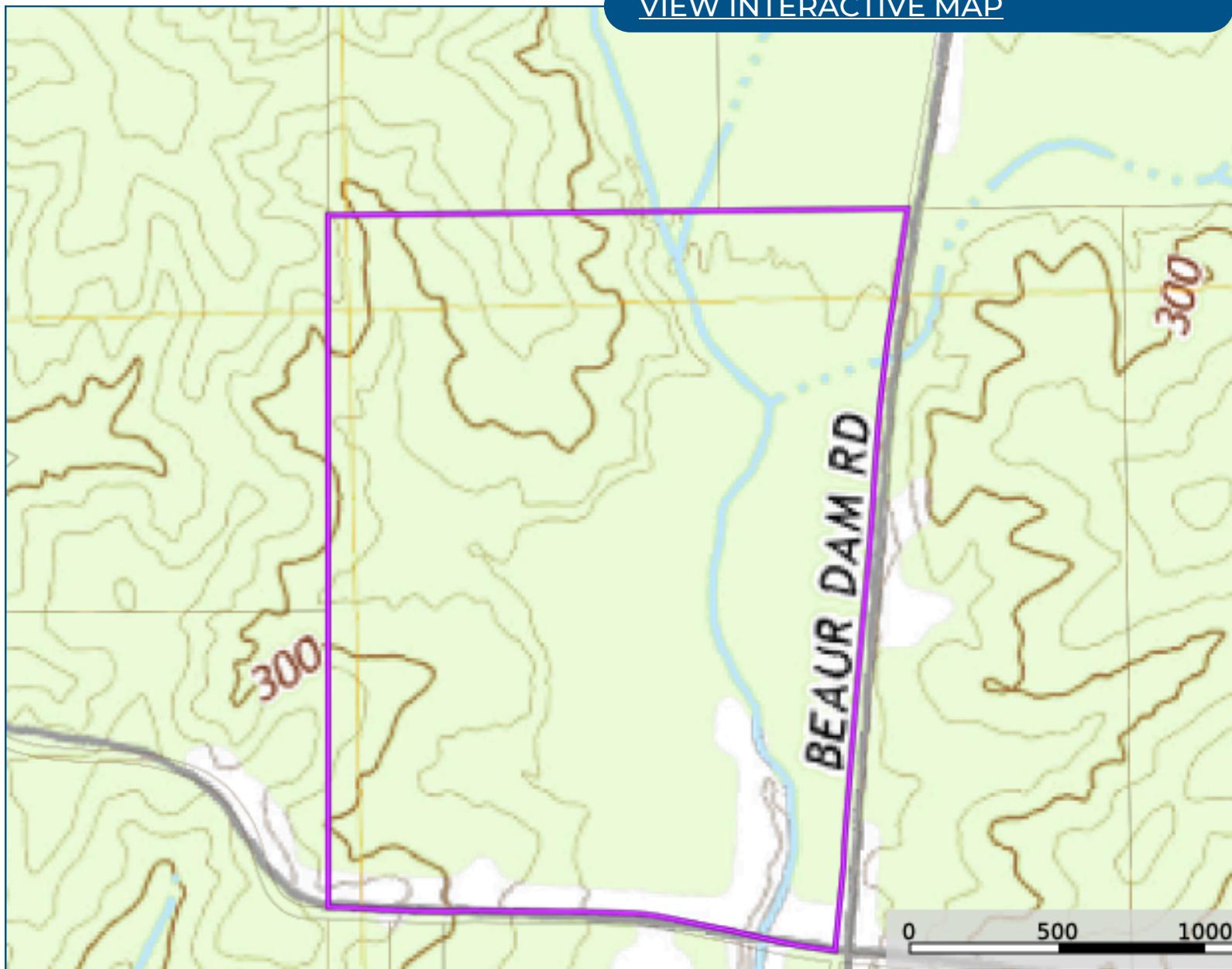
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# Topo Map

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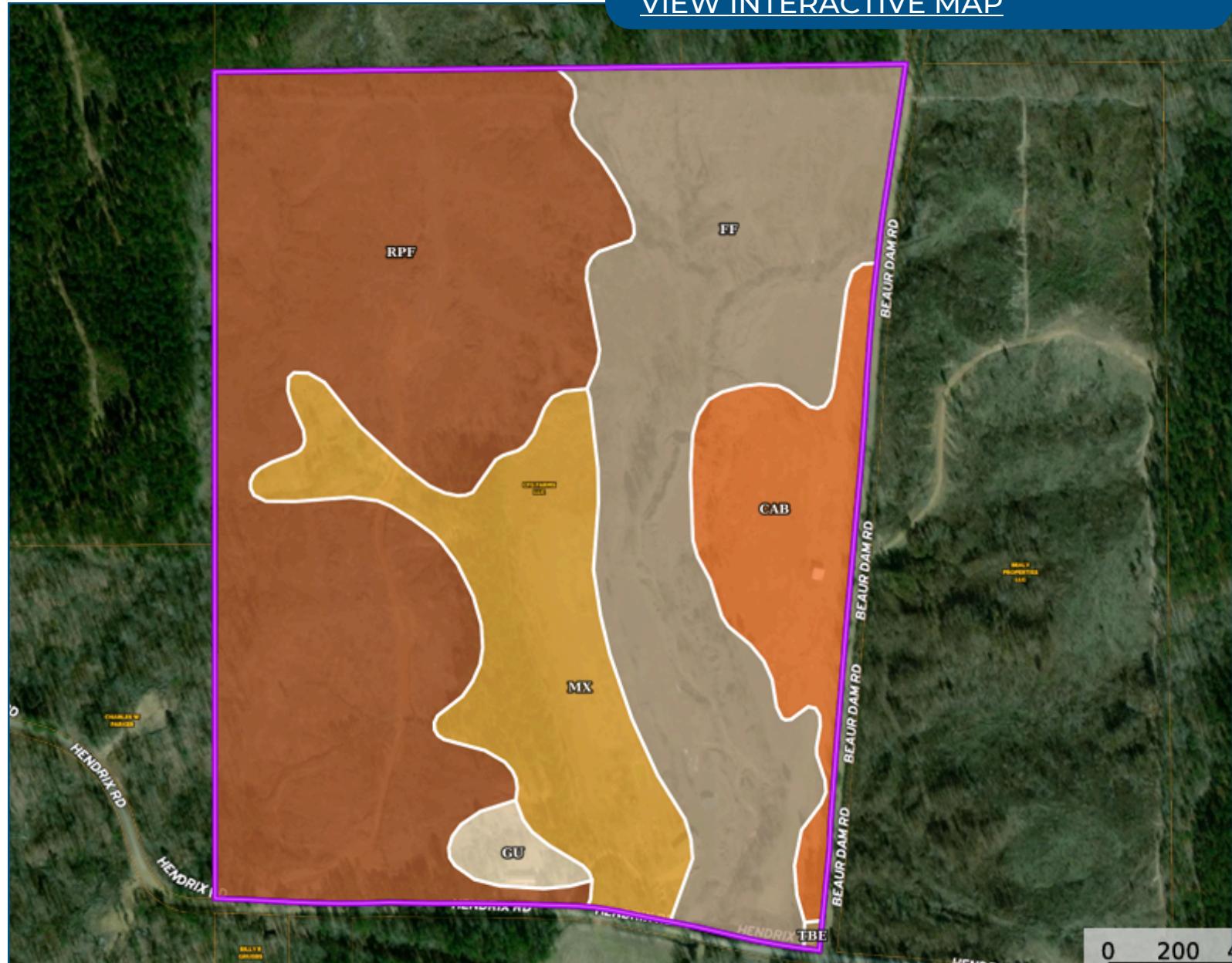
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# Soil Map

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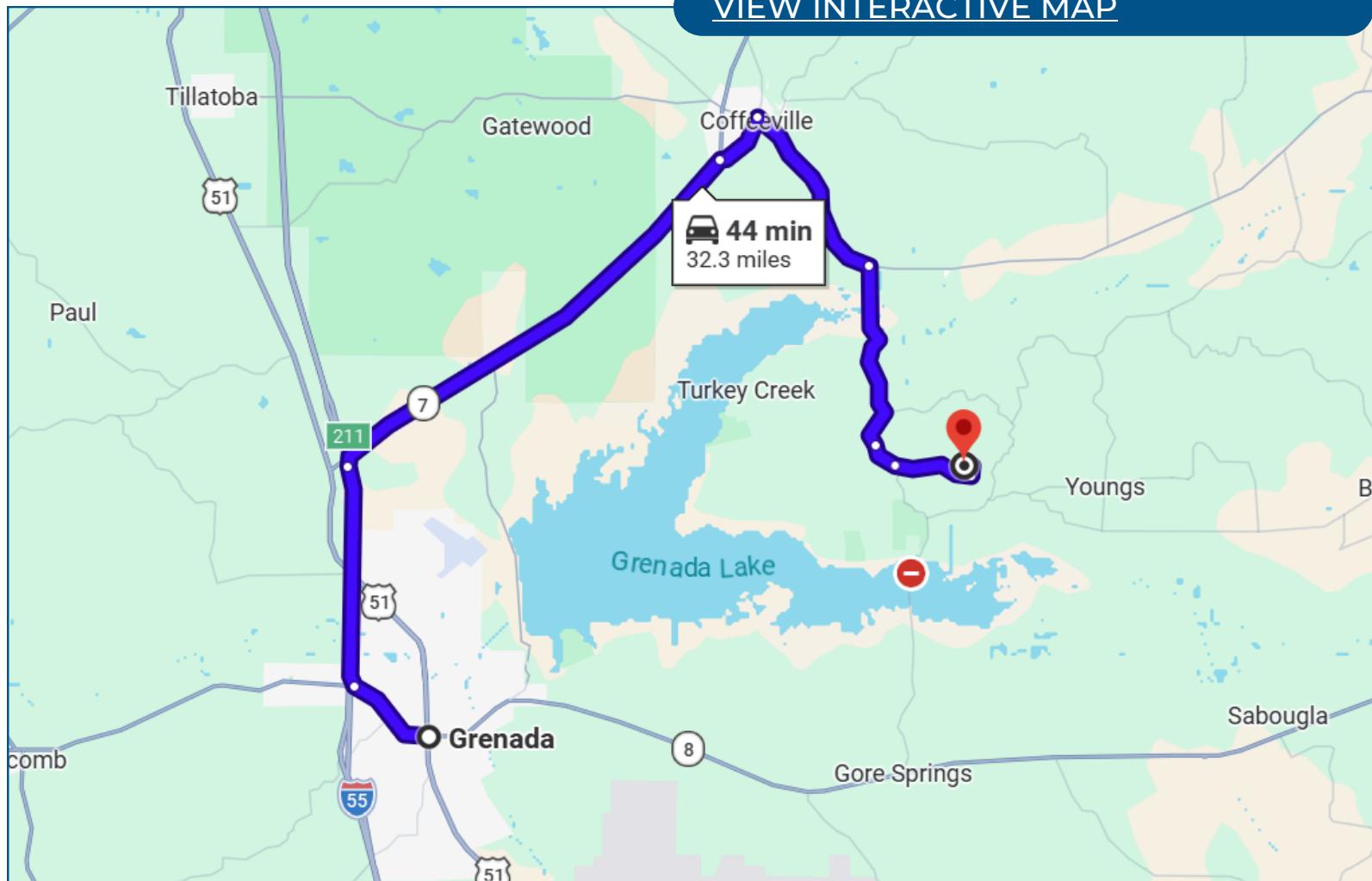
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# Directional Map

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From Grenada, MS: Turn left onto Papermill Rd for 2.8 miles turn right to merge on MS-7N for .5 miles. Take exit 211 onto MS-7 N toward Coffeeville, after 900 ft, turn right onto Oklahoma St. Follow for 11 miles, then turn right onto Main St for 1.4 miles. Turn right onto CR-221 for 5.4 miles and then turn left onto Hendrix Rd, in 2 miles destination will be on your left.

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# ***Listing Agent***



## **Bruce West Managing Broker/ALC**

*24+ Years in Mississippi Land, Ag and Management*

Bruce West was born and raised in Drew, Mississippi, in the heart of the Mississippi Delta. He graduated from North Sunflower Academy and went on to attend Mississippi Delta Community College, where he was a member of the football team. Bruce later earned a degree in Agronomy from Mississippi State University.

He and his wife, Gwendolyn, have lived in Hollandale, Mississippi, for over 40 years. They are proud parents of two children and grandparents to five wonderful grandchildren. Both are active members of the Hollandale United Methodist Church.

Bruce has spent the majority of his career in retail agriculture, serving as a sales agronomist and in various managerial roles. He is a Certified Crop Advisor, recognized by the American Society of Agronomy, and previously served as president of the organization's Mississippi chapter. He also holds a Mississippi Consultant License in three categories.

In 2024, Bruce earned the prestigious Accredited Land Consultant (ALC) designation from the Realtor Land Institute. He is a recipient of the APEX Award, recognizing him as one of the top-performing land agents in the United States. Additionally, he holds broker licenses in both Mississippi and Arkansas.

An avid outdoorsman, Bruce enjoys hunting, fishing, and a variety of outdoor activities. With his agricultural background and experience as a landowner, he brings a deep understanding of land and its many uses. His specialties include farmland, recreational properties, and commercial real estate. Bruce is known for his honesty, integrity, dependability, and unwavering commitment to meeting his clients' needs.

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