Premier 318± Acre Legacy Farm in Panola County

Cattle Ranch • Recreational Land • Investment Opportunity

318± Acres · Rolling Pastures · Wooded Acreage

Como, Panola County, Mississippi

$1,796,700



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2011-2026 BEST BROKERAGES

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Information is believed to be accurate but not guaranteed.

Property Information

Location

- Panola County, Mississippi
- Approximately 9.6 miles from Como, MS
- Approximately 56 miles from Memphis, TN
- Approximately 171 miles from Jackson, MS
- Convenient access from county roads on three sides of the property

Coordinates:

- 34.538993, -89.808213

Property Use:

- Agricultural / Cattle Ranch
- Recreational / Hunting
- Residential / Private Estate
- Equestrian Development
- Investment / Potential Development
- Potential Solar or Battery Storage Site

Property Highlights

- 318± Acres in Panola County, MS
- Legacy Family Farm Owned for 20+ Years
- Gently Rolling Terrain with Open Pasture and Wooded Acreage
- Currently Operating as a Cattle Ranch
- Excellent Deer and Turkey Hunting Opportunities
- Four Tax Parcels of Approximately 79.5± Acres Each
- 78.32± Cropland Acres per FSA Records
- County Road Access on Three Sides
- TVA Substation Adjoins the Northwest Corner
- TVA Fiber Internet Availability
- Large Insulated Shop with Roll-Up Door
- Climate-Controlled Office with Bathroom and Shower
- Upper-Level Storage and Covered Equipment Awning
- Cattle Catch Pens and Private Well
- Potential Conservation Program Opportunities



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The Property

318± Acres

An exceptional opportunity to own 318± acres of beautiful, gently rolling countryside in Panola County, Mississippi! Held by the same family for over 20 years, this legacy farm offers an outstanding combination of established cattle ranching infrastructure, recreational opportunities, and long-term investment potential.

Currently operating as a cattle ranch, the property features productive, well-established pastures, including two large areas of Tifton 44 Bermuda grass, along with scattered hardwoods, wooded acreage, and several picturesque ponds. The gently rolling terrain, natural water sources, and abundant tree cover provide an ideal setting for livestock while creating excellent habitat for deer and turkey hunting.

The improvements on this property make it truly stand out. At the gated entrance, a large, fully insulated shop offers a roll-up door, upper-level storage deck, and a covered side awning for protecting equipment from the elements. An attached, air-conditioned office includes a bathroom and shower, providing a convenient workspace for daily ranch operations. Large cattle catch pens adjoining the rear of the shop allow for efficient livestock handling and loading. A private well is also located near the entrance.

The property is fenced and cross-fenced to support livestock management and rotational grazing. A newer 40' × 60' hay shed provides additional agricultural storage, although portions of the roof and siding sustained damage during a previous ice storm.

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The Property

318± Acres

Accessibility and infrastructure present additional advantages. The property offers county road access along three of its four sides and is already divided into four separate tax parcels of approximately 79.5± acres each. This configuration provides flexibility for future ownership, estate planning, or potential subdivision, subject to applicable requirements.

A particularly noteworthy feature is the Tallahatchie Valley Electric Power Association substation adjoining the property's northwest corner, along with the availability of TVA fiber internet service. These infrastructure advantages may be attractive to buyers exploring alternative land uses, including solar energy development or battery energy storage, subject to utility approvals, feasibility studies, and necessary permits.

According to FSA records, the property includes approximately 78.32± acres of cropland, which may offer opportunities to explore eligible conservation programs.

Beyond its established agricultural use, the property's scenic setting, road frontage, and substantial acreage offer possibilities for a private estate, large-acreage homesites, an equestrian property, a recreational retreat, or a long-term land investment.

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The Property Videos





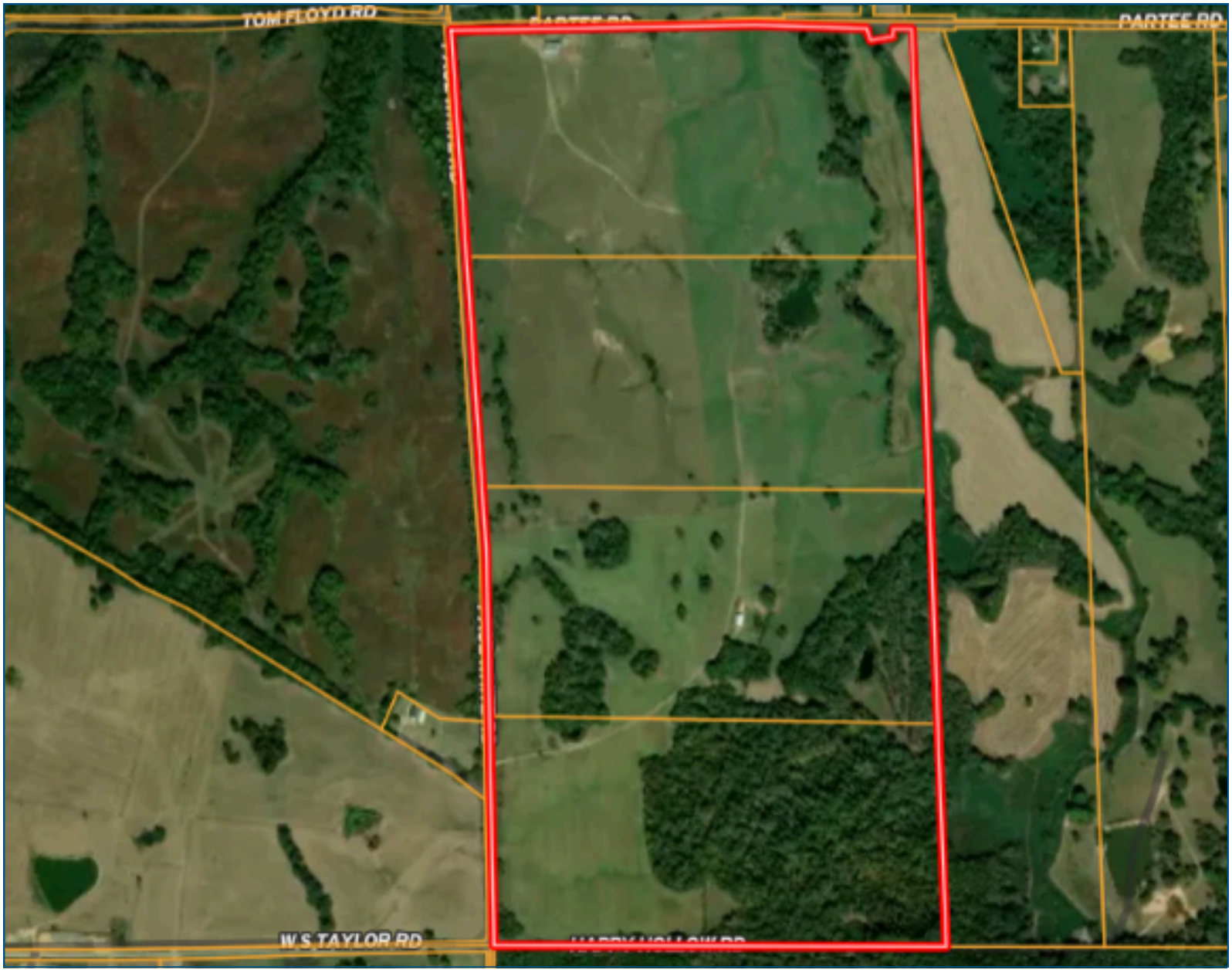
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Aerial Map

VIEW INTERACTIVE MAP



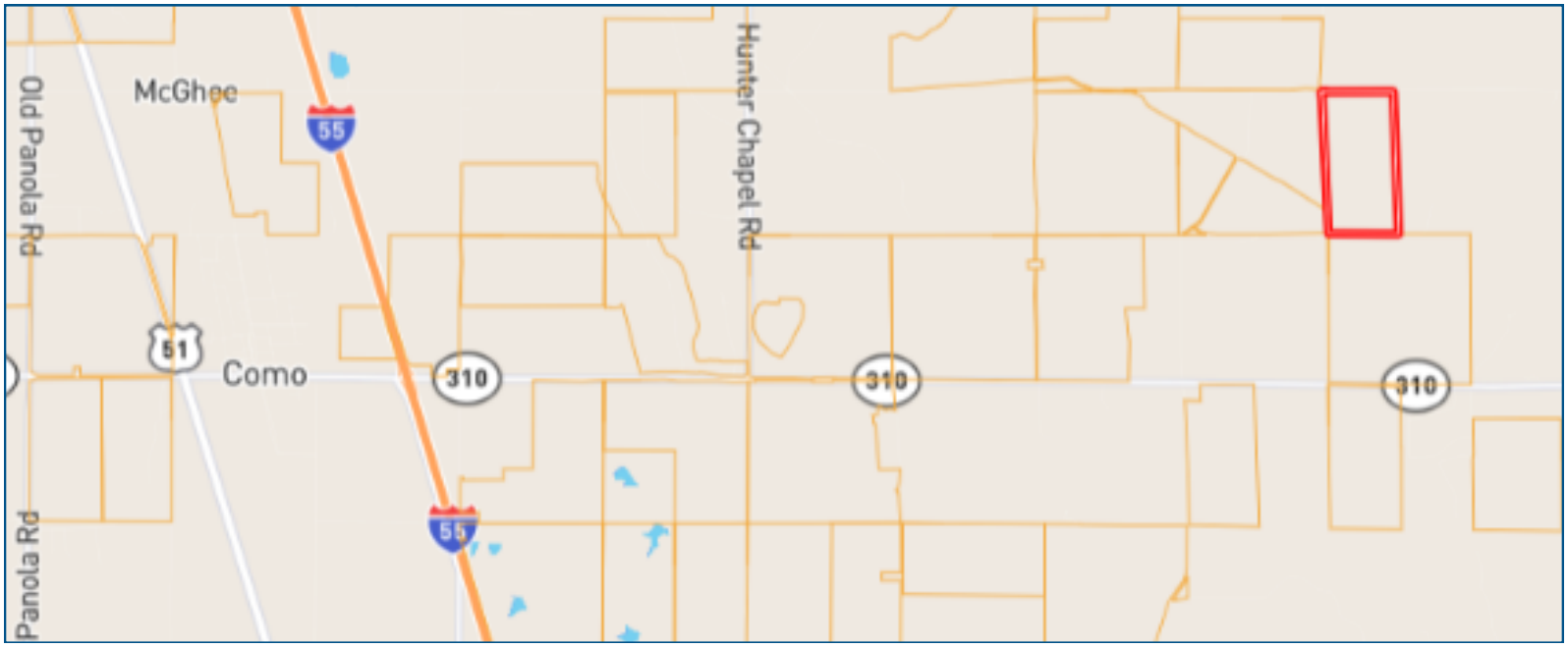
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Ownership Map

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Wetland Area Map

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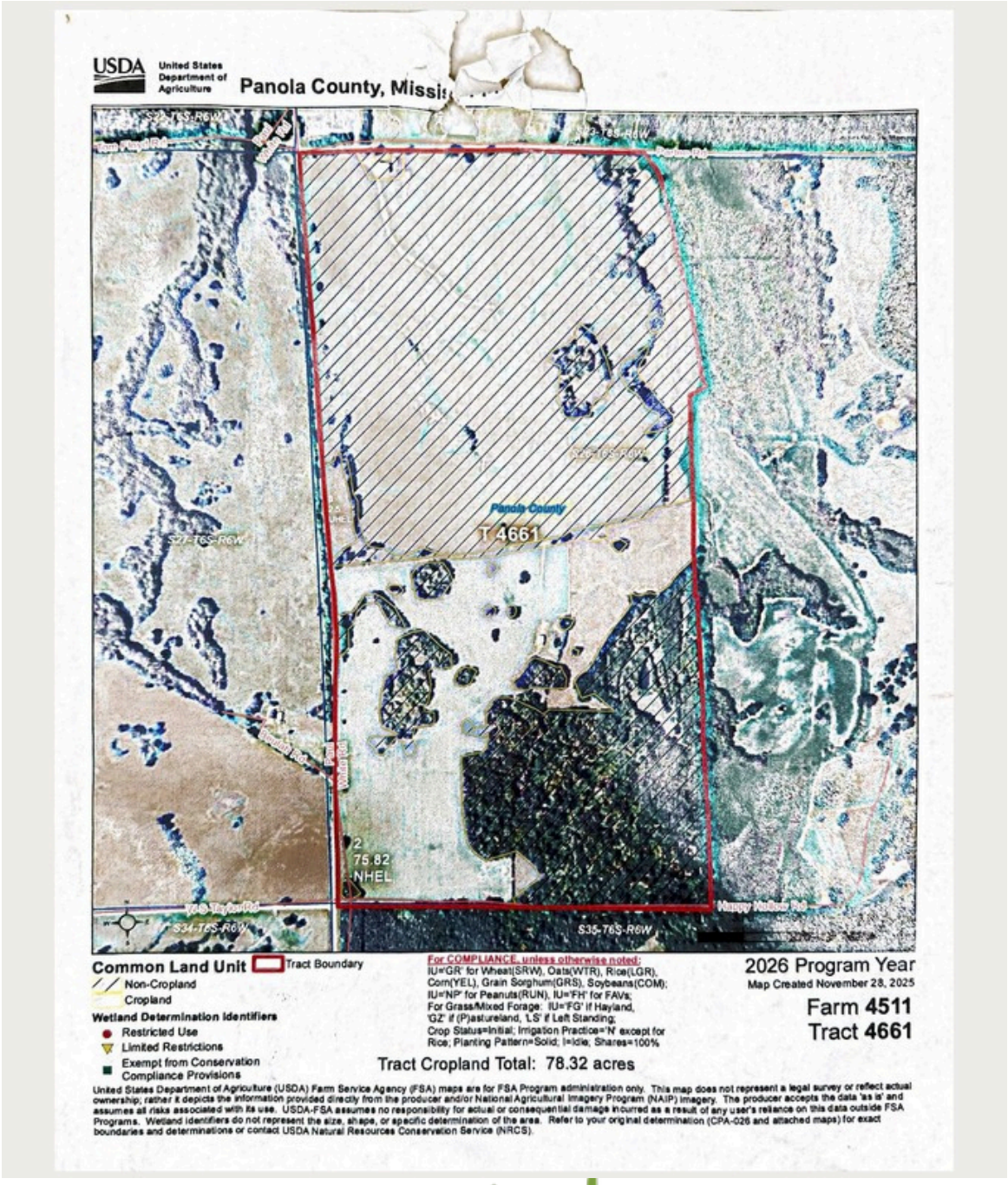


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FSA Map



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Directional Map

VIEW INTERACTIVE MAP



Directions to the Property

From Interstate 55, take Exit 257 (Como / Highway 310) and travel east on Highway 310 through Como. Continue approximately 9 miles, then follow the connecting county roads north toward the property. The property is located approximately 9.6 miles from Como, in Panola County, Mississippi.
GPS Coordinates: 34.538993, -89.808213

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