

Turn-Key Property

40+/- Acres with a Home in Jefferson County, MS

\$975,000

4113 Hwy 61 Fayette, MS 39069

This 40+/- acre turn-key property is just the right size and perfect set-up for a hobby farm! Located in Fayette, MS, in Jefferson County, is an amazing, newly built, three bedroom, two bath, 2,617 square foot farmhouse. The home offers an excellent lay-out for entertaining friends and family, especially in the spacious "great room" with 22ft vaulted tongue'n'groove stained pine ceilings. The floors are hardwood throughout with tile in the bathrooms. A full wrap-around covered porch is accessed from each bedroom. On the back of the home, a large portion of the covered porch is screened-in with a working summer kitchen, perfect for those summer nights! The home is outfitted with a 22kw whole home generator and an attached three car carport. Enjoy fishing for bream and bass in the stocked pond featuring a floating duck house. Multiple out-buildings, with power and water, are scattered about the property. Also, there are several areas fenced for small farm animals. Chickens, ducks, goats, rabbits, guineas, pigs, and horses are currently on the farm. Included in the sale of this property is the fully furnished farmhouse, two tractors, three zero turn mowers, a golf cart, a four-wheeler, side by side, tools, two 250 gallon fuel tanks, fuel, and everything inside each out-building. The property is conveniently located on Hwy 61 for easy access to Natchez and Fayette. Call today to schedule a viewing!

Directions from Fayette, MS: The property is approximately 7.4 miles south of Fayette on the West side of Hwy 61.

Directions from Natchez, MS: The property is approximately 12 miles north of Hwy 84 on the West side of Hwy 61.



PRESTON SMITH, MANAGING BROKER
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call us today!



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Information is believed to be accurate but not guaranteed.





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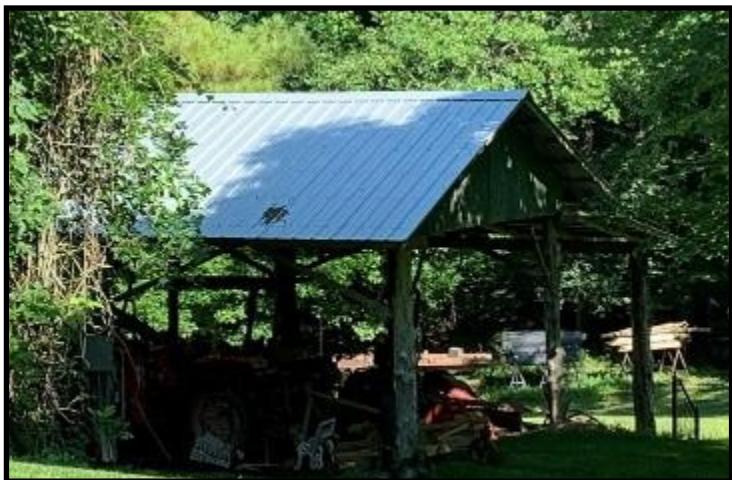


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Aerial Map



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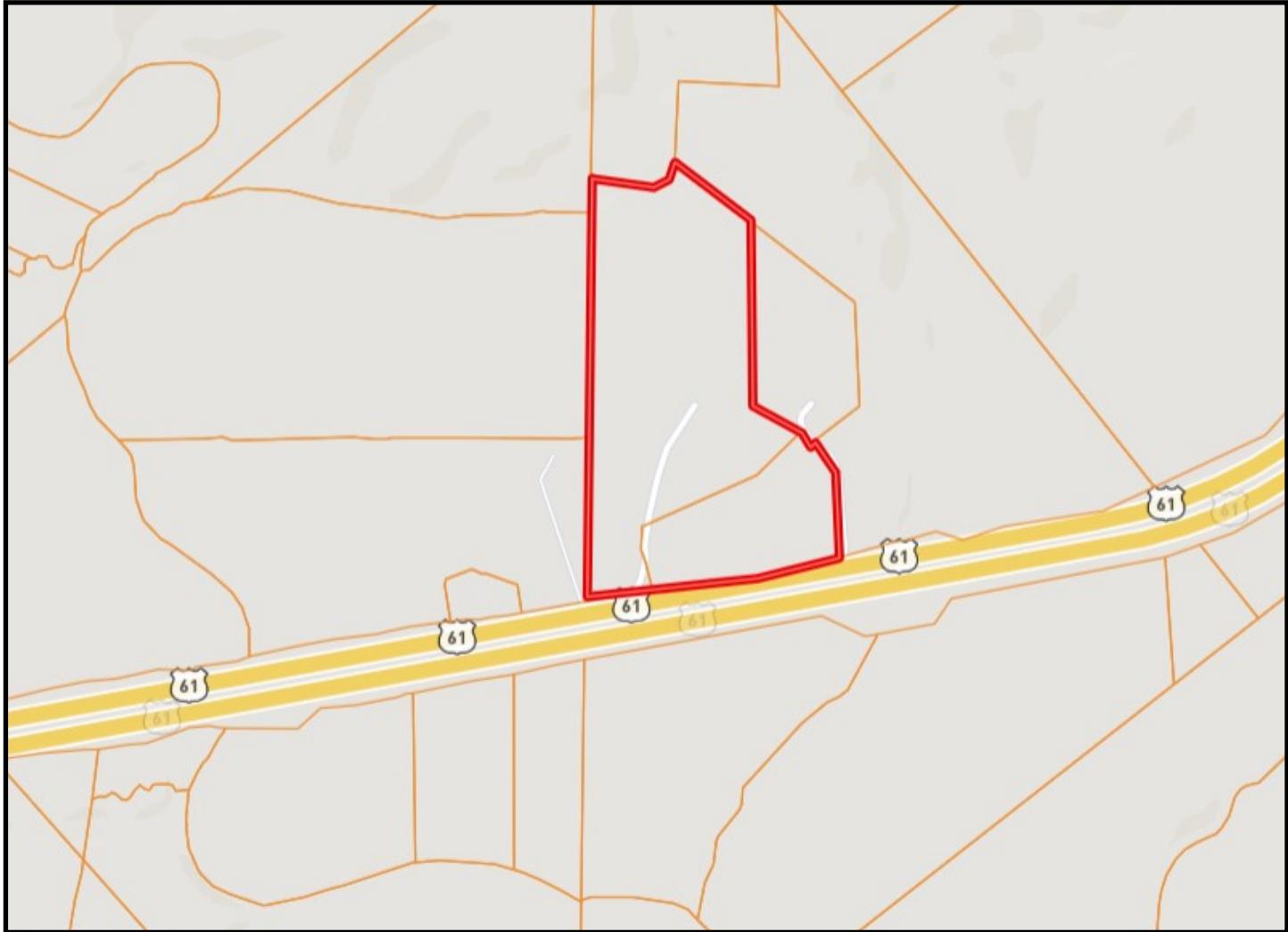


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Ownership Map



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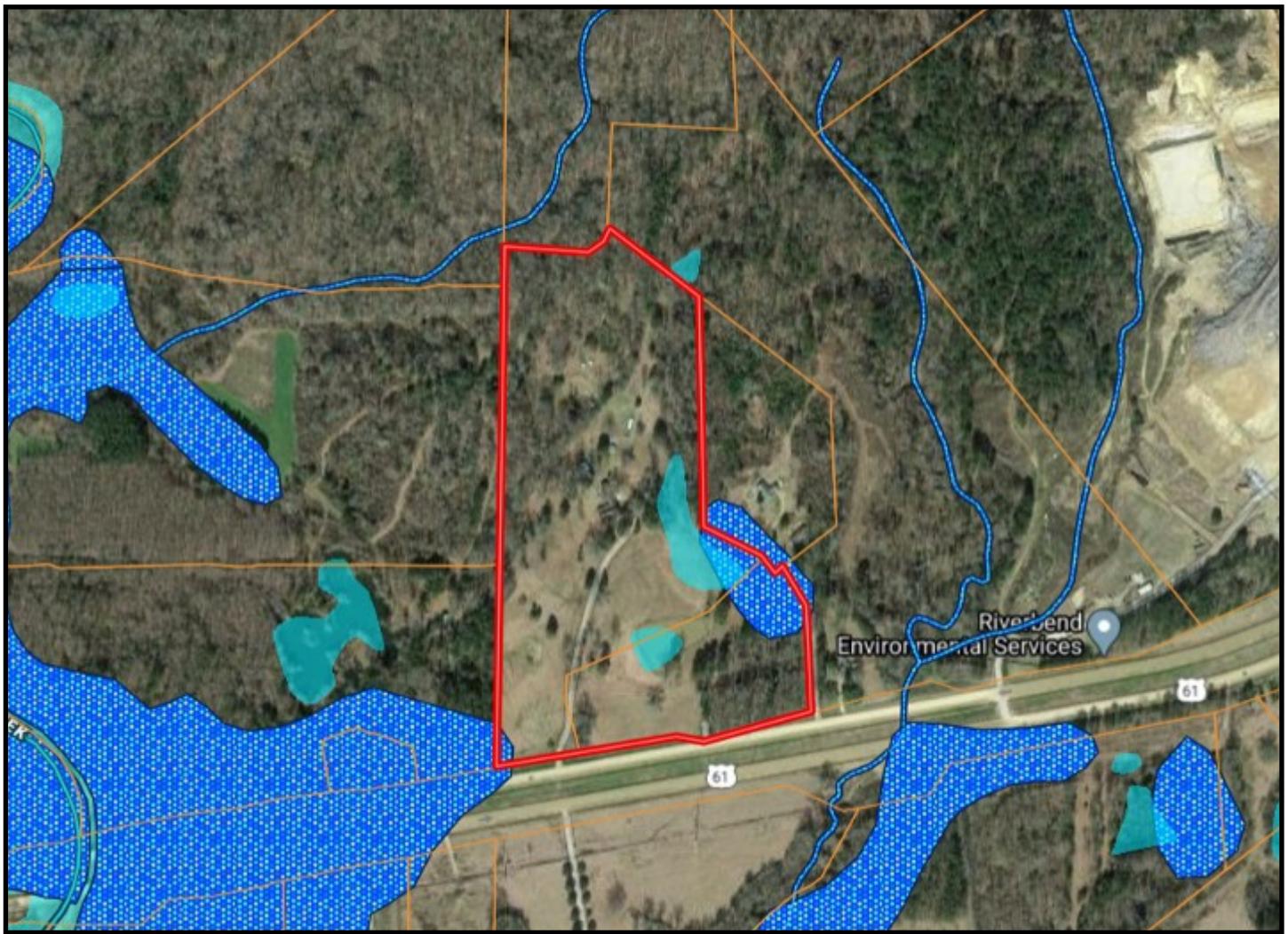


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Flood Map



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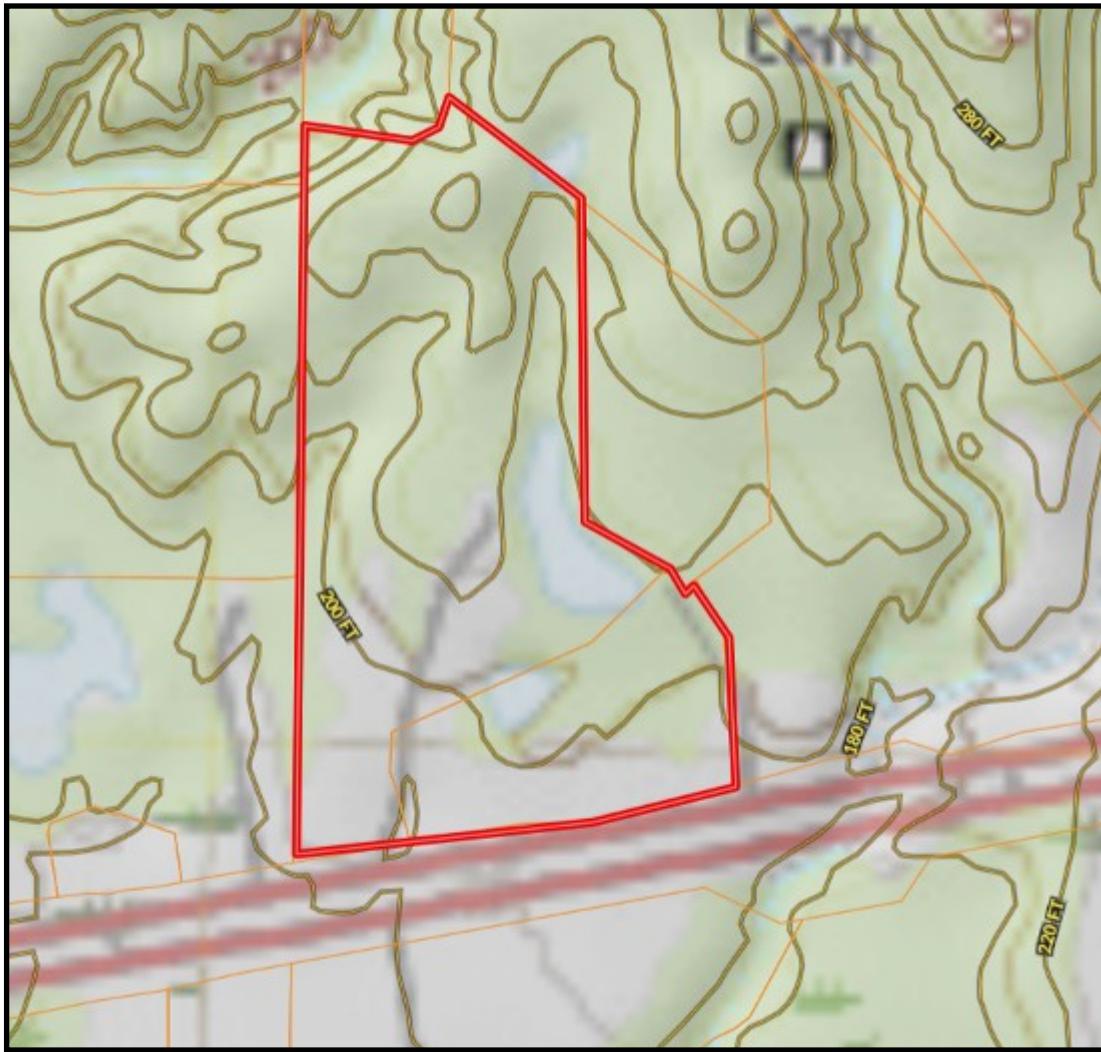


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Topography Map



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Boundary		42.3 ac			
CODE	DESCRIPTION	ACRES	%	CAP	?
MN	Memphis-Natchez association, 12 to 50 percent slopes	20.1	47.4%	7e	?
W	Water	1.4	3.4%	-	?
MEB2	Memphis silt loam 2 to 5 percent slopes, eroded	6.4	15.1%	2e	?
MeC2	Memphis silt loam, 5 to 8 percent slopes, eroded	14.3	33.7%	3e	?
Ad	Adler silt loam	0.2	0.4%	2w	?
Totals		42.3 Ac		4.8 Cap. Average	

Soil Report



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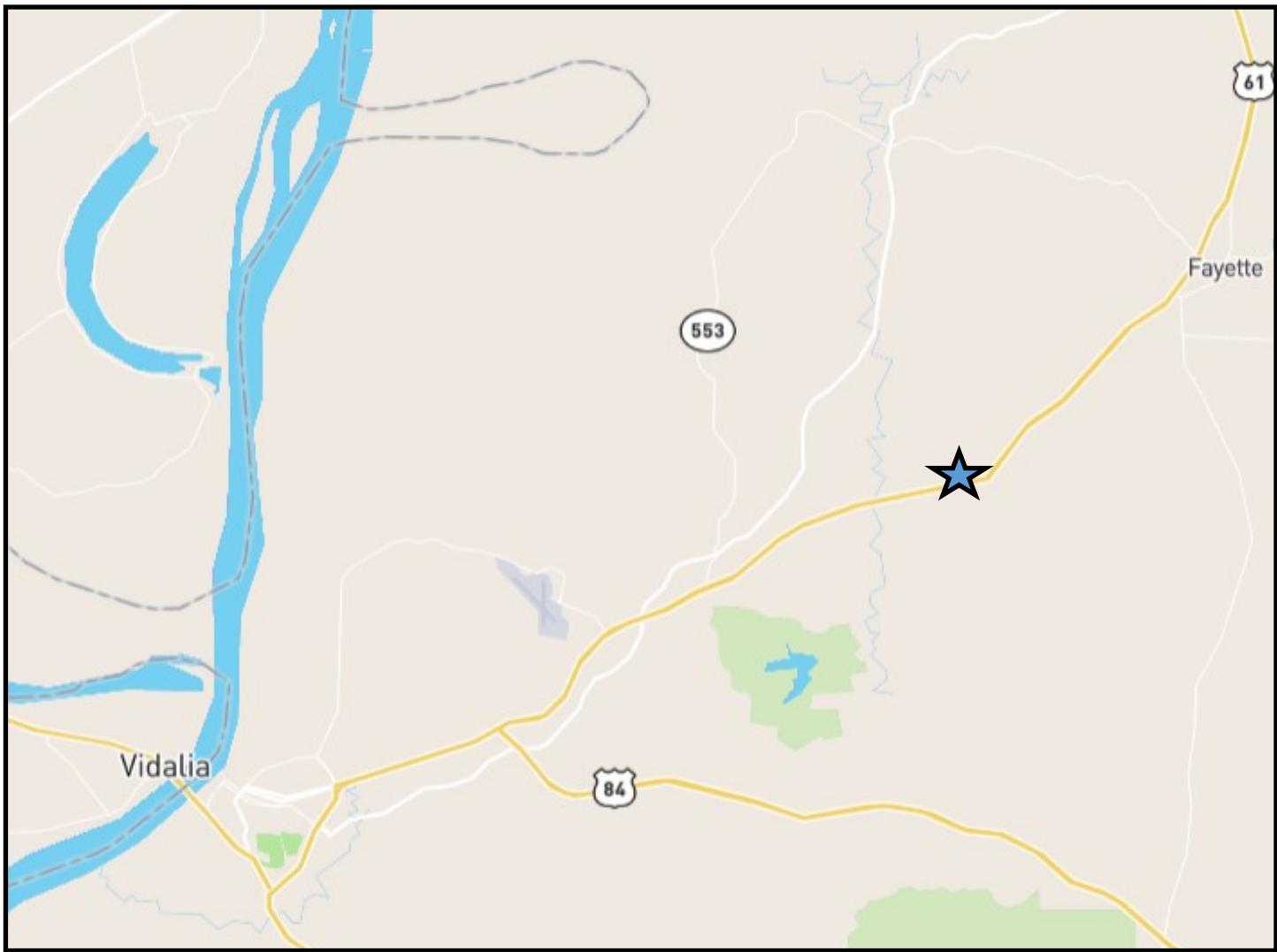


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Directional Map

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