



Rawhide Farm is an exceptional 455± acre multi-use property located just 2 miles south of Weir in Choctaw County, offering a rare combination of income-producing farmland, managed timber, and outstanding recreational opportunities in a scenic setting. The property features 5,600 feet of road frontage on Weir-Highpoint Rd and Hopewell Rd, along with 6,600 feet of frontage on Rawhide Creek and 2,600 feet on Egg Creek. Improvements include 155± acres of irrigated farmland generating about \$6,200 annually, 250± acres of 27-year-old planted pine timber ready for thinning, and 82.5± acres enrolled in CRP through 2030 producing \$7,067 annually. An additional 40± acres of hardwoods and cypress provide excellent wildlife habitat and include a natural duck hole that produces! The farm is well-developed with irrigation infrastructure, internal road systems, and bridge and concrete creek crossings already in place. Wildlife is abundant with strong deer, turkey, and duck hunting, and the property offers multiple scenic homesites with beautiful views and potential pond locations. In addition to current income streams, the property may provide significant tax advantages, including the potential for approximately \$300,000 in first-year depreciation related to the irrigation system and the soil fertility through IRS Section 180 (buyer to verify). Conveniently located 33 miles west of Starkville, 20 miles northwest of Louisville, and 25 miles northeast of Kosciusko, Rawhide Farm is a turnkey investment and recreational property ideal for a private estate, hunting retreat, or long-term land hold.

Weir-Highpoint Rd./Hopewell Rd., McCool, MS

33.218090, -89.270300 GPS



**\$1,456,000**

455± Acres  
MLS #26-808



**Patrick Gibson**  
[patricklgibson@gmail.com](mailto:patricklgibson@gmail.com)  
 Office: (601) 250-0017  
 Cell: (601) 248-9232  
[SouthernStatesRealty.com](http://SouthernStatesRealty.com)