

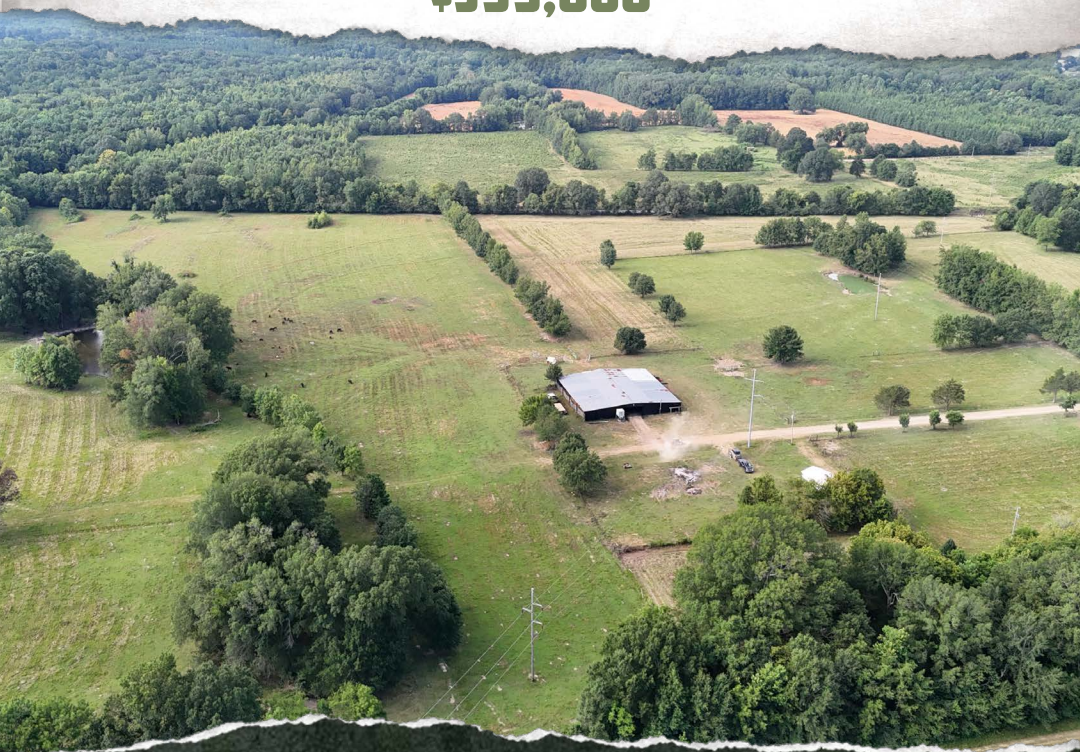


SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

5L Ranch

60.78± ACRES
ALCORN COUNTY, MS
\$399,000



OFFICE (662) 238-4077 | WWW.SMALLTOWNPROPERTIES.COM

THE ALCORN 60.78

PROPERTY PROFILE

LOCATION:

- Clifton Lane
Corinth, MS 38834
- Within the City Limits
- Alcorn County
- 19± Miles SE of Selmer, TN
- 22.1± Miles NE of Booneville, MS

PROPERTY USE:

- Cattle Ranch
- Pastureland
- Agriculture
- Investment
- Residential
- Recreational

TAX INFORMATION:

- Parcel# 0903-08-2-00700:
2024 - \$197
- Parcel# 0903-08-2-00601:
2024 - \$47

COORDINATES:

- 34.927612, -88.486565

PROPERTY INFORMATION:

- 60.78± Acres
- 10,000± SqFt Barn
 - Water & Electricity
 - Hay Storage
- Flat Pastureland
- Strong Perimeter Fencing
- Cross-Fencing for
Grazing Management
- Multiple Gates
- 2 Ponds
- Bridge Creek is
Eastern Boundary
- Rotational Grazing Areas
- Sorting Pens
- Loading Chute
- All City Utilities
- Owner/Agent



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ANNAH BARNES

LAND & RESIDENTIAL SPECIALIST

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50 CR 401 - Oxford, MS 38655

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE ALCORN 60.78

WHERE CITY CONVENIENCE MEETS COUNTRY FREEDOM—WELCOME TO THE LEGENDARY 5L RANCH IN ALCORN COUNTY, MS. Spanning 60.78± acres inside the Corinth city limits, this rare property blends the productivity of a working cattle operation with the beauty and recreation of a sportsman's paradise.

The land is fully fenced with strong perimeter fencing and cross-fencing already in place for rotational grazing, plus multiple gates for easy access between pastures. Two ponds, along with Bridge Creek, form the eastern boundary and provide year-round water for livestock and wildlife alike.

At the heart of the operation sits an impressive 10,000± square foot barn equipped with water and electricity, offering ample hay and equipment storage. Working facilities include sorting pens and a loading chute to keep livestock handling efficient and stress-free.



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MORE ABOUT THE ALCORN 60.78

An older home is also located on the property. While it does need some work, no value has been added to the pricing, giving the new owner flexibility to renovate, replace, or repurpose it as they see fit.

In addition to its agricultural potential, the property is loaded with deer and wild turkey, making it equally suited for a private hunting retreat or year-round outdoor enjoyment.

With city utilities, including water, electricity, and sewer, this one-of-a-kind property combines the convenience of location with the productivity of a working ranch and the recreation of a sportsman's paradise..

**Contact Annah Barnes today to schedule a private tour
of 5L Ranch and experience #TheSmallTownWay!**

Owner/Agent



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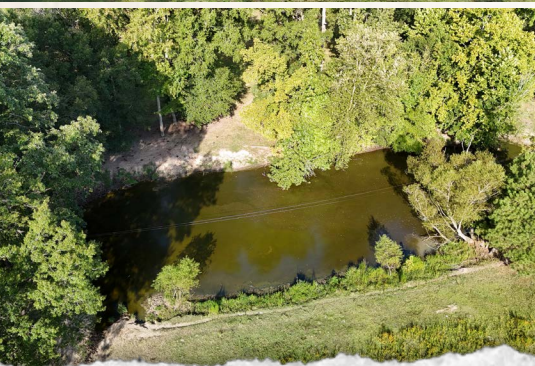
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60.78± ACRES **ALCORN COUNTY, MISSISSIPPI**



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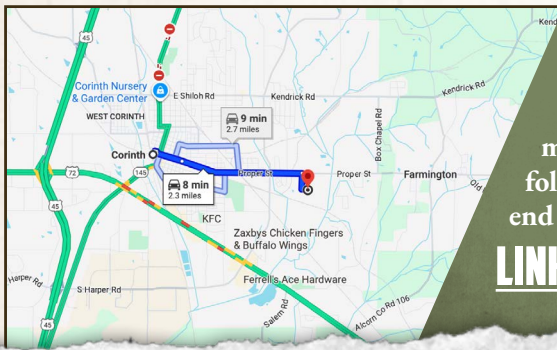
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Directions From Corinth, MS:
Travel Cruise Street and keep right to continue on Proper Street. In 1.6 miles, turn right on Clifton Drive and follow it around the curve to the dead end at the property.

LINK TO GOOGLE MAP DIRECTIONS



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