



GIBSON FARM

592 +/- Acres | Michigan City, Mississippi

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TOTAL ACRES

160 +/-

CULTIVATED ACRES

2 BR / 2 BA

LOG & STONE CABIN

HWY 72

FRONTAGE

Here is a rare chance to own a true Mid-South sporting and agricultural property. **Gibson Farm** combines roughly **160 acres of productive cultivated ground** with mature **hardwood timber**, a rustic **2 bedroom, 2 bath cabin**, and excellent **deer and turkey hunting**, all with convenient frontage on U.S. Highway 72.

Whether you are looking for a hunting retreat, a working farm, a family getaway, or a long-term land investment, this property delivers the variety that is hard to find in a single tract.

ASKING PRICE

\$2,200,000

SHOWN BY APPOINTMENT ONLY

Call Bert Robinson at 901-652-9725

PROPERTY HIGHLIGHTS

- **FARMLAND**

About 160 acres cultivated, with open fields scattered across the tract and ponds on the property.

- **DEER & TURKEY**

Open fields, timber edges, and hardwood bottoms make for outstanding deer and turkey hunting.

- **ACCESS**

Frontage on U.S. Highway 72, about 592 acres in Benton County near Michigan City, MS.

- **HARDWOOD TIMBER**

Mature hardwood bottoms and ridges provide timber value, cover, and food for wildlife.

- **THE CABIN**

Beautiful 2 bedroom, 2 bath cabin of log, brick, and native stone, with a covered front porch and stone chimney.

- **VERSATILE USE**

Ideal as a hunting retreat, row-crop or hay operation, recreational getaway, or investment.

AERIAL MAP (boundary outlined in red)

