

TURNKEY SPORTSMAN'S DREAM

538.81± Acres
Holmes County, MS



\$1,950,000



DIRECTIONS: From I-55 North, take exit 139 Yazoo/Pickens, and turn left on to Highway 432W towards Yazoo City for .9 miles. Turn right on to Courts Road for 2.4 miles. Turn left on to Ebenezer-Pickens Road and travel 2.2 miles. Turn right on to Eastern Road and travel approximately .8 miles, the property will be on both sides of the road.



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MICHAEL OSWALT, ASSOCIATE BROKER®
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Licensed in MS, AR & MO



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Information is believed to be accurate but not guaranteed.

Welcome to your new recreational retreat in southern Holmes County, MS! The opportunities on this 538.81+/- tract are extremely diverse including, but not limited to, a large family getaway, a church retreat, a children's retreat, or a rehabilitation retreat. The gated entrance off Ebenezer-Pickens Road will lead you along a graveled deeded easement nearly one mile long. Once you meander through the woods to the property, you will find a gate leading into the 538.81± surveyed acres. The woods open into the camp area. The three bedroom, two bath main lodge (2,226± SF) sits on the edge of the 1.3± acre stocked lake, making for picturesque sunrises for your morning coffee on the wrap around porch. The two bedroom, two bath guest house (1,350± SF) comfortably and privately sleeps your friends while not overloading the main lodge. The guest cottage (368.5± SF) is perfect for the young couple or all the kids, featuring an open kitchen with a loft that sleeps 4. The owner also constructed an 812.5± SF, 10 pew church within the camp area. This structure could be utilized for a multitude of purposes. The shed has a walk-in cooler, and a parking area for the ranger. The camp area is equipped with underground power, buried propane tank, septic systems, and a backup Generac Generator (all improvements sold as is). The property boasts approximately 189± acres of 29-year-old planted pine, ready for its second thinning, 40± acres of 13-year-old planted pine, 4 deep stocked lakes/ponds, pockets of mature hardwoods, a 7.5± acre duck structure with slat board risers, and acres upon acres of open ground to create wildlife plots. Approximately 90.91± acres are enrolled in the WRP (Wetland Reserve Program). This is another area that should attract waterfowl in the winter months. You should be covered up with deer, turkey, and duck before you know it! The property also contains a variety of equipment you will need to maintain and constantly improve your secluded paradise (included but not limited to bulldozer, trackhoe, backhoe, 3 tractors, dirt pan, disk, bushhogs, and many more supporting implements). This place is truly a turnkey, sportsman's dream conveniently located just 45 minutes from Madison, MS. Call Michael Oswalt for your private showing today!



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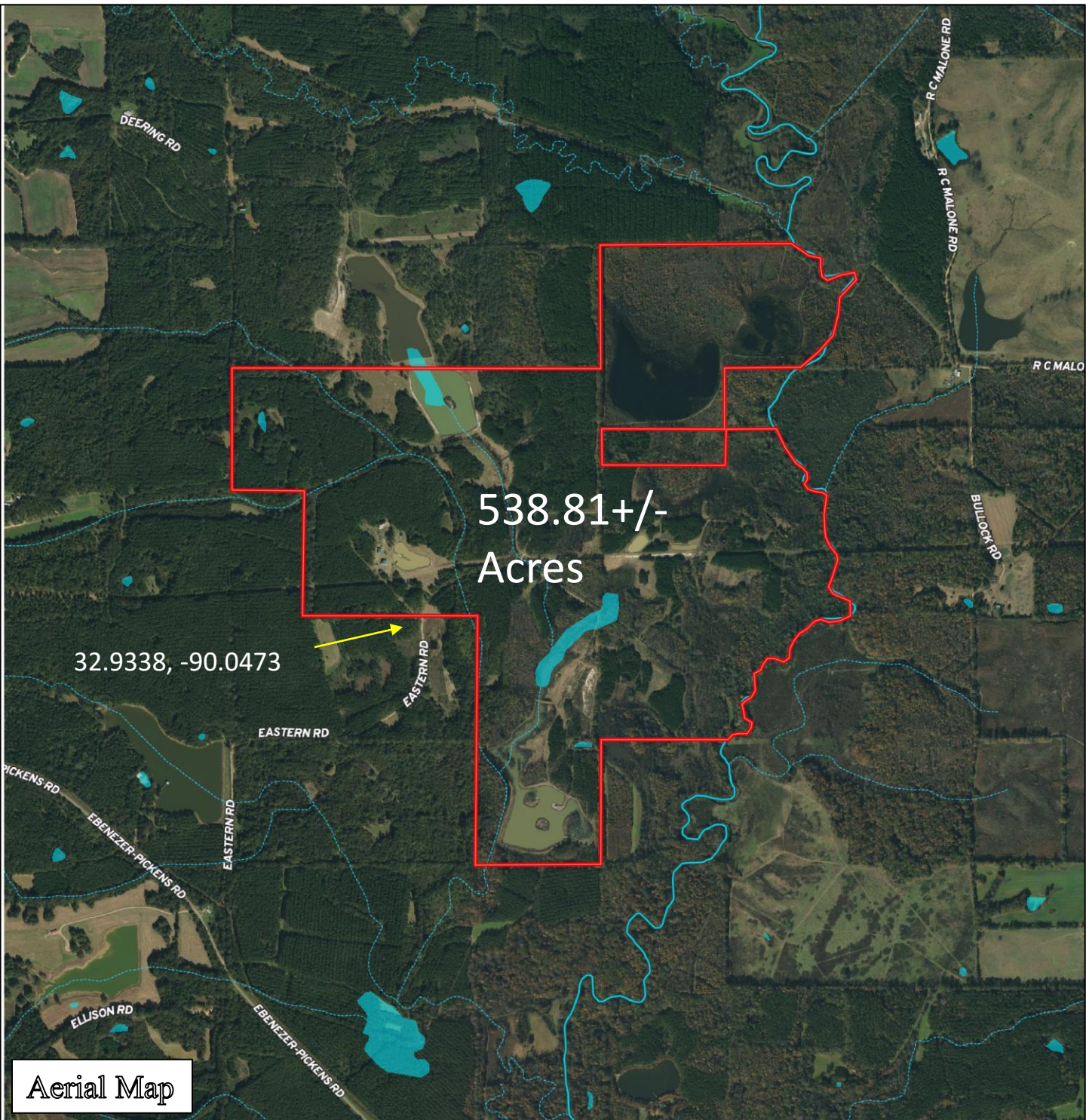
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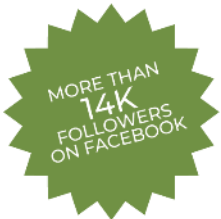
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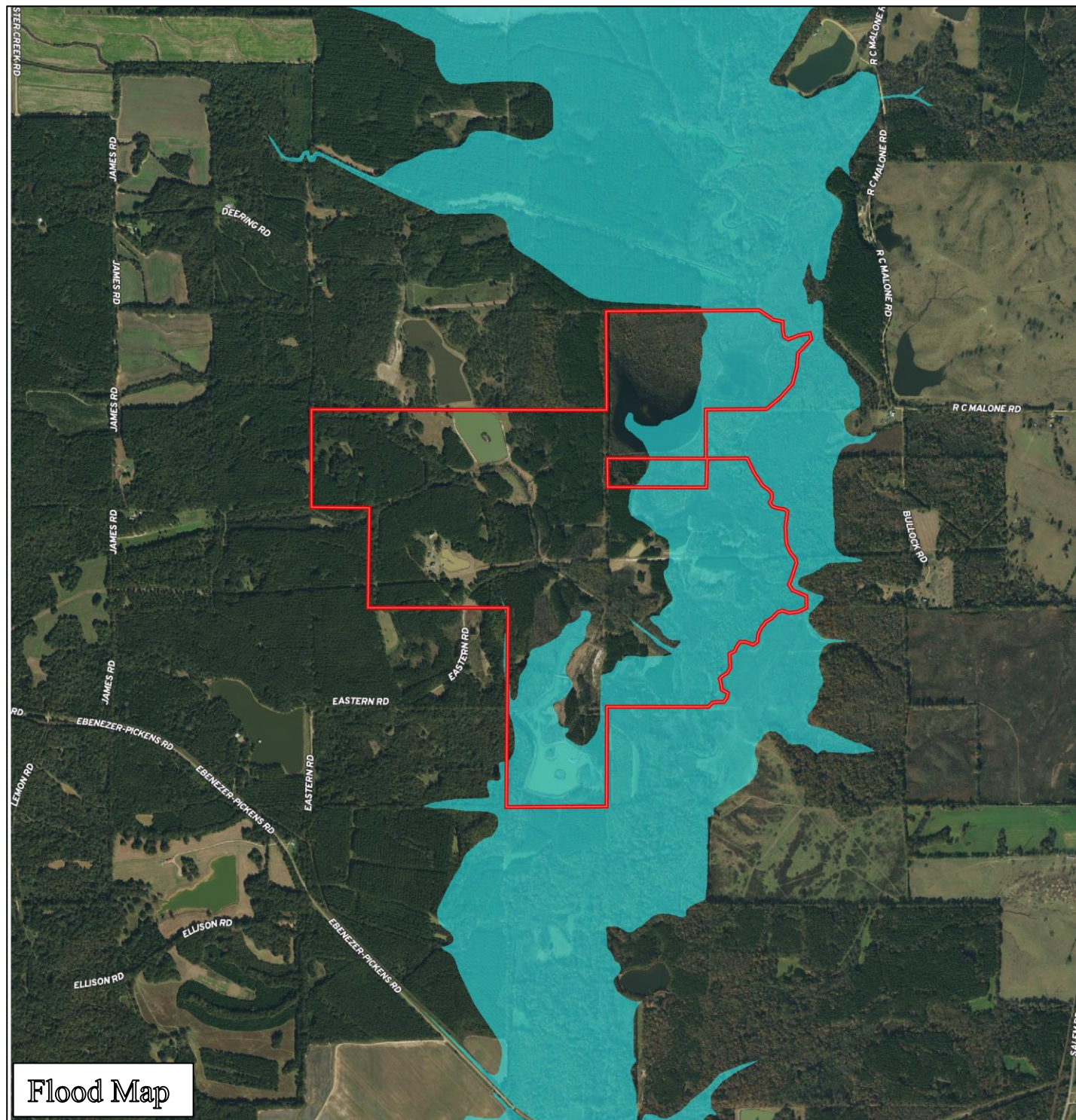


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Flood Map

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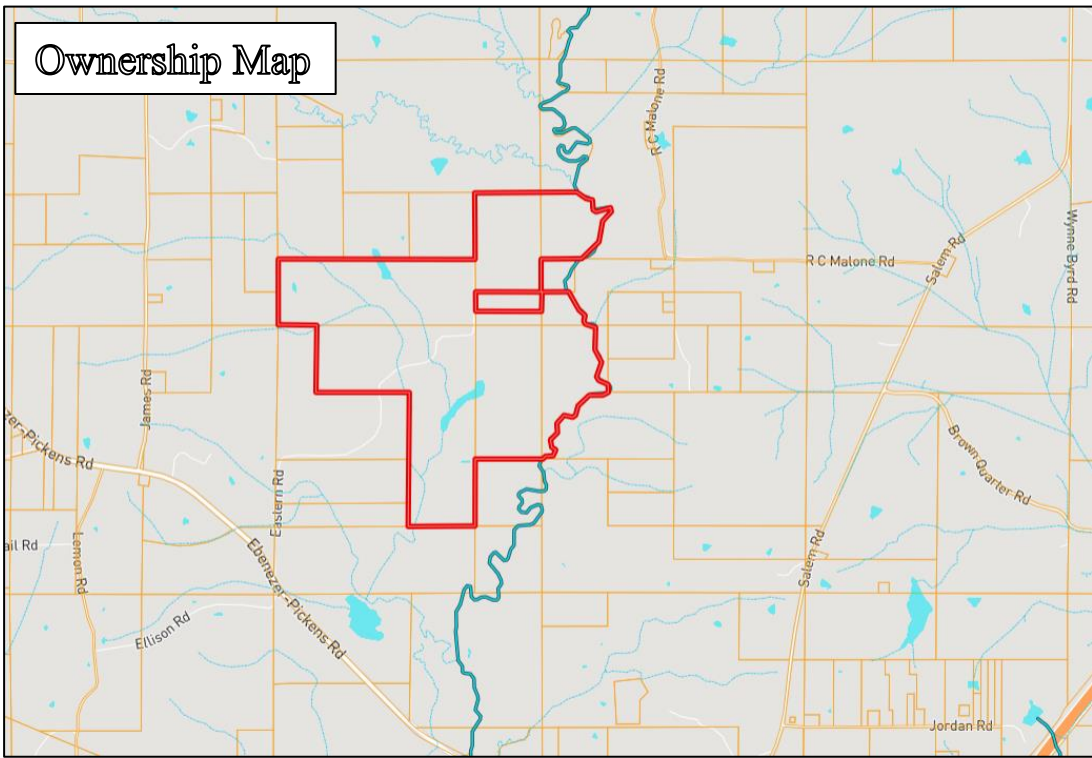
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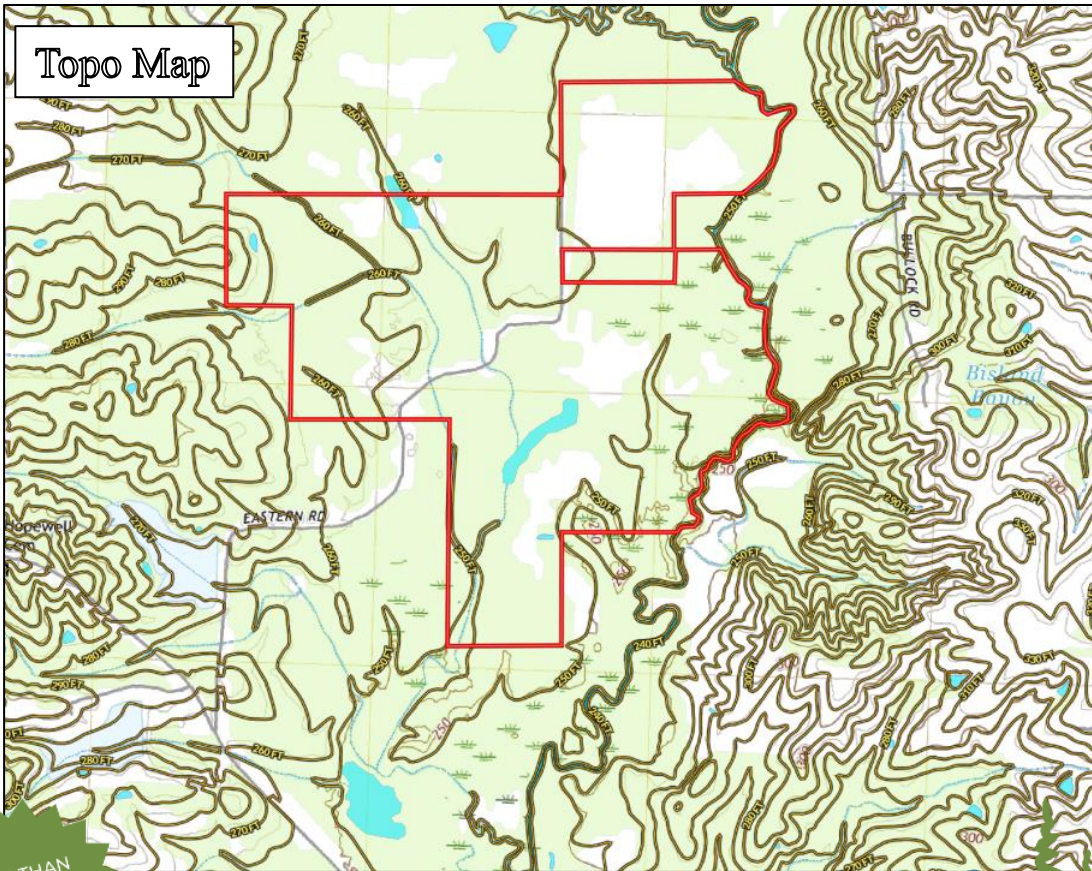
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Ownership Map



Topo Map



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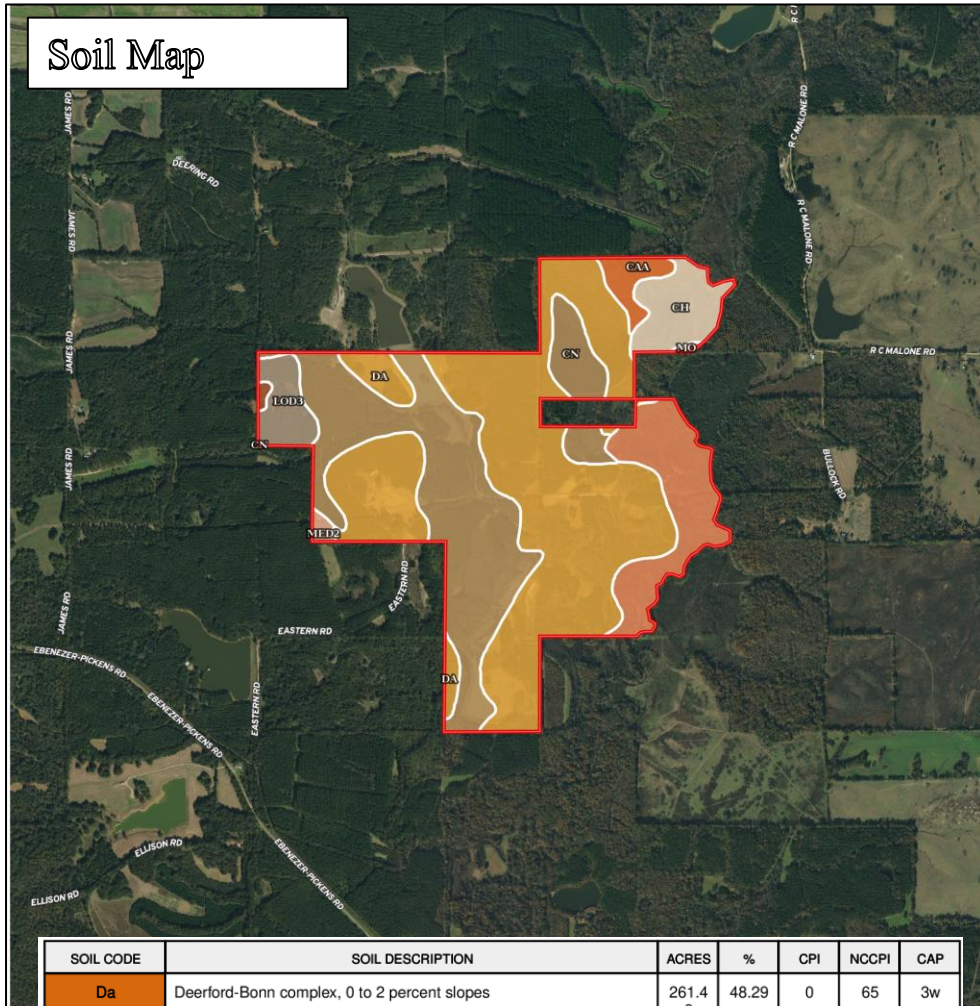
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Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Da	Deerford-Bonn complex, 0 to 2 percent slopes	261.49	48.29	0	65	3w
Cn	Collins silt loam, occasionally flooded	160.57	29.65	0	86	2w
Mo	Morganfield silt loam, 0 to 2 percent slopes, occasionally flooded	57.15	10.55	0	77	2w
Ch	Chenneby silt loam, frequently flooded	28.49	5.26	0	67	4w
LoD3	Loring silt loam, 8 to 12 percent slopes, severely eroded	18.36	3.39	0	41	6e
CaA	Calloway silt loam, 0 to 2 percent slopes	11.56	2.13	0	59	2w
MeD2	Memphis silt loam, 8 to 12 percent slopes, eroded	2.59	0.48	0	79	4e
LoC2	Loring silt loam, 5 to 8 percent slopes, moderately eroded, central	1.33	0.25	0	47	4e
TOTALS		541.55(*)	100%	-	71.68	2.74

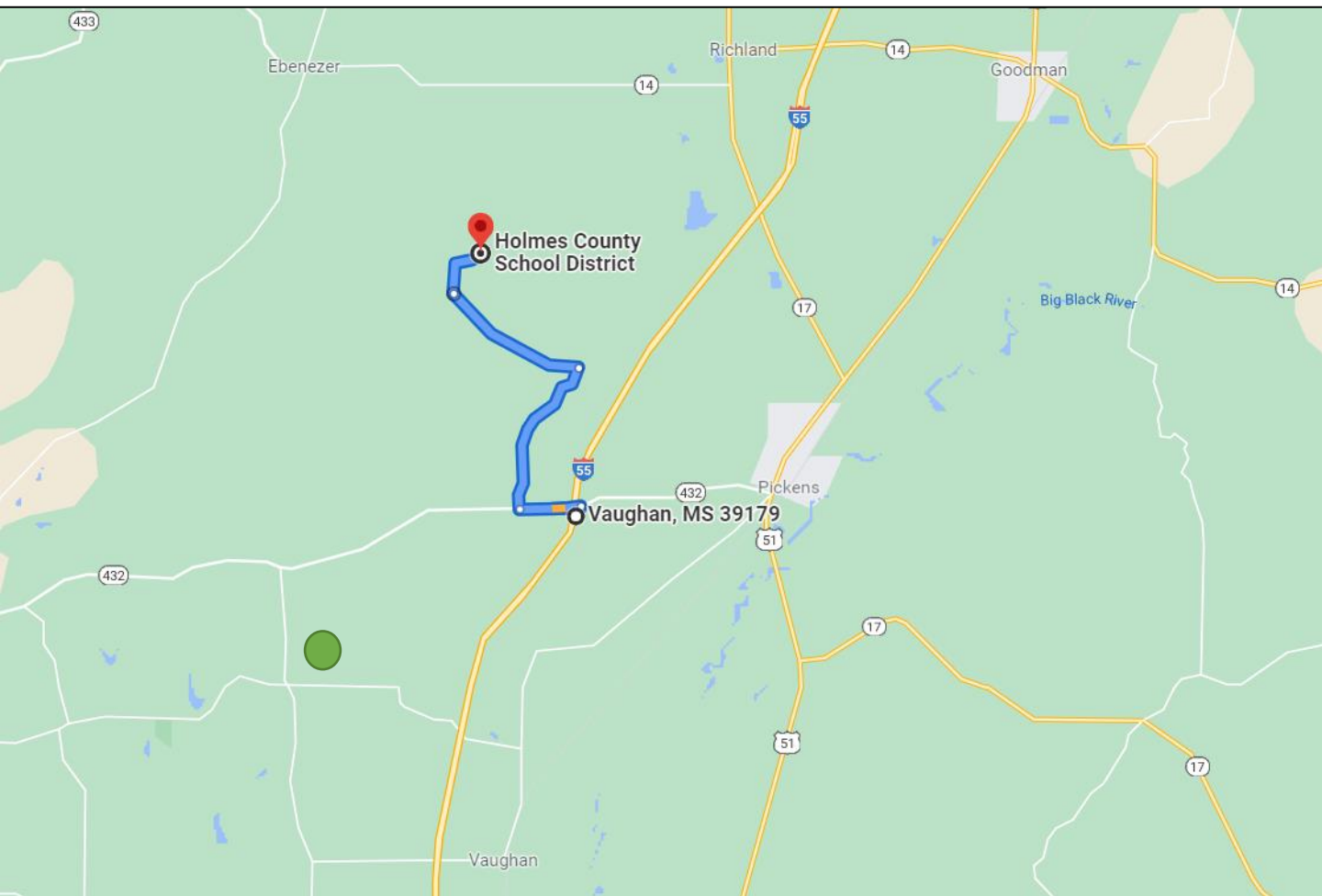


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