

# BEAUTIFUL FAMILY ESTATE

## 144± Acres in Hinds County, MS



### DRONE LINK



# \$785,500

*This is a rare find in Hinds County, MS!* The property checks all boxes for the family looking for the perfect weekend retreat, and it is only 25 minutes from Jackson! It features a 2,300 square foot, four bedroom, two and a half bath home complete with all of the bells and whistles and overlooks a private 5± acre lake stocked with bass and bream! There is also a guest cabin located across the lake for your visitors or the kids to have their own paradise.

The land is made up of 125± acres of pine plantation of 12-, 15- and 19-year-old trees. There are veins of hardwoods running through the property, as well as Tallahalla Creek. There are three established food plots, and the internal road system is extensive (needs a little TLC). The game is abundant with deer and turkey as there has been no hunting pressure for several years. You will enjoy watching them from your deck overlooking the lake and rolling pastures while enjoying the early sunrise or watching the sunset! There are 15+/- acres of beautiful rolling pasture, perfect for a few head of cattle or having a couple of horses for the kids! The road system would serve as excellent riding trails!

The potential for this property is unlimited; you and your family need to come see it to appreciate it. If you are looking for the perfect place to get away with family and friends, make some lifelong memories and teach the values of nature, you have just found the right place! Call Tom today for your private showing!



*Call The Land Man today!*

**TOM SMITH**, ALC, BROKER®

Tom@TomSmithLand.com

601.898.2772 office | 601.454.9397 cell



# TomSmithLand.com

Information is believed to be accurate but not guaranteed.



## *From the family:*



The farm has provided us with the greatest childhood memories that a boy or girl in Mississippi could have. Summers were spent by the pond with grandparents as they taught us how to bait a hook, only to have to do it a thousand more times as we continually lost the bait. Plenty of fish were caught and even one that would go down in history as the big cat that got granddaddy to jump into the water to reel it in.

Camping with friends near the pond and kayaking were a favorite as we got older. Chasing the geese and searching for turtles, frogs, and minnows were cherished activities. Wild blackberries grew aplenty and made for delicious jams. The fourth of July was a major holiday. We would have so many family and friends come out to smoke ribs, make homemade ice cream, play horseshoes, ride horses, ride ATVs, and shoot fireworks.

The fall and winter months brought about different activities. Hunting was the favorite pastime of the menfolk. A wild turkey served as our Thanksgiving meal (basted in wild turkey whiskey, of course) and made us feel as if we were truly able to live off the land. Deer sausage and meat stocked our freezers, along with vegetables from the garden of spring and summer.

All of the kids learned to drive out at the farm. The most unexpectedly humorous moments came from getting some vehicle and embarrassed driver out of the mud. My father spent most of his life working in Jackson and always loved coming home to his paradise. We spent many evenings on the back porch watching the wind blow the waves of the pond and listening for the summer thunderstorms. It is a place of peace and respite from what has become an increasingly hectic world. We always loved it and hope that you will too.



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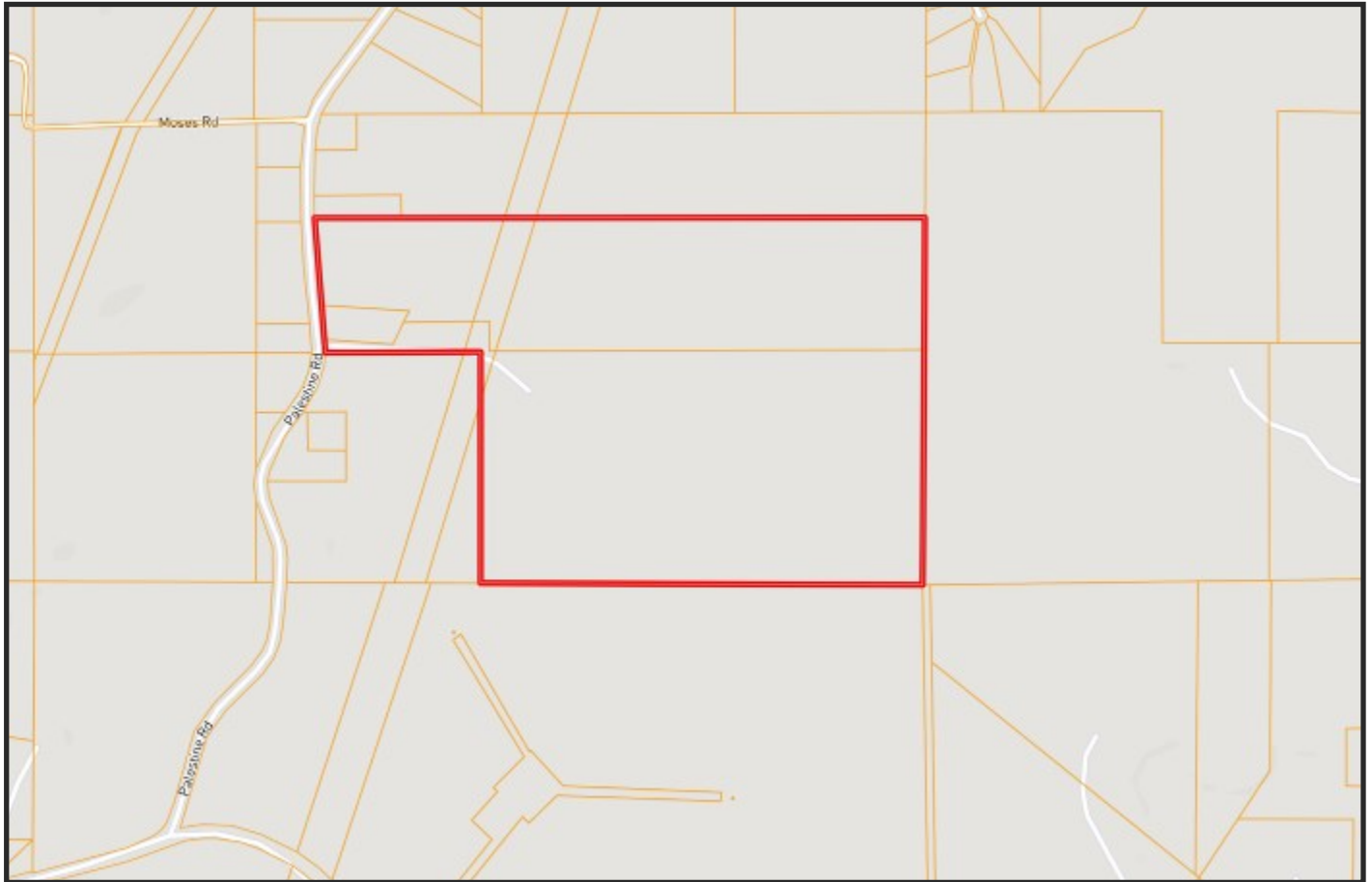
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# OWNERSHIP MAP



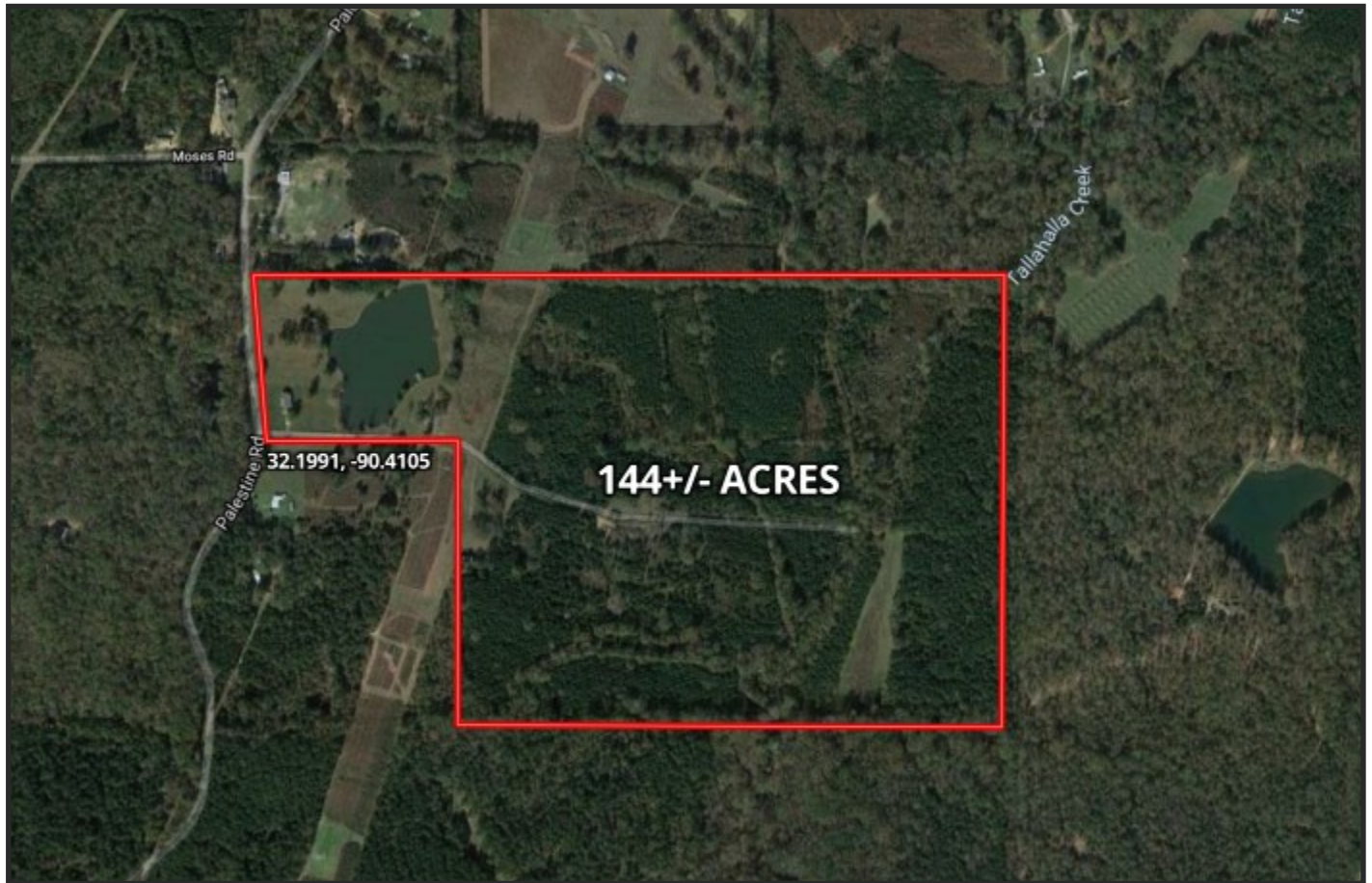
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# AERIAL MAP



[Click Here for an Interactive Map](#)

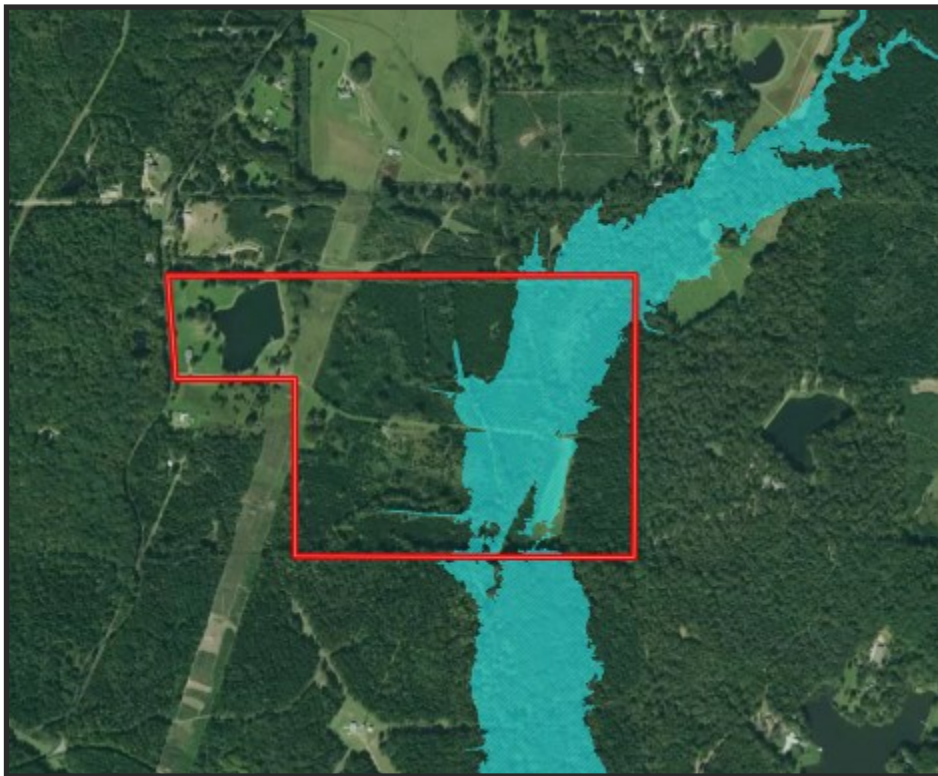


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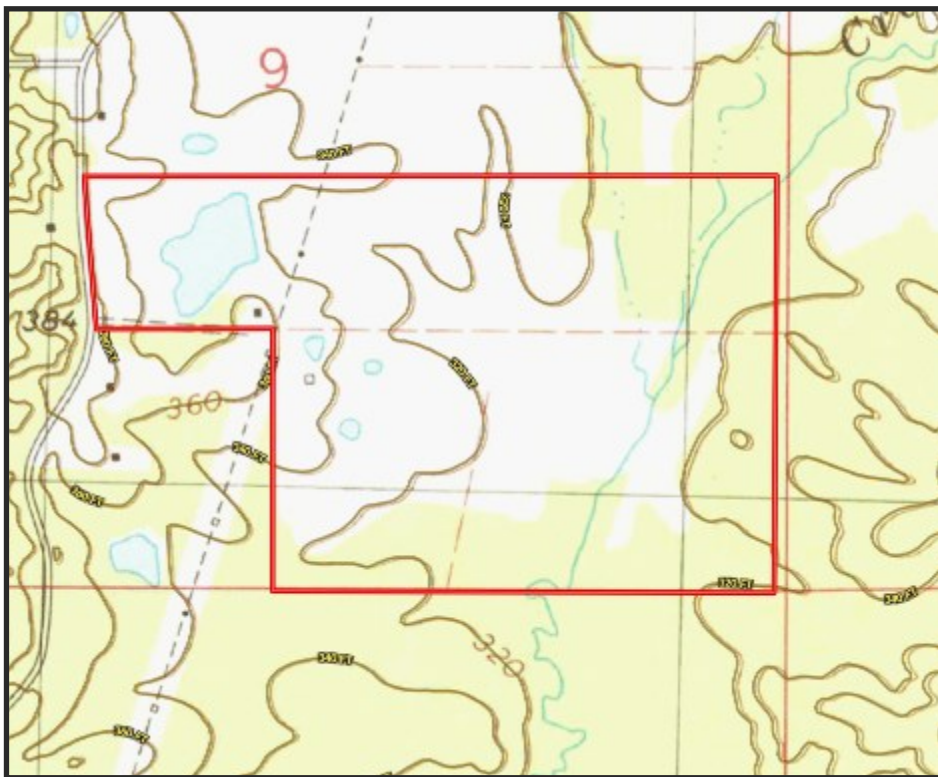


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# FLOOD MAP



# TOPO MAP

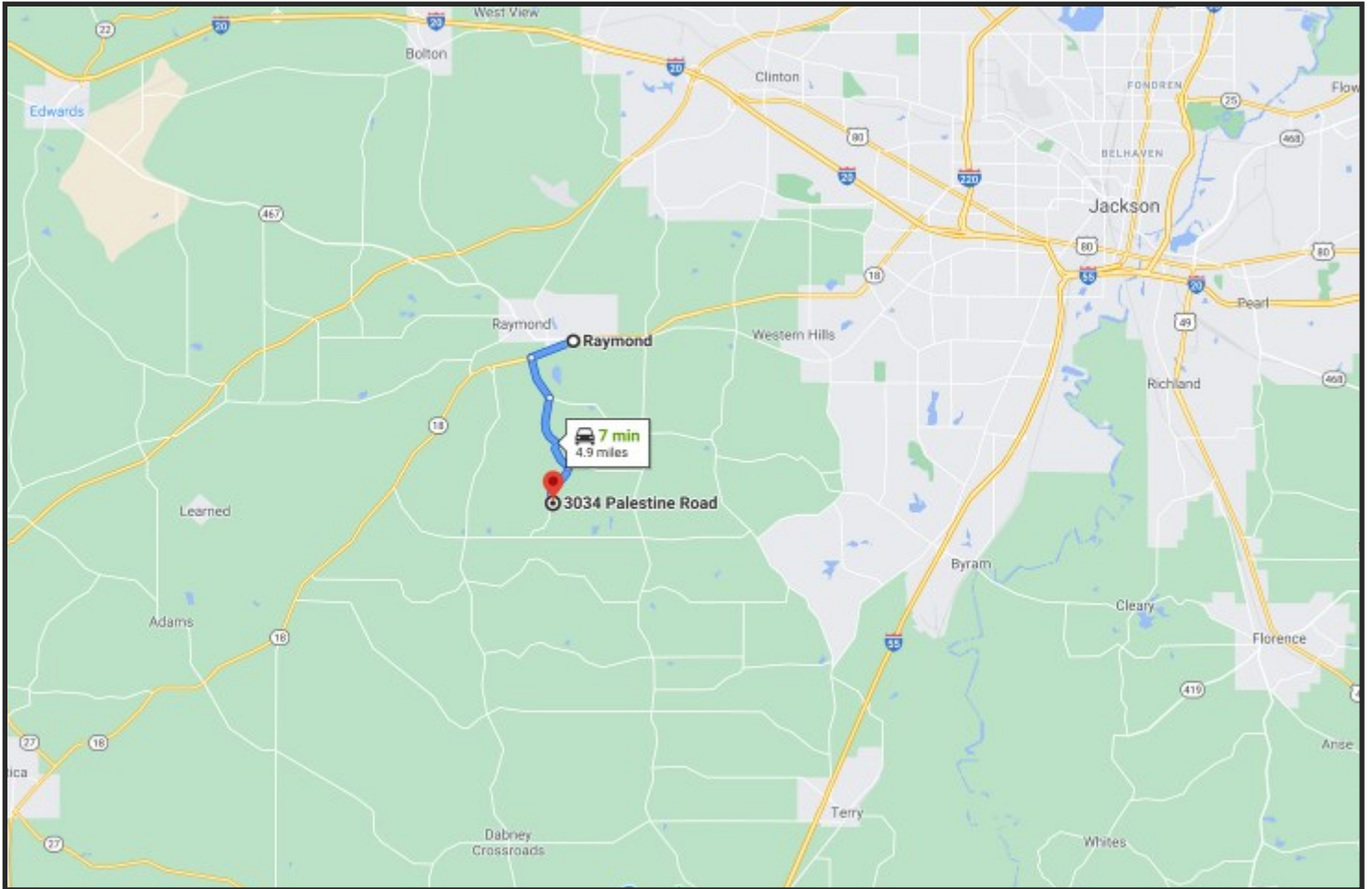
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# DIRECTIONAL MAP



**Directions from HWY 18 in Raymond, MS:** Turn left on 7 Springs Road and travel 1 mile. Turn right on Palestine Rd. and travel 1.7 miles. The property will be on the the right.

[GOOGLE MAP LINK](#)



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