

FAMILY ESTATE WITH LAKE

50± Acres in Hinds County, MS



\$945,000

- 50± ACRE ESTATE IN HINDS COUNTY, MS
- CUSTOM BUILT 3,471 SF HOME
- 3 BED/2 BATH
- GOURMET KITCHEN WITH VIKING AND SUB ZERO APPLIANCES
- GAME ROOM
- SUN ROOM
- TWO COVERED PORCHES
- 3± ACRE STOCKED LAKE
- 30± ACRES OF PASTURE
- 15± ACRES MATURE HARDWOOD
- DETACHED GARAGE
- WORKSHOP WITH 1/2 BATH
- RV PAD/STORAGE
- COVERED EQUIPMENT STORAGE AREA
- LARGE ORCHARD FT OVER 20 VARIETIES OF FRUIT TREES
- LOCATED WITHIN THE CITY LIMITS OF BYRAM, MS

11663 SPRINGRIDGE ROAD, TERRY, MS 39170

Call the land man today!



TOM SMITH, ALC®, BROKER
Tom@TomSmithLand.com
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Information is believed to be accurate but not guaranteed.



FAMILY ESTATE WITH LAKE

50+ Acres in Hinds County, MS

This beautiful property is one that you and your family must see if you are looking for the perfect place to call home! As you arrive at this private, gated property and turn up the drive, you are welcomed by two of the largest Magnolia trees you have ever seen that are documented as being around 200+/- years of age. The property includes a magnificent custom-built 3,471 SF home overlooking a 3± acre lake stocked with bass and bream. The home features three bedrooms and two baths, a large professional grade gourmet kitchen with an island and Viking and Sub Zero appliances, two fireplaces, and a family room with beautiful views of the property. The floors throughout are heart pine, and the trim and molding are of the finest craftsmanship. The owner's bath features two separate vanities with granite, a jetted tub, a beautiful custom tile shower, and a large walk-in closet. The game room also showcases the property's stunning views and includes access to one of the many porches. When you are ready for the first cup of coffee or the sip of your favorite beverage, make yourself comfortable in the sunroom (11.4' X 13.5') just off the kitchen and watch all the deer and turkey gather for your viewing pleasure. There are two covered 12" porches around the home, which give you and your guest additional views of the property. After a long day at work, you can relax watching the kids catch a mess of fish or watch them running through the pastures! Another nice feature of this property is the Orchard! Lying just off the back porch, you will find a large orchard featuring over 20 varieties of fruits and berries, including pear, peaches, plum, apricot, apple, figs, blueberries, mayhaw trees, and many more! This property is truly a family oasis!

The home is located within the city limits of Byram, allowing for city fire protection (class 5). The original house was built circa 1836 and was completely rebuilt in 2005 with Doug Lum as the architect and Rusty Ellis as the general contractor. The entire home was rebuilt from the ground up, including wiring, plumbing, HVAC, insulation, doors, windows, ...*everything!* All of the windows on the front of the home were replaced in 2018. The wood siding was replaced with hardie board, the siding, soffits, and the fascia board were replaced with vinyl and metal (all of which were completed in November 2020). The entire exterior of the house was painted Chelsea Gray with white trim after the siding was replaced in 2020. The west side porch was converted to a sunroom with the installation of energy-efficient windows and transoms in March 2021. Strength Roofing installed the standing seam commercial grade roof in December of 2021. *The quality and beauty of this home are second to none!*

This home checks all the boxes for you and your family if you are looking for it! The land features 50± beautiful rolling acres, with 30± acres being beautiful pastures for your horses or cattle. The pastures are fenced and crossed fenced with a total of four separate pastures. There are 15± acres of mature hardwood timber for your hunting pleasure and a 5± acre food plot with approximately two acres of bedding area adjacent to a shooting house. This area is also perfect for your dove field should you so choose. There is a ¼ acre pond near the rear of the property, which is ideal for wildlife and your livestock. The workshop is 30 X 32 with three rooms and even has a half bath! The two-car garage is detached and is oversized, measuring 24 X 30, totaling 720 SF. which includes built-in storage cabinets. And for you RV enthusiasts, there is a 36 X 14 covered RV parking pad for you to park your motor home or camper. There is also a covered equipment storage area.

The list goes on, but I think you get the picture. This property is an extraordinary place, and you need to call Tom Smith today at 601.454.9397 to schedule your private viewing of the once-in-a-lifetime property!

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Tom asked the owners of the property what their favorite memories of their time there were, and below is a sampling of their heartfelt memories!



"I am an early riser and though I have seen it thousands of times, I never tire of watching the sunrise. It hits the water just right and, when the weather is cool, steam rises from the pond creating a mystifying scene of beauty. Mornings are happily spent in the sunroom, facing west, where the deer frequently graze in the pasture. In the evening, sunsets cannot be beat from that same room.

I never grow weary of watching new growth throughout the estate in the spring; from pretty wildflowers to blackberry crops on old, wild growth. There is so much space to keep fresh herbs handy for cooking and fresh vegetables for roasting. We enjoy all that nature has given us here; sustenance, beauty, fresh air, peaceful moments together.

Countless loaves of bread, cookies, cakes, holiday entrees' - I could go on - all prepared in the fabulous kitchen. So spacious, so well equipped - it is almost effortless to feed your family very well.

My favorite part of this estate is really captured in moments - moments when our children, grandchildren, or our numerous siblings are here. They run through the grounds, often chasing one of their dogs, or they catch fish, hunt deer, visit goats and rabbits net door, ride through the pastures in the club car. Nothing is better than elated squeals, big smiles, and heavy eyelids at the end of a fun day with family. The days end brings moments with our children, now adults, on any porch, sipping wine and talking."

"I enjoy visits from the children and grandchildren and enjoy time spent visiting on the porches - watching grandchildren climb on the old magnolia trees. I have enjoyed watching many of the grandchildren catch their first fish here in the pond or drive the club car round and round the property. They have had an opportunity to interact with livestock, including cows, goats, sheep, chickens, rabbits and donkeys.

I enjoy walking through the property - especially in the winter when the hardwoods have shed their leaves and one can see the beauty of the woods.

I have enjoyed our family gatherings here every Thanksgiving and Christmas for the last 20 years.

I enjoy the many places we have to sit in the mornings when we get up - on a porch, in the parlor, in the sunroom, or just walking in the orchard. I especially enjoy the mornings in the sunroom-watching deer in the pastures as we sip our coffee."



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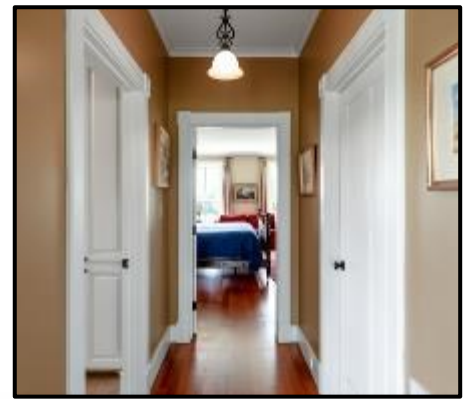
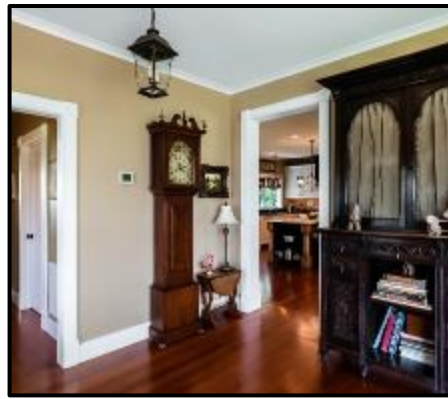


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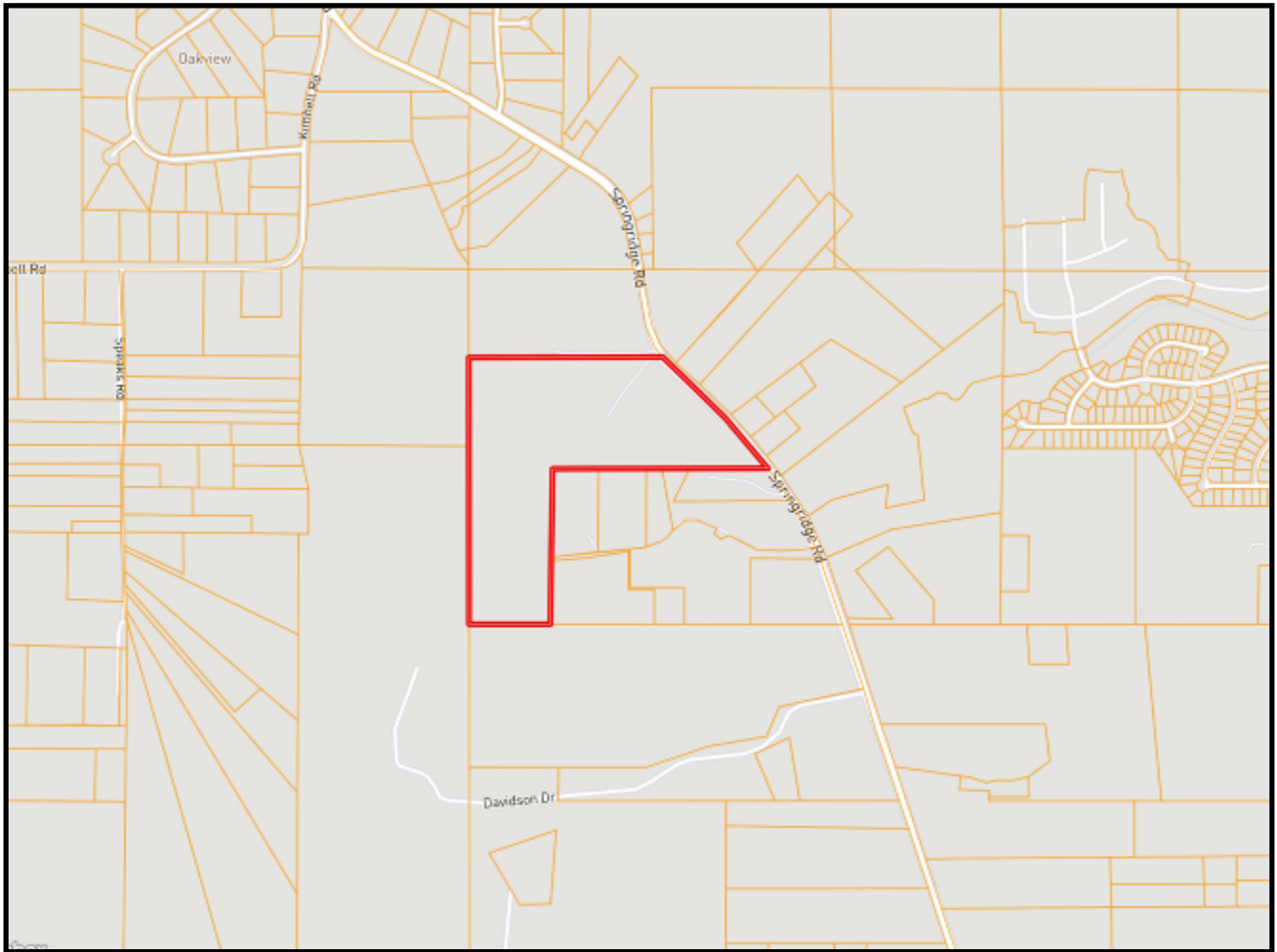
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OWNERSHIP MAP



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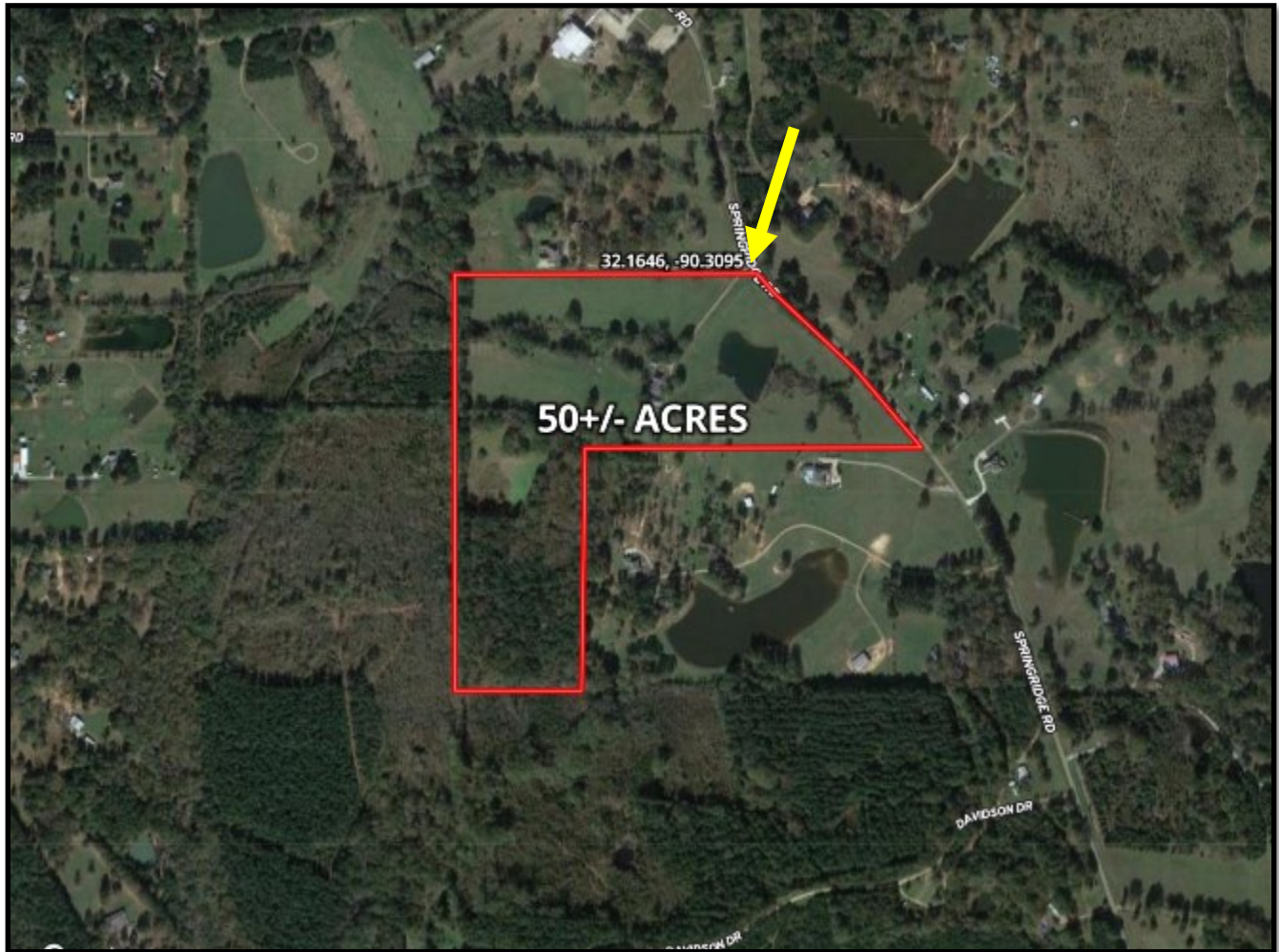
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AERIAL MAP



[CLICK HERE FOR AN INTERACTIVE MAP](#)

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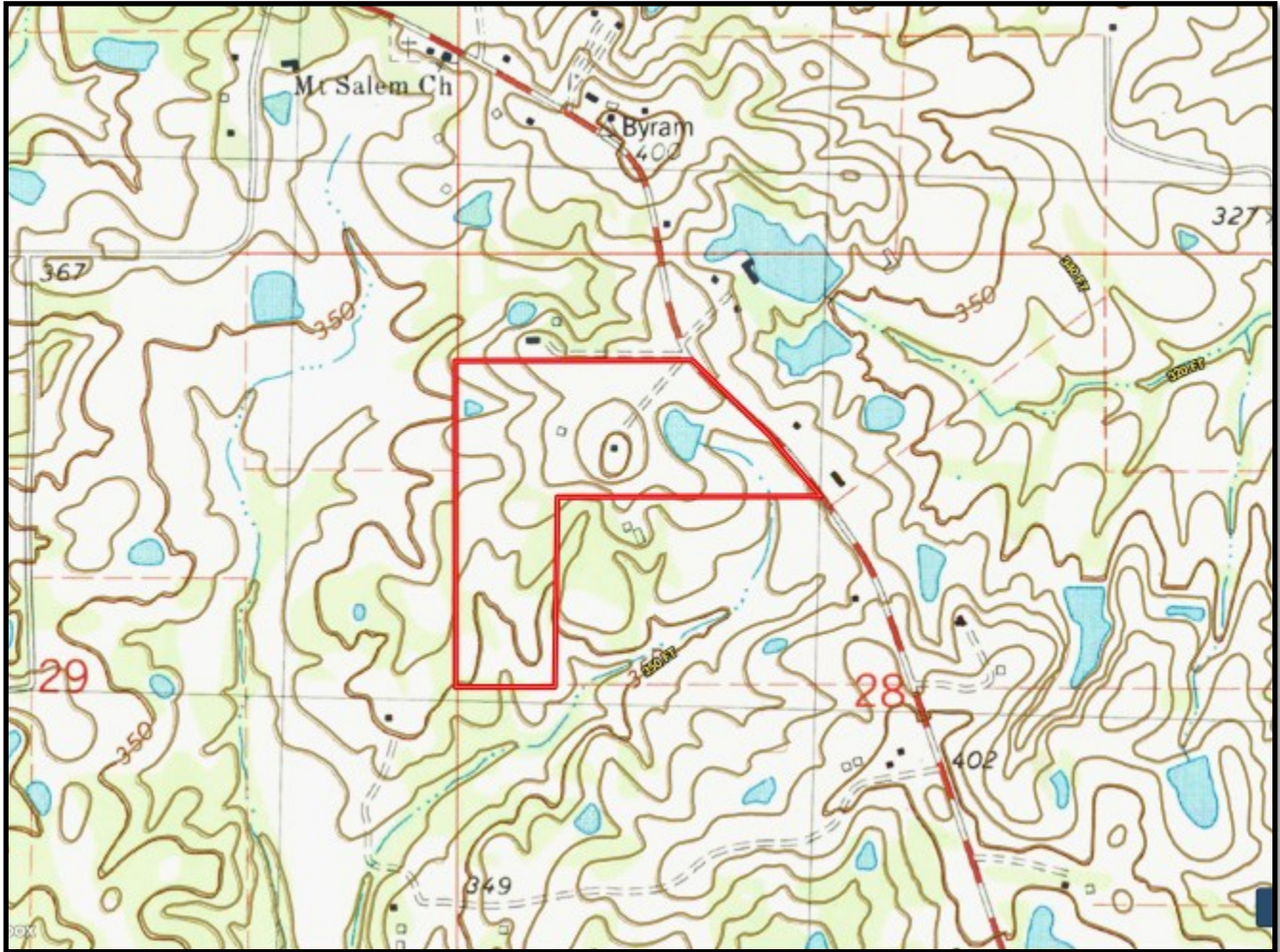
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TOPO MAP



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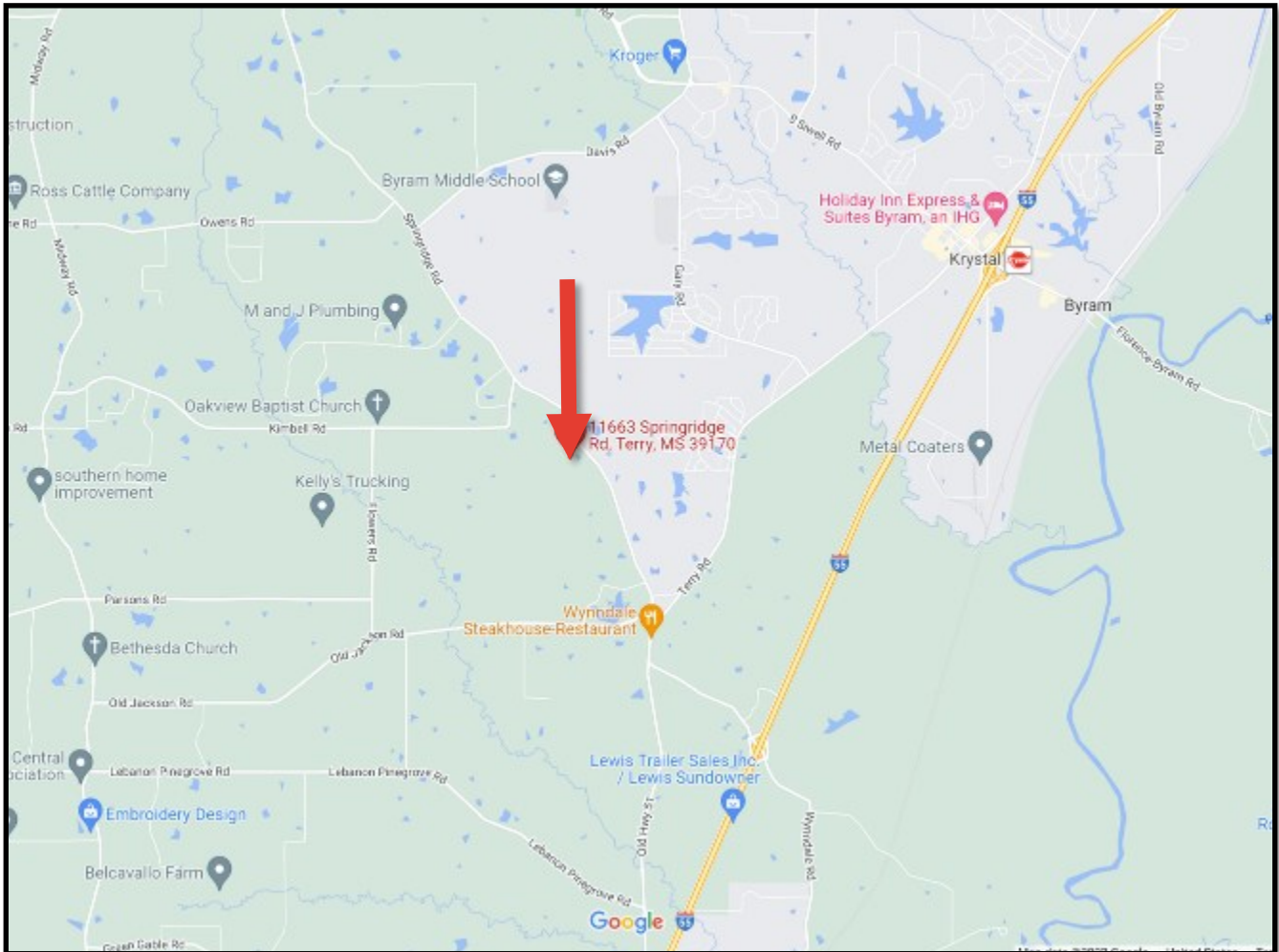
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DIRECTIONAL MAP



DIRECTIONS FROM I-55 S IN BYRAM, MS: TAKE EXIT 85 FOR SIWELL ROAD TOWARDS BYRAM AND TURN RIGHT. TURN LEFT ON TO TERRY ROAD AND TRAVEL 3.5 MILES. TURN RIGHT ON TO SPRINGRIDGE ROAD AND TRAVEL 1.2 MILES. THE PROPERTY WILL BE ON YOUR LEFT.

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