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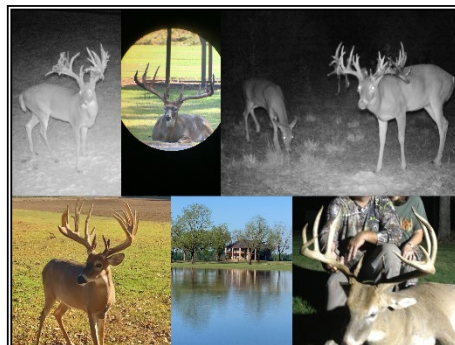
SOUTHERN STATES REALTY



70 Pippens Road, Mangham, LA

Mercer Ranch - 1424+/- acres of exceptional recreational property. This expertly managed ranch is one of the southeast's finest retreats for recreational hunters. Mercer Ranch is surrounded by over 7 miles of high fence for enhanced control of the property's first-class whitetail deer management program. Situated in the Mississippi Flyway, Mercer Ranch's multiple water sources are a sure stop for migratory birds. Limit out on ducks in the morning and chase bucks in the afternoon. Mercer Ranch's high fence management program is producing trophy whitetails with traceable bloodlines. Since the installation of the high fence in 2007, creating a genetically superior herd has been at the heart of the property's management practices. 400 inch + bucks and even a record breaking 505 inch Boone and Crockett gross scoring buck have been harvested at Mercer Ranch. Multiple 200 inch to 300 inch bucks are hunted on the property annually. Additional genetic information is available upon request. Unwind after the hunt in the designer lodge. The open living and dining area features a central stone fireplace and nearly 360 degree views of the property. The enormous primary suite overlooks the property's north and south lawns. The primary bathroom includes custom finishes including its own fireplace. The primary closet is custom designed down to the last detail. In addition to the primary suite, 4 guest bedrooms and 3 guest baths mean plenty of room for visitors. Covered parking is available via the circle drive and a second parking area is available for trucks and trailers with ATVs. There is also a Generac backup generator that is ready to power the full lodge. The 40' X 80' barn with equestrian stalls as well as a separate metal building for covered equipment storage are a short walk from the main lodge. Antler Shed box stands are strategically located throughout the property along with game and security cameras.

32.042267, -91.138550 GPS



\$9,950,000

1424 Acres
 MLS #203676
 UC #23042-03676

