



**652± ACRE PREMIER RECREATIONAL RETREAT IN MADISON COUNTY, MS**

**\$2,838,000**

**[Click Here for the Drone Footage](#)**



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# Camden Hills Farms

The Complete Mississippi Sportsman's Getaway

652± ACRES IN MADISON COUNTY, MS | \$2,838,000



Welcome to Camden Hills Farms—an exclusive 652± acre premier recreational retreat located just 40 minutes from Madison, MS, and 4 miles from the Big Black River Basin, a region known for its trophy Madison County whitetail genetics. This property offers exceptional hunting opportunities, including prime whitetail and turkey hunting.

## **Trophy Hunting:**

- Prime Hunting for Madison County's Finest Whitetails and Turkey

## **High-Fenced Area:**

- 200± Acres Dedicated to Exotic Species Such as Grant's Zebras, Red Stag, Black Buck, Axis, Fallow Deer, and More!
- Observation Shooting House Comfortably Accommodates Eight People, Providing a One-of-a-Kind Viewing and Hunting Experience

## **Home:**

- 1,825± Sq. Ft., 4 Bed/2 Bath
- Panoramic Views from the Kitchen, Primary Suite, and Deck
- Built in 1905 with Updates (in 2015)

## **Recreational Features:**

- Private 20± Acre Fully Stocked Lake, with a Boathouse and Pier, Meticulously Designed to Cater to Trophy Fishing Enthusiasts

- Range Featuring Six Skeet Shooting Stations, Along with Rifle, Pistol, and Bow Ranges

## **Land & Wildlife:**

- Mature Pine, Hardwoods, and Bedding Areas
- Nine Large, Well-Established Food Plots with Stands, and Enclosed Shooting Houses
- Open Areas Ideal for Grazing and Wildlife Watching
- Hobuck Creek, Three Ponds, and the 20± Acre Lake Provide Ample Water Sources for the Abundant Wildlife

## **Additional Structures:**

- 2,000± SF Barn/Shop for Storing ATVs and Equipment
- 40'x100' Equipment Storage Building
- 40'x60' Additional Shed

## **Road System:**

- Over 10± miles of Well-Maintained Roads for Easy Access Throughout the Property

Camden Hills Farms offers comfortable country living, world-class recreational opportunities, and unmatched hunting experiences. Contact Tom or David today for a private showing! (48-hour notice required for qualified buyers)



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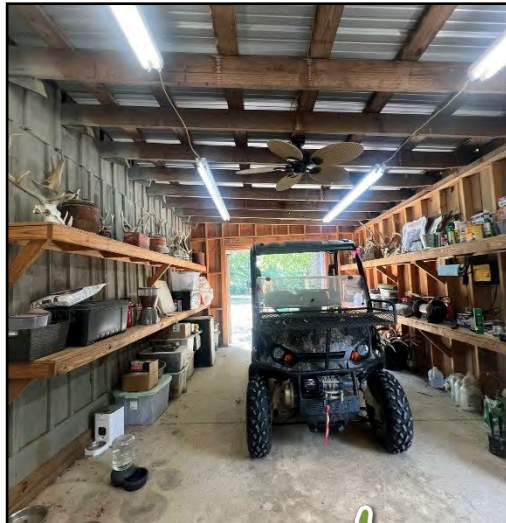
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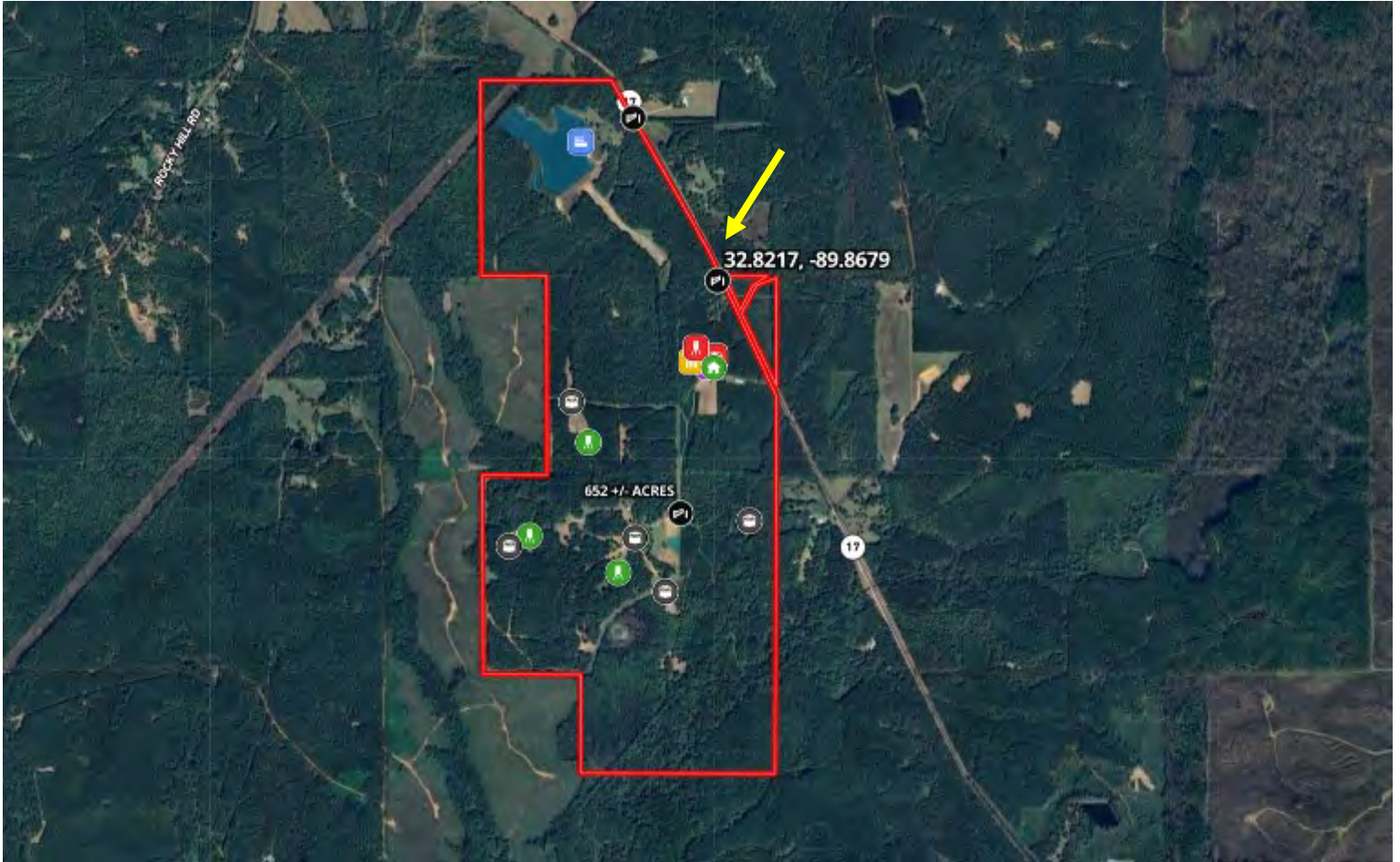
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# Aerial Map



[Click Here for the Interactive Map Link](#)

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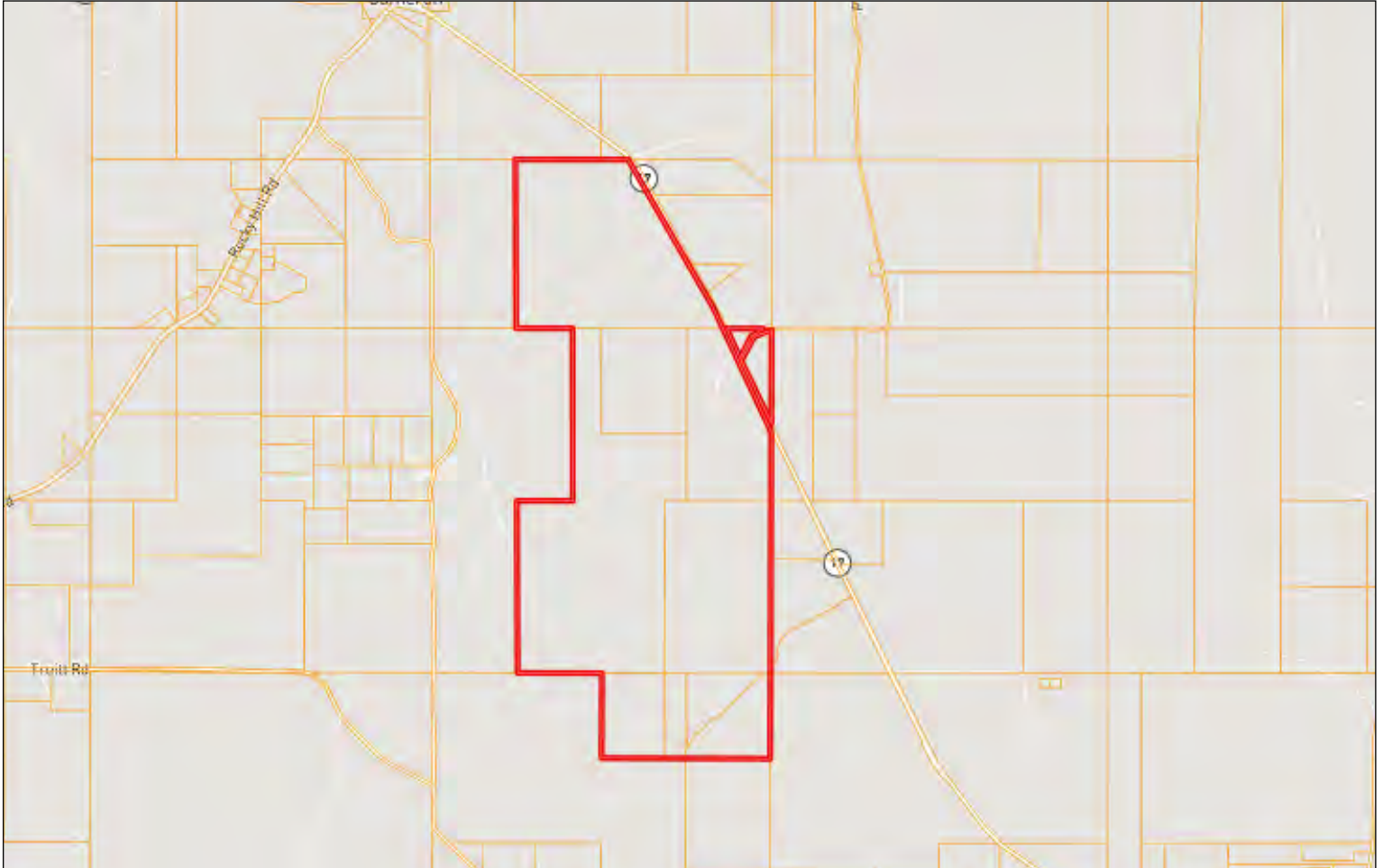
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# Ownership Map



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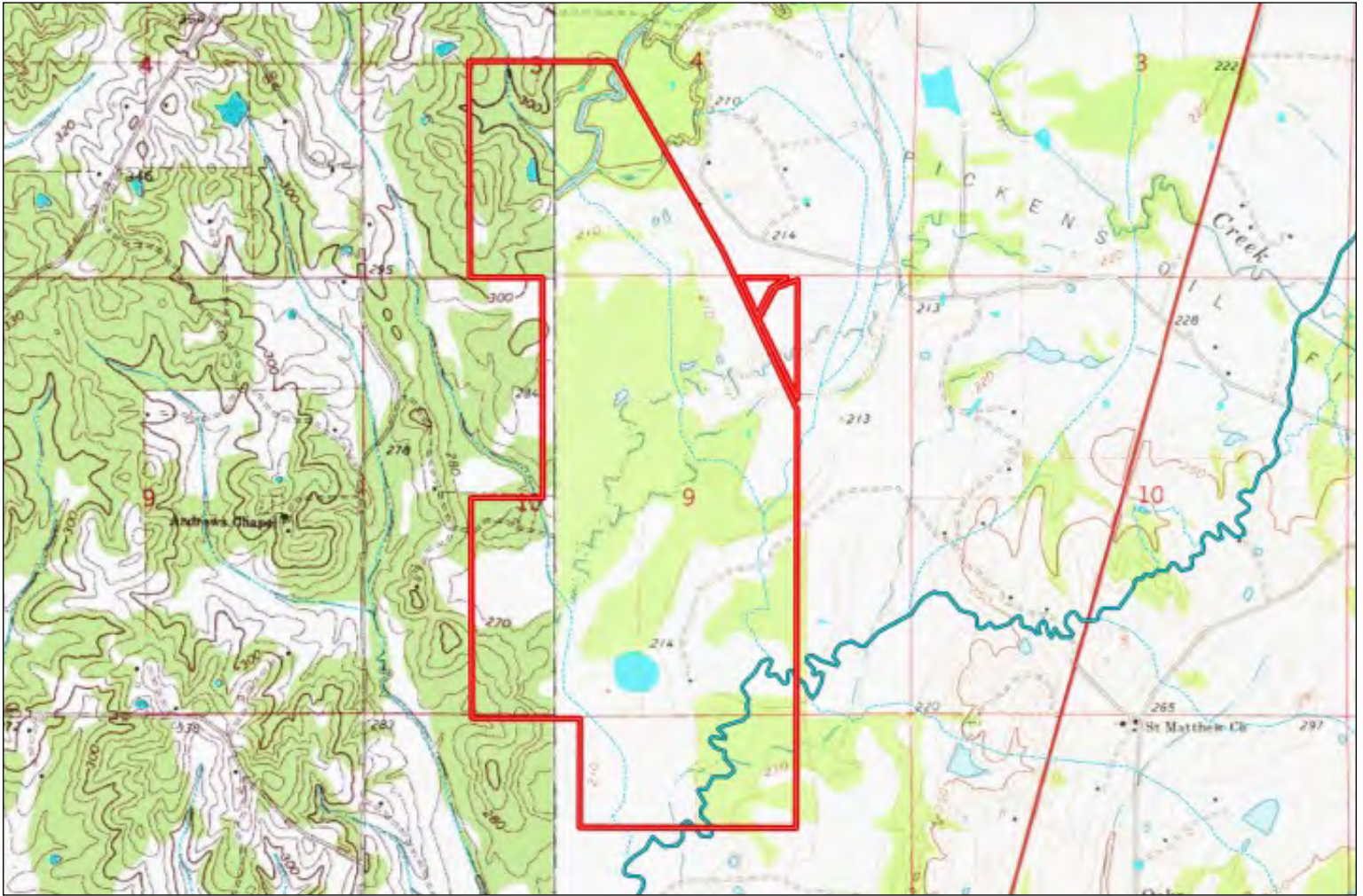
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# Topography Map



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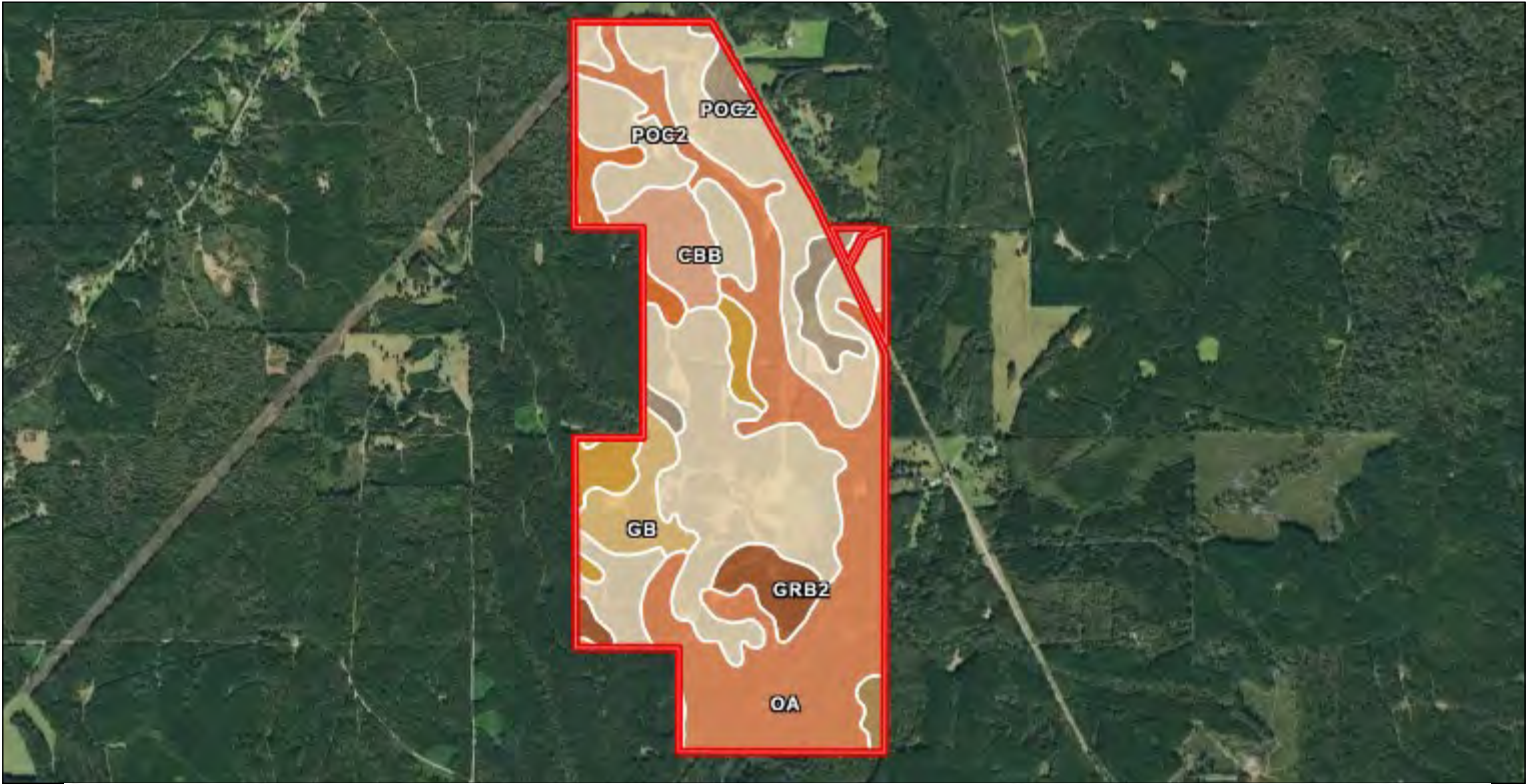
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# Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
PoC2	Providence silt loam, 5 to 8 percent slopes, eroded	291.2 5	44.3	0	28	3e
Oa	Oaklimeter silt loam, 0 to 2 percent slopes, occasionally flooded, north	206.8	31.46	0	74	2w
Gb	Gillsburg silt loam	30.1	4.58	0	50	2w
CbB	Calloway silt loam, 1 to 3 percent slopes	29.71	4.52	0	59	2e
PoB2	Providence silt loam, 2 to 5 percent slopes, eroded	28.51	4.34	0	28	2e
GrB2	Grenada silt loam, 2 to 5 percent slopes, eroded	25.6	3.89	0	48	2e
PrD2	Providence-Lexington complex, 8 to 12 percent slopes, eroded	24.13	3.67	0	55	4e
LoB2	Loring silt loam, 2 to 5 percent slopes, moderately eroded, central	15.32	2.33	0	55	3e
Ca	Calhoun silt loam	5.98	0.91	0	76	3w



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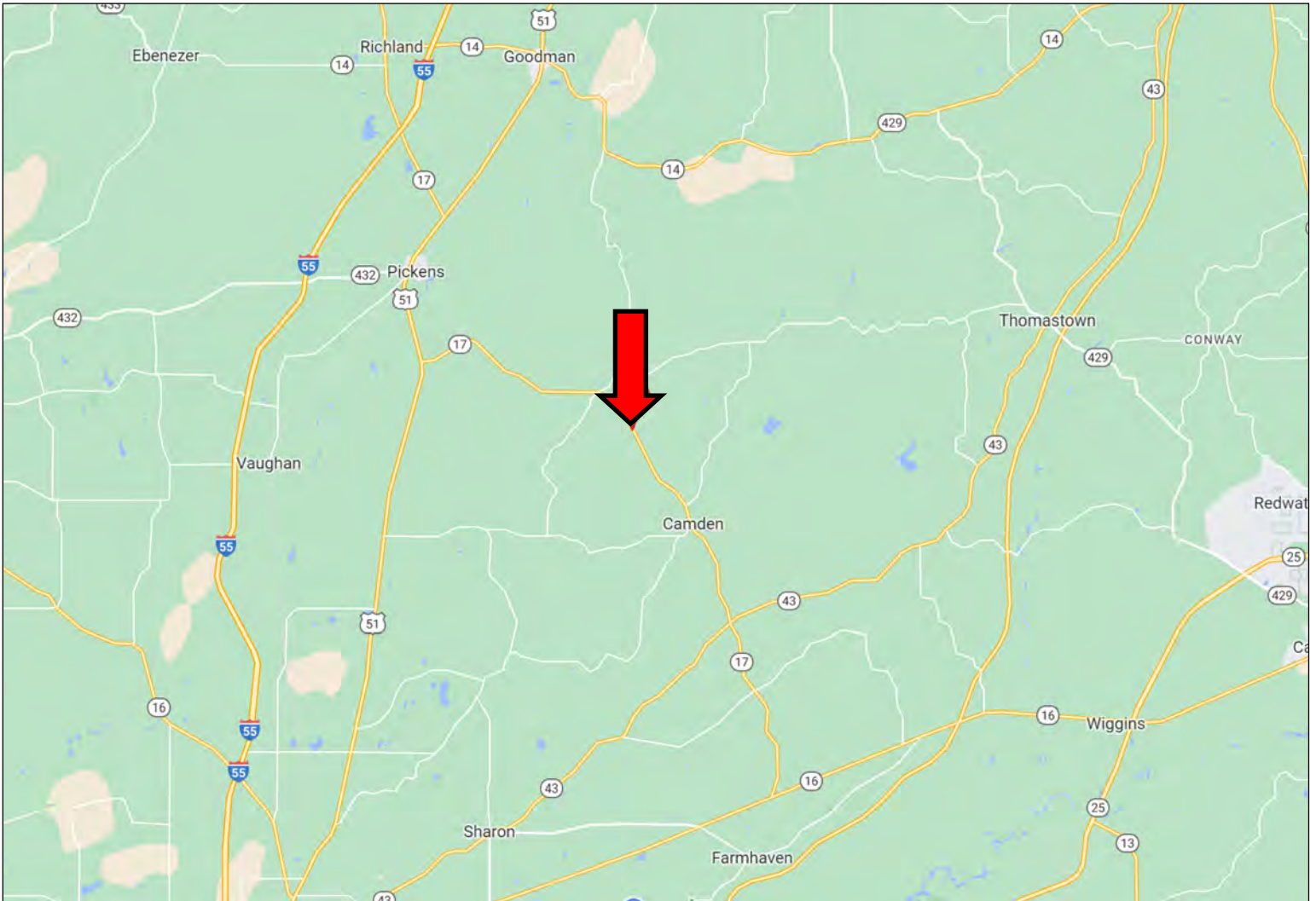
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# Directional Map



Directions from the intersection of Hwy 43 and Hwy 17 in Camden, MS: Travel Hwy 17 North for 6.2 miles. The entrance to the property will be on the right. [GOOGLE MAP LINK](#)



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