

# Camden Hills Farms

652± ACRES IN MADISON COUNTY, MS

\$2,987,500



- 652± Acre One-of-a-kind Madison County Property
- Located on Hwy 17, only 40 minutes from the city of Madison
- 1,825± SF Renovated Home with 4 Bedrooms and 2 Large Bathrooms
- Beautiful Kitchen with Views of Property
- Wildlife Food Storage Area
- Trophy Whitetails and Turkey with 200± Acres of High Fence with Exotic Animals including Grant's Zebras, Red Stag, Black Bucks, Axis and Fallow
- Private 20± Acre Stocked Lake with Boathouse and Pier
- Skeet Range with 6 Stations; Rifle/Pistol/Bow Range
- Diverse Timber Stands, Mature Pine, Hardwoods, and Bedding Areas
- 2,000 SF Barn Storage Shed
- 40'x100' Equipment Shed
- 15-16 Established Food Plots with Stands
- Large Observation Shooting House



**TOM SMITH**  
ALC®, BROKER

O: 601.898.2772 | C: 601.454.9397  
Tom@TomSmithLand.com



**CLAY SIMMONS**  
REALTOR®

O: 601.898.2772 | C: 601.672.6864  
Clay@TomSmithHomes.com

**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed



# CAMDEN HILLS FARMS



Welcome to Camden Hills Farms! This 652± acres of paradise is located fronting Highway 17, only 40 minutes from Madison, MS, and only 4 miles from the Big Black River Basin, which carries the genetics of Madison County trophy bucks. This property is home to Madison County's finest trophy whitetails, turkey, and 200± acres of high-fenced area that contains many exotic species of animals, including Grant's zebras, red stag, black bucks, axis, fallow, and more!

The home features 1,825± sqft, four bedrooms, and two large bathrooms. The beautiful kitchen offers panoramic views of the

pavilion, and a 15± acre field planted in a food plot—providing a unique vantage point to observe your game. Whether from the kitchen window, primary suite, or the expansive rear deck, you can relish in the sight of your game. The family room will be your favorite place to sit and discuss the day's events, the kids' hunting experiences, or the "big one" that got away in your private 20± acre fully stocked lake, complete with a boathouse and pier. This lake, meticulously crafted by the current owner, was specifically designed to cater to trophy fishing enthusiasts. The original home was built around 1904 and has had many updates, with the latest being in 2015, which included a total update and the addition of the primary suite and bathroom with a fully enclosed screened front porch. For the outdoor enthusiast, you will enjoy your skeet range featuring six stations and a dedicated rifle, pistol, and bow range.

Additionally, a 2,000± sqft barn/shop stands ready to house all your ATVs and recreational equipment. A well-equipped workshop awaits for any necessary repairs. An expansive 40'x100' equipment storage building is on hand for safeguarding your tractors and machinery. The land consists of various timber stands, including mature pine, hardwoods, and a few outstanding bedding areas for your herd. There are nine large, well-established food plots with stands (some enclosed shooting houses) located outside the high-fenced area. Hobock Creek traverses the property providing plenty of water for your game, in addition to two ponds and the 20± acre lake. This property's over 10± mile road system is fantastic, one the best I've ever seen. Saving the best for last, the experience in the high-fence enclosure is one-of-a-kind! The property is beautiful and covered in mature timber, with many open areas for grazing and watching. There is an observation shooting house that comfortably handles eight people. The variety and beauty of these animals will mesmerize you, and you will quickly become attracted to your newfound friends.

In summary, Camden Hills Farms is one of the finest recreational tracts you and your family will ever encounter. It has all the bells and whistles, beauty, character, trophy whitetails, turkey, and bass, providing a canvas upon which your family can paint lasting memories for generations to come. For your private showing, Call Clay or Tom today! *48 Hour Notice for Showings; Qualified Buyers Only*



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Diverse collection of exotic animal species including Grant's zebra, red stag, black bucks, axis, fallow, and more!



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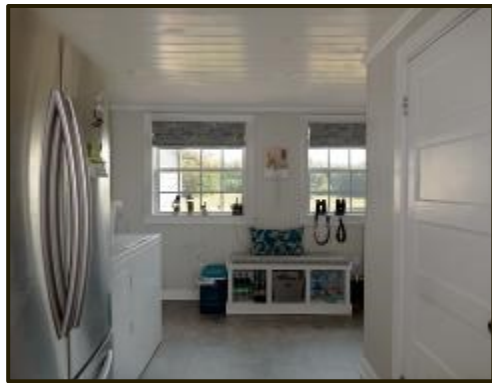
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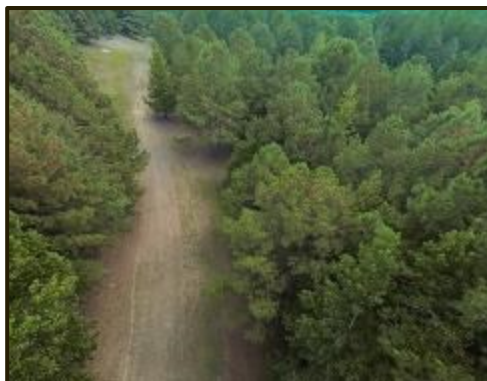
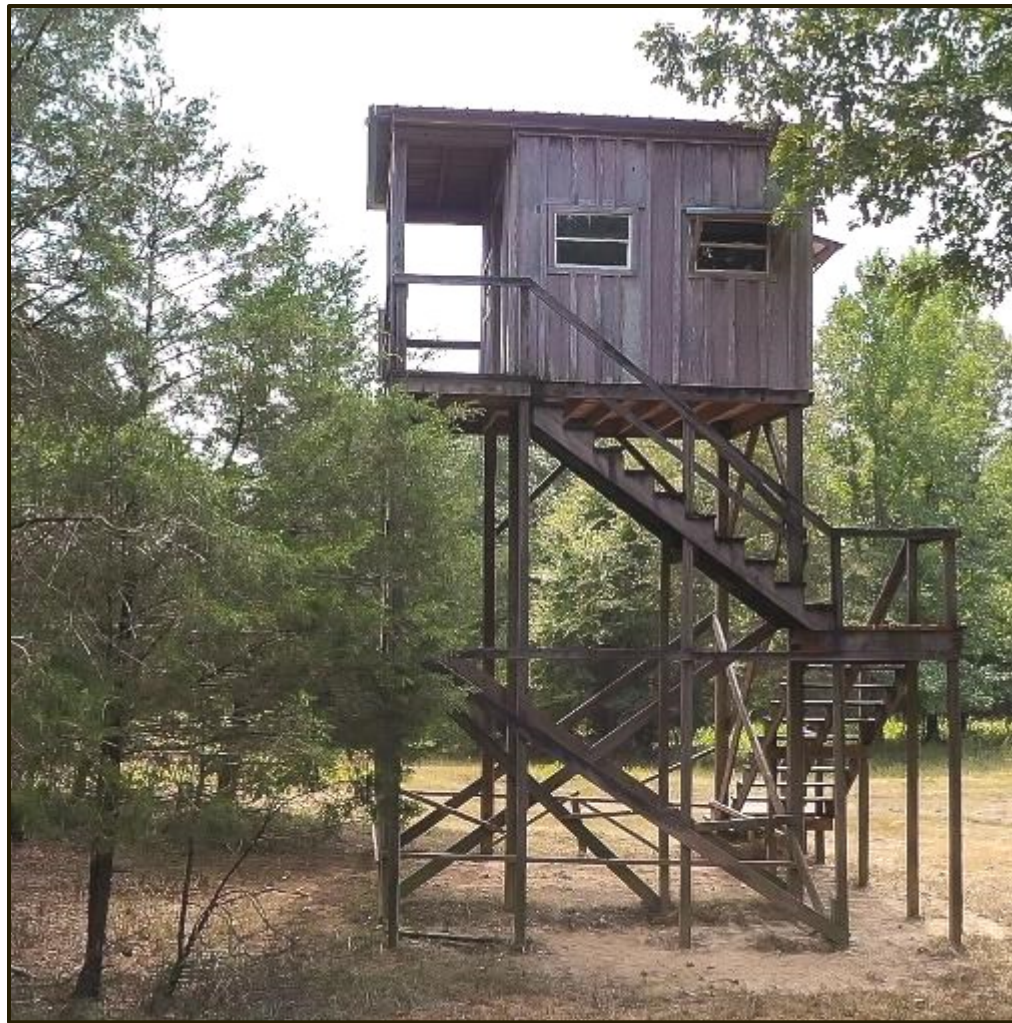
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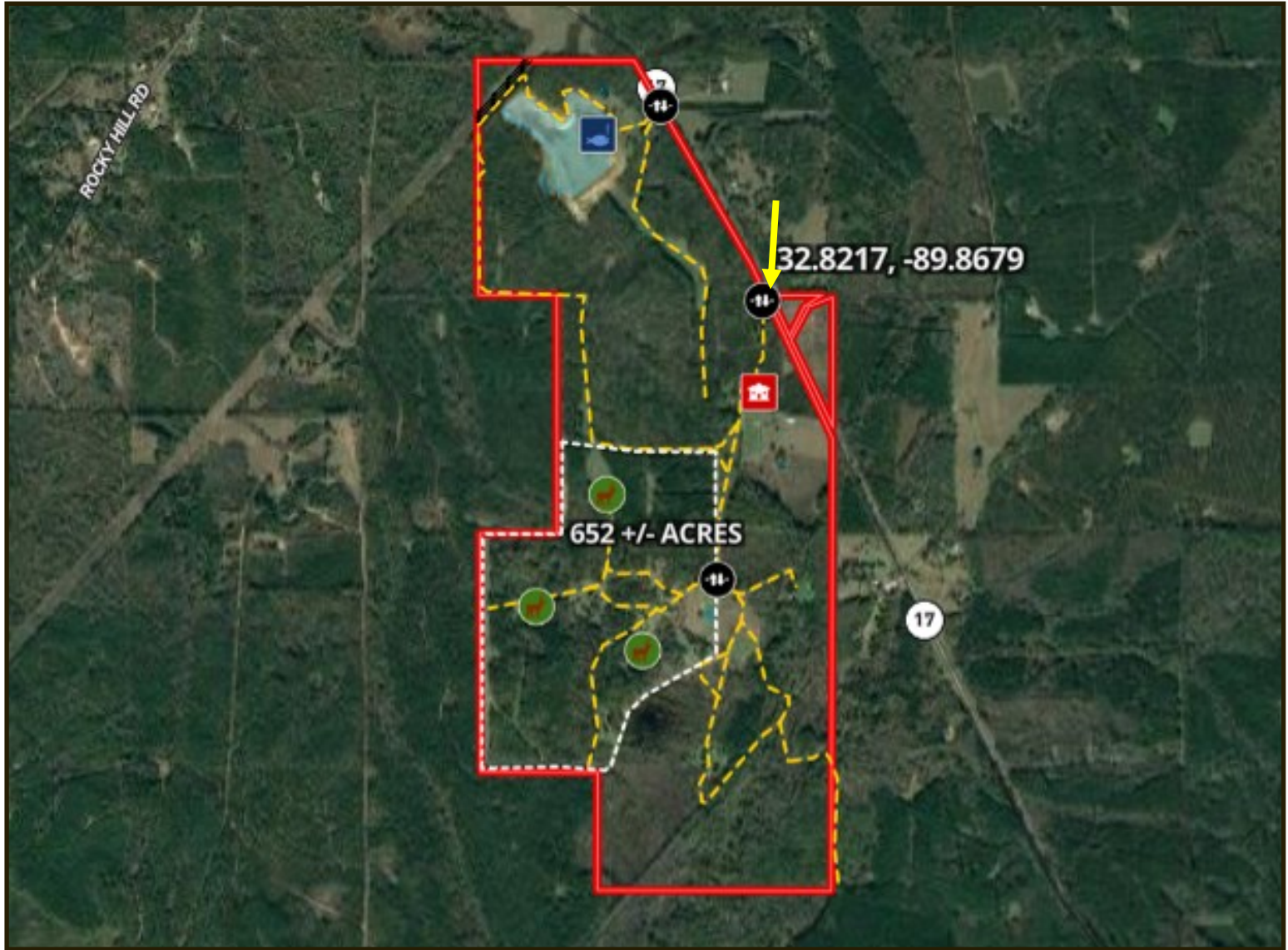
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# Aerial Map



[Click Here for an Interactive Map](#)

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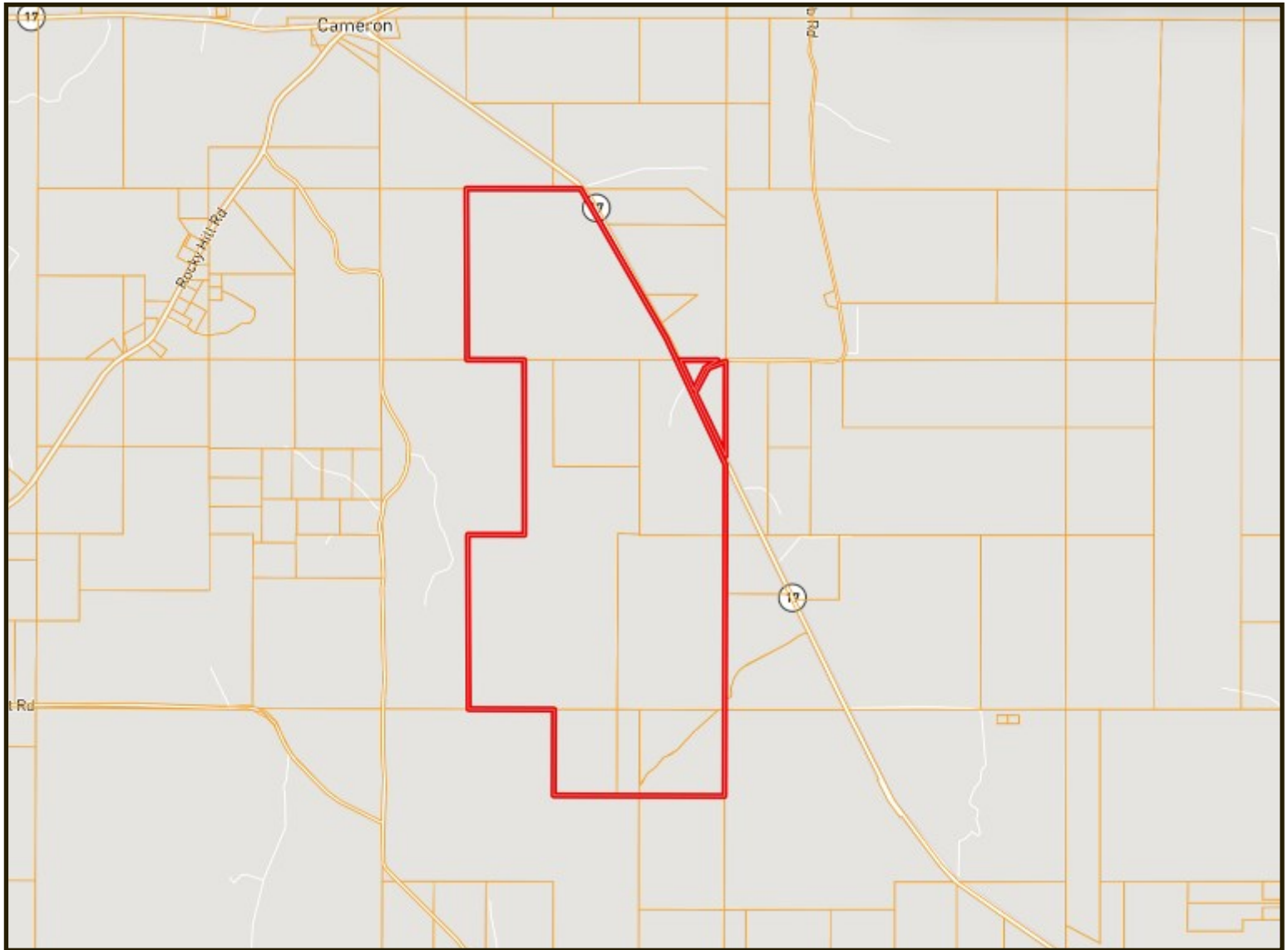
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# Ownership Map



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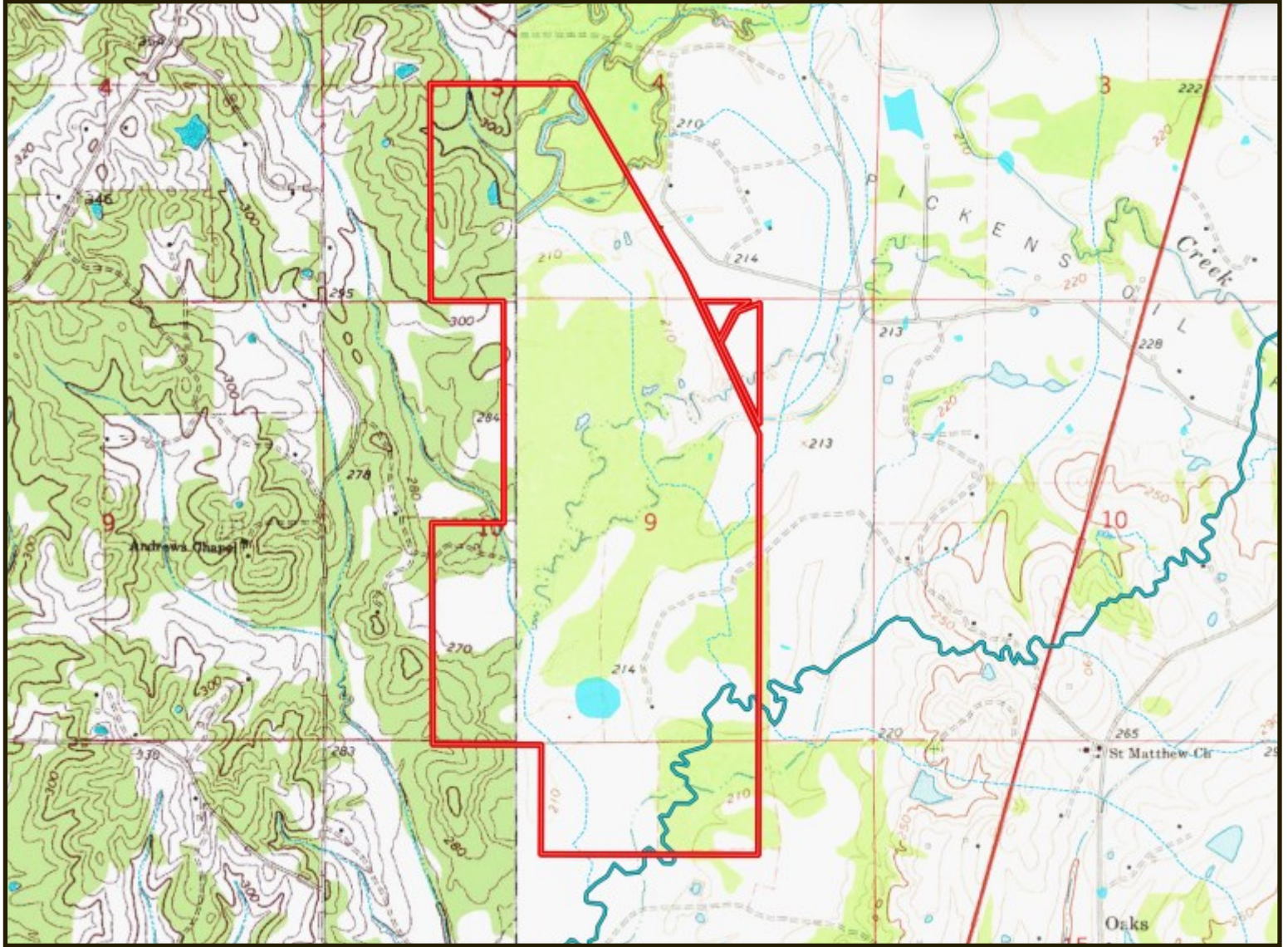
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# Topography Map



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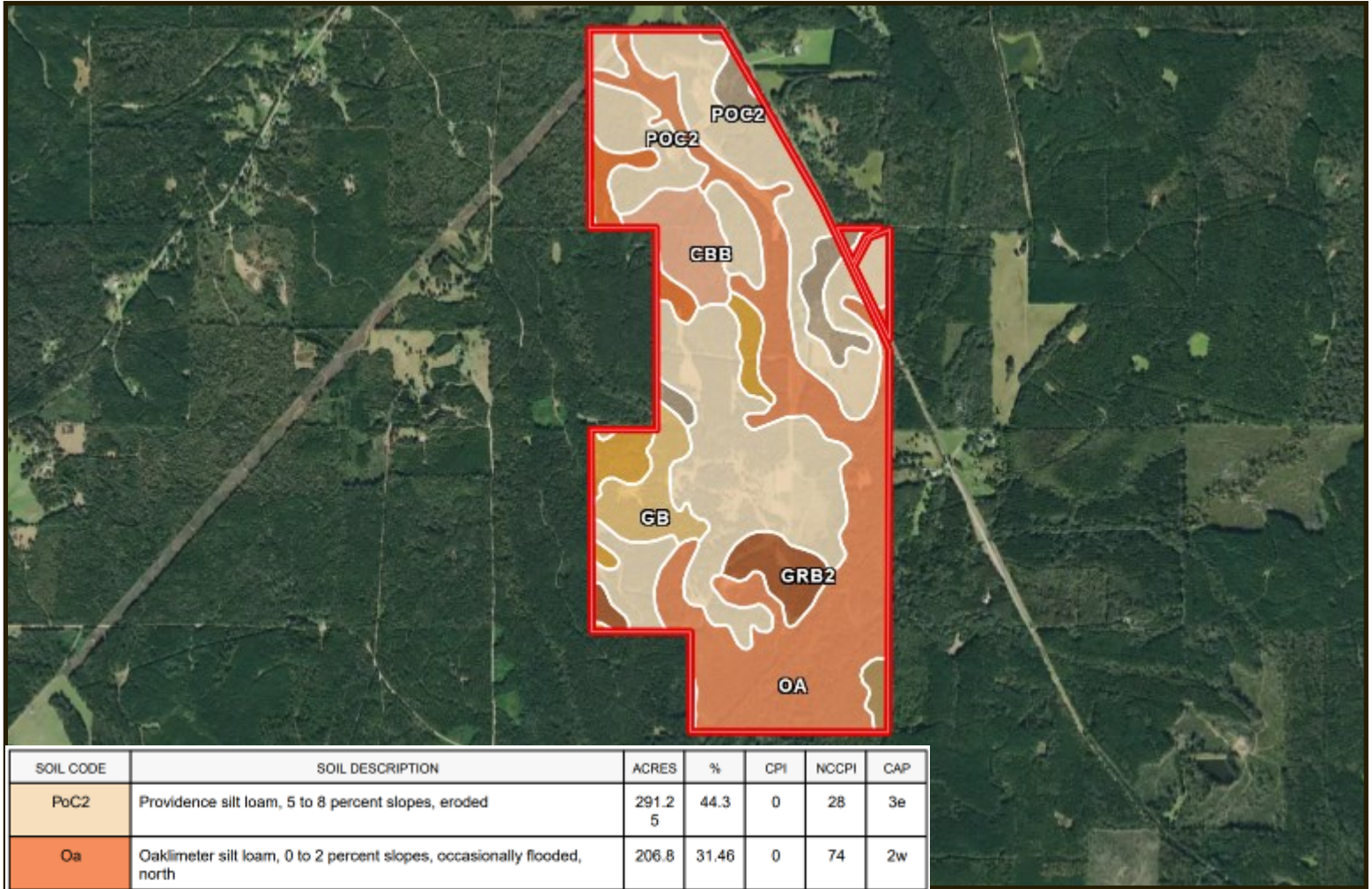
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# Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
PoC2	Providence silt loam, 5 to 8 percent slopes, eroded	291.25	44.3	0	28	3e
Oa	Oaklimer 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	Callhoun silt loam	5.98	0.91	0	76	3w



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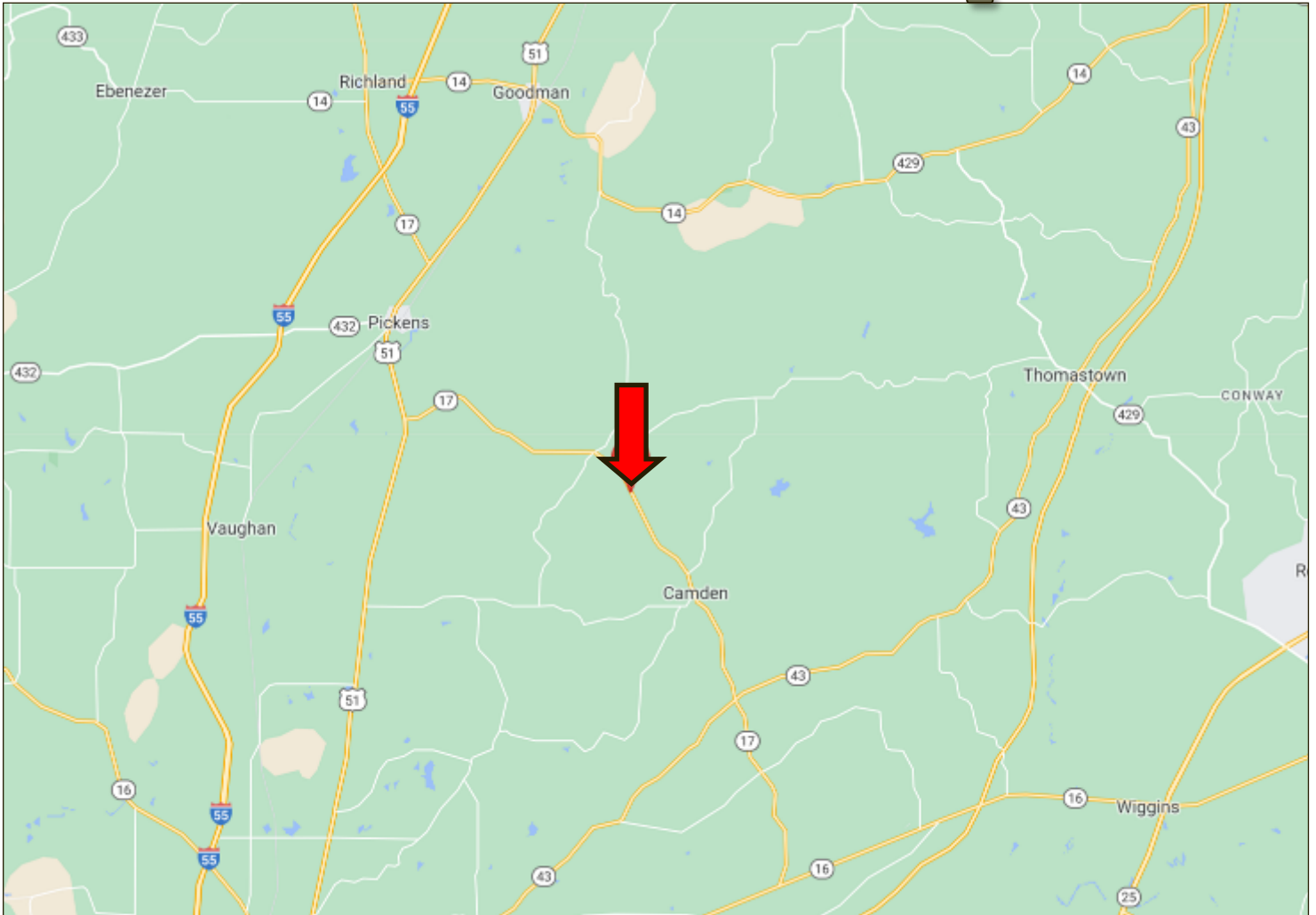
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# Directional Map



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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