

# Camden Hills Farm

## The Complete Mississippi Sportsman's Getaway



652± ACRE PREMIER RECREATIONAL RETREAT IN MADISON COUNTY, MS

\$2,838,000



**TOM SMITH**  
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- **Location:** 652± Acres Located 40 minutes from Madison, MS, and 4 miles from the Big Black River Basin, Home to Trophy Whitetail Genetics
- **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!
  - Offers a Unique Mix of Native and Exotic Game for an Exceptional Hunting Experience
- **Home:**
  - 1,825± Sq. Ft., 4 Bedrooms, 2 Large Bathrooms
  - Panoramic Views from the Kitchen, Primary Suite, and Rear Deck Overlooking a 15± Acre Food Plot
  - Built in 1904 with Updates (in 2015), Including a Primary Suite and Screened Front Porch
- **Recreational Features:**
  - Private 20± Acre Fully Stocked Lake, Complete with a Boathouse and Pier, Meticulously Designed by the Owner to Cater to Trophy Fishing Enthusiasts
  - For the Outdoor Enthusiast, Enjoy a Skeet Range Featuring Six Stations, Along with Dedicated Rifle, Pistol, and Bow Ranges
- **Land & Wildlife:**
  - The Land Consists of Mature Pine, Hardwoods, and Bedding Areas Perfect for your Herd
  - Nine Large, Well-Established Food Plots with Stands, Including Enclosed Shooting Houses
  - The Property is Covered in Beautiful Mature Timber, with Open Areas Ideal for Grazing and Wildlife Watching
  - Hobock Creek, Two Ponds, and the 20± Acre Lake Provide Ample Water Sources for the Abundant Wildlife
- **Additional Structures:**
  - 2,000± Sq.Ft. Barn/Shop for Storing ATVs and Equipment
  - Workshop for Repairs
  - 40'x100' Equipment Storage Building
- **Road System:** Over 10± miles of Well-Maintained Roads for Easy Access Throughout the Property
- **Unique Experience:**
  - High-Fenced Area Offers Stunning Views of Exotic Species in Natural, Open Grazing Areas
  - Observation Shooting House Comfortably Accommodates Eight People, Providing a One-of-a-Kind Viewing and Hunting Experience
- **48 Hour Notice for Showings; Qualified Buyers Only**

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# Camden Hills Farms

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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.

The 200± acre high-fenced area sets Camden Hills Farms apart, featuring a mix of native and exotic species such as Grant's zebras, red stag, black buck, axis, fallow deer, and more. This unique combination of game creates a one-of-a-kind hunting experience. The property is rich with mature timber, providing open grazing areas and a beautiful backdrop for watching wildlife. An observation shooting house, designed to accommodate eight people comfortably, allows for memorable moments observing the animals in their natural habitat.

The historic home, originally built in 1904 and updated in 2015, offers 1,825± square feet of living space, including four bedrooms and two large bathrooms. The home's kitchen, primary suite, and expansive rear deck provide panoramic views of the 15± acre food plot, where you can observe the game in its natural environment.

A meticulously crafted 20± acre fully stocked lake with a boathouse and pier has been designed specifically for trophy fishing enthusiasts. Whether you're angling for bass or relaxing on the water, this lake offers endless enjoyment. For the outdoor enthusiast, Camden Hills Farms also features a skeet range with six stations, and dedicated rifle, pistol, and bow ranges for target practice.

The land consists of diverse timber stands, mature pine and hardwoods, and well-maintained bedding areas for your herd. There are nine large, well-established food plots with strategically placed stands, some of which include enclosed shooting houses. Hobock Creek, two ponds, and the 20± acre lake provide ample water sources for wildlife, ensuring a thriving ecosystem. The property also features over 10± miles of well-maintained roads, making navigating easy.

Supporting your outdoor lifestyle, a 2,000± square foot barn/shop provides storage for ATVs and equipment while a workshop is on hand for repairs. An expansive 40'x100' equipment storage building is available to house tractors and larger machinery.

Camden Hills Farms offers luxury 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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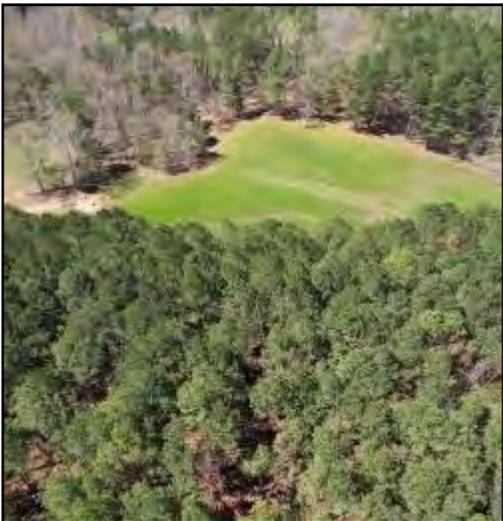
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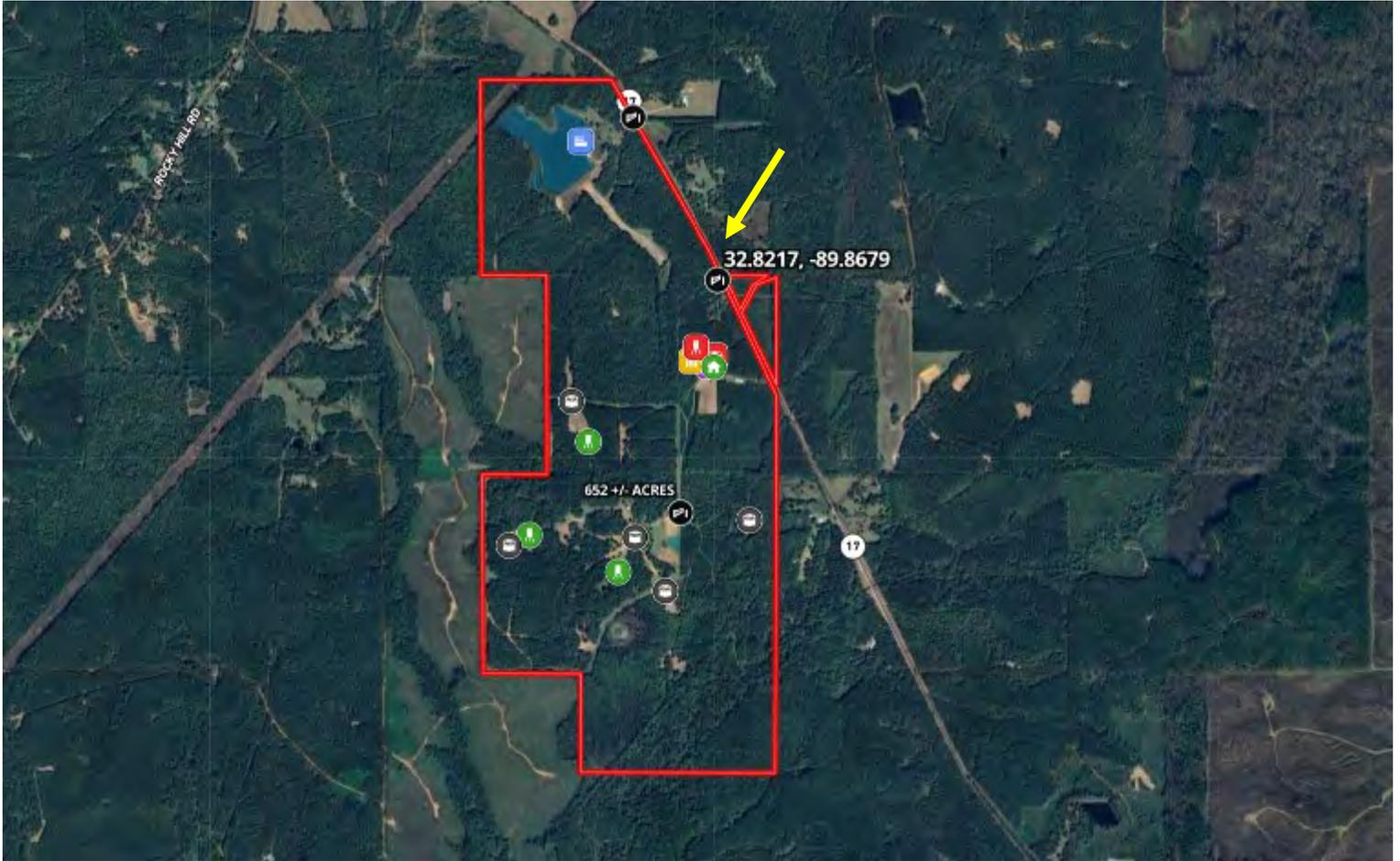
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# Aerial Map



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

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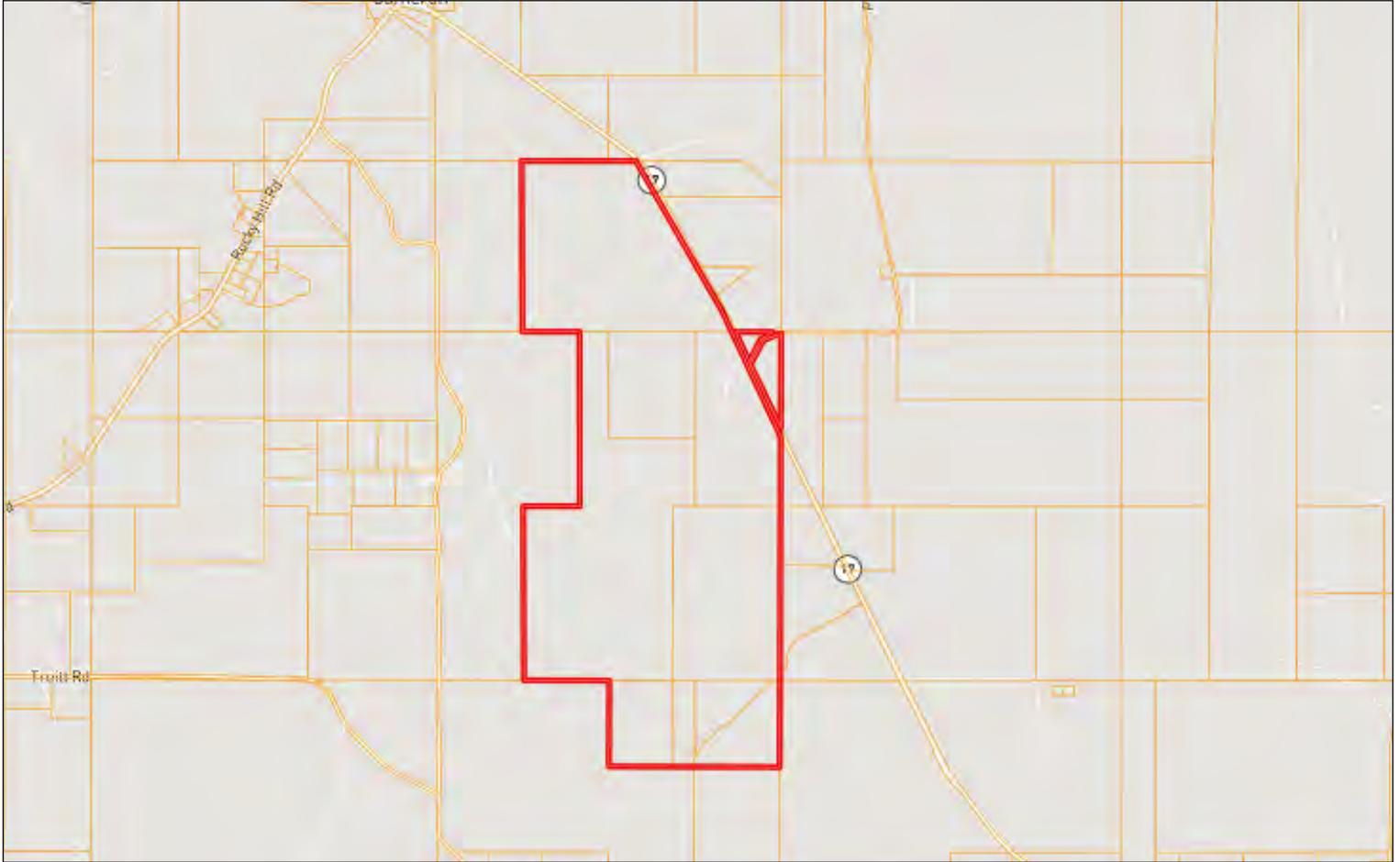
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# Ownership Map



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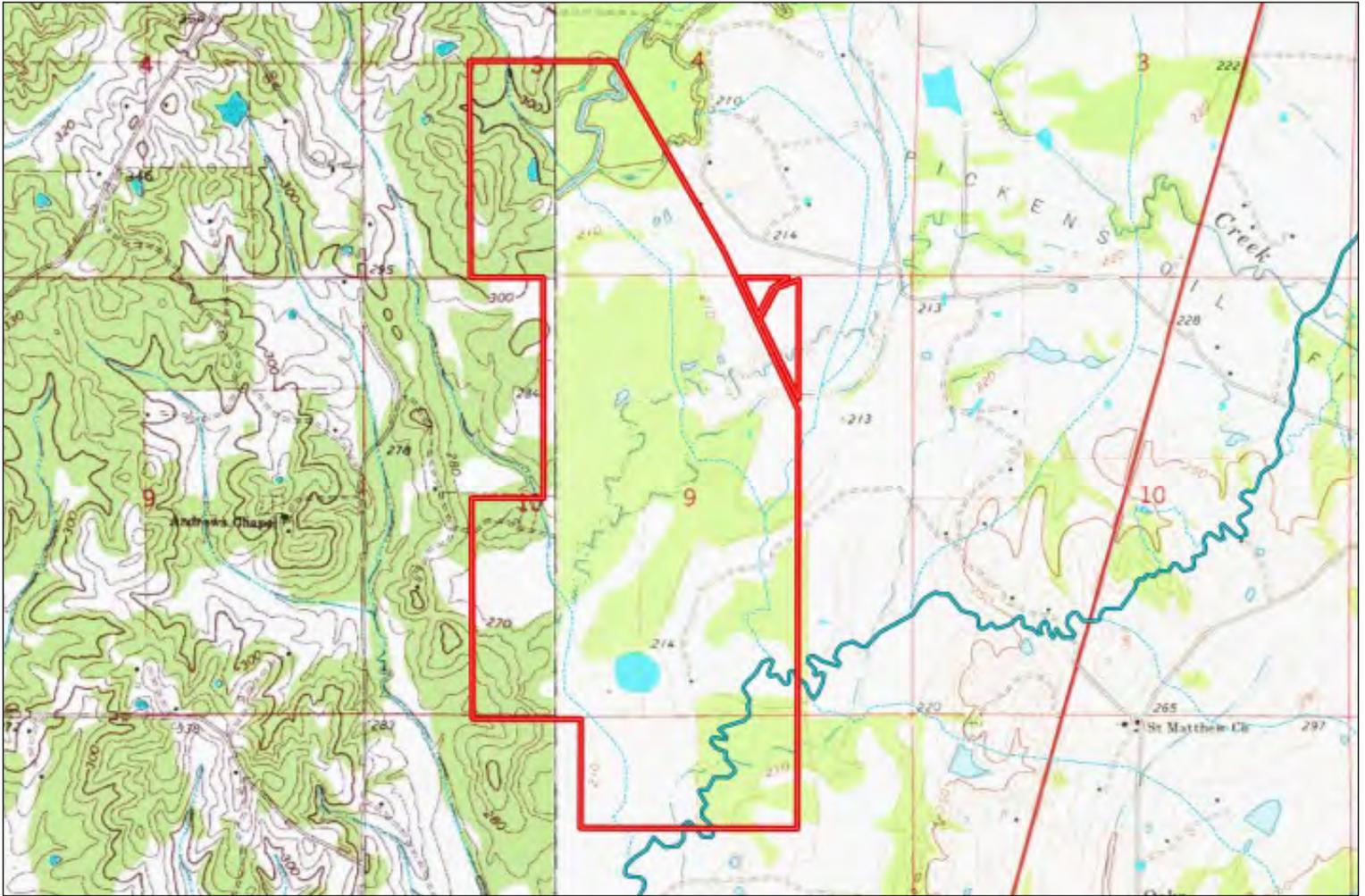
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# Topography Map



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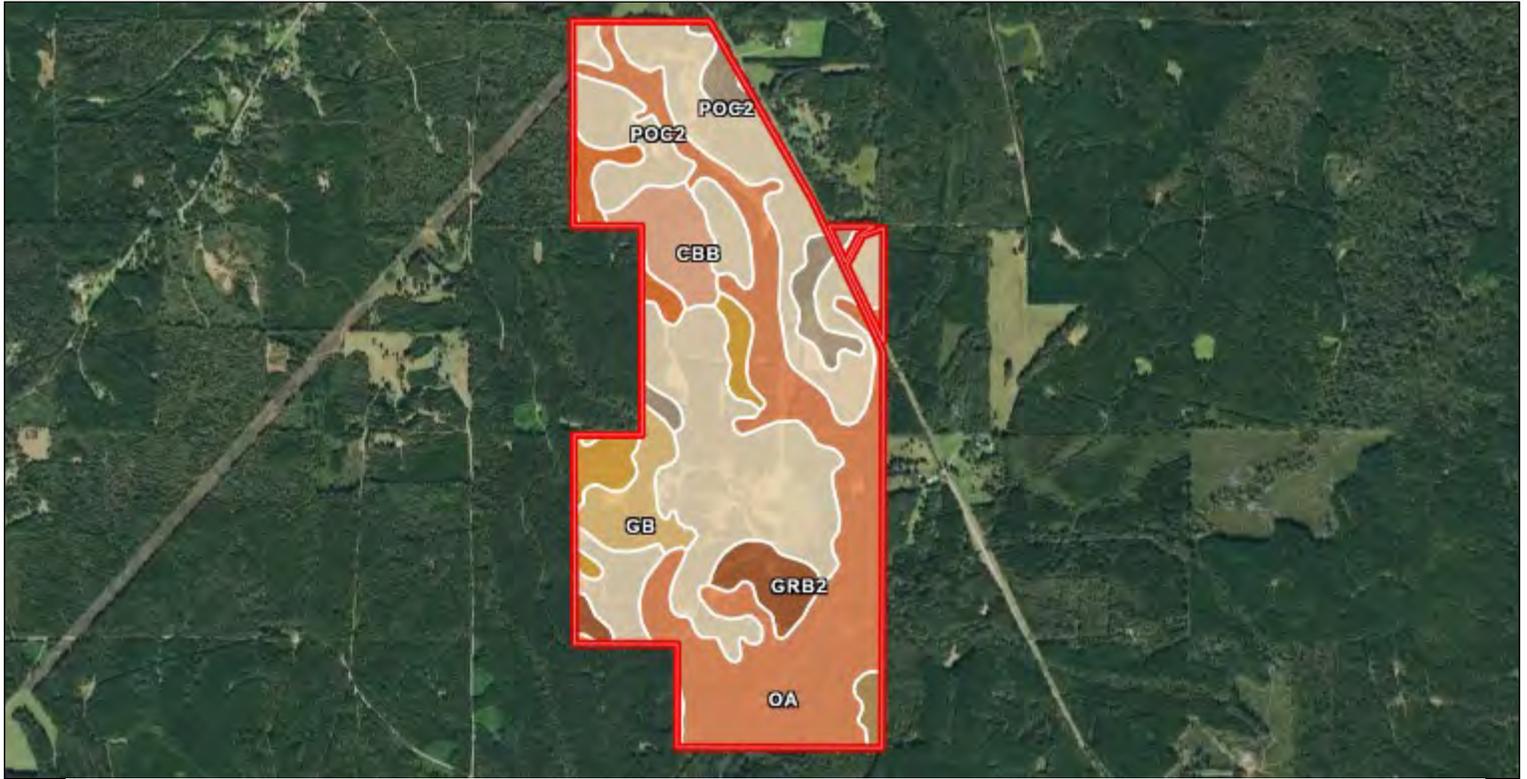
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# Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
PoC2	Providence silt loam, 5 to 8 percent slopes, eroded	291.25	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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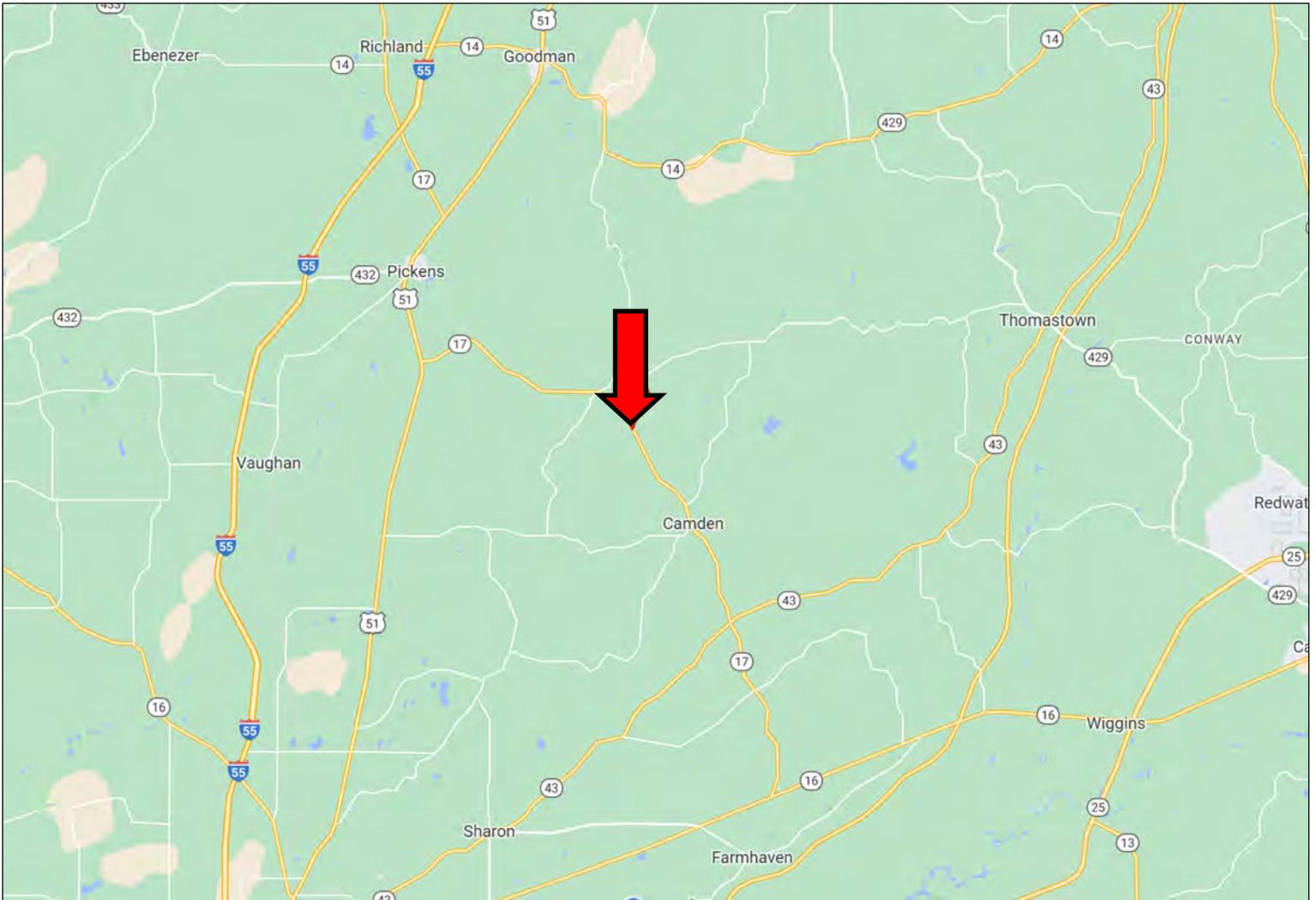
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# Directional Map



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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