



SNAKE LAKE

**620± Acres in
Neshoba County, MS**



\$1,650,000



**WALKER
TRANUM**
REALTOR®

Office: 662.268.6333
Cell: 662.769.1442
Walker@TomSmithHomes.com



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TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



Are you looking for a large tract of land that you can hunt, fish, and play on? This 620+/- acres located in Neshoba County, MS, is what you are looking for. This property is just miles from downtown Philadelphia, with 2 Casinos and two world-class golf courses! This property has been managed for all types of wildlife for years. Deer in the upper 150s and 160s is not rare on this property. Turkeys with long beards and big hooks are no strangers, either! When you first pull into the property, you will notice the privacy. The gravel driveway leads you to the cabin, which features two bedrooms and two bathrooms, a kitchen, a living room, and a screened-in porch for hanging out in the evenings. There is also an outdoor fireplace for those cool nights as well. Right in front of the house is a large pavilion great for entertaining guests or hunters. The shed has plenty of room for tractors or equipment you will need to maintain the property. A well-established internal road system gives easy access throughout the property. Thirteen food plots and shooting houses are already in place too! The landowner has planted a blend of clovers for years, helping grow those big bucks and turkeys. The "Snake Lake" is fed through a system of two canals that surround the property. These winding water systems allow for excellent duck hunting in the winter and a unique place to hunt them. The majority of the pine timber was cut five years ago, and the hardwood was cut about 2 years ago. There are still around 100+/- acres of mature mixed timber remaining. If you are looking for a property to create lasting memories on, give Walker a call to view this one!



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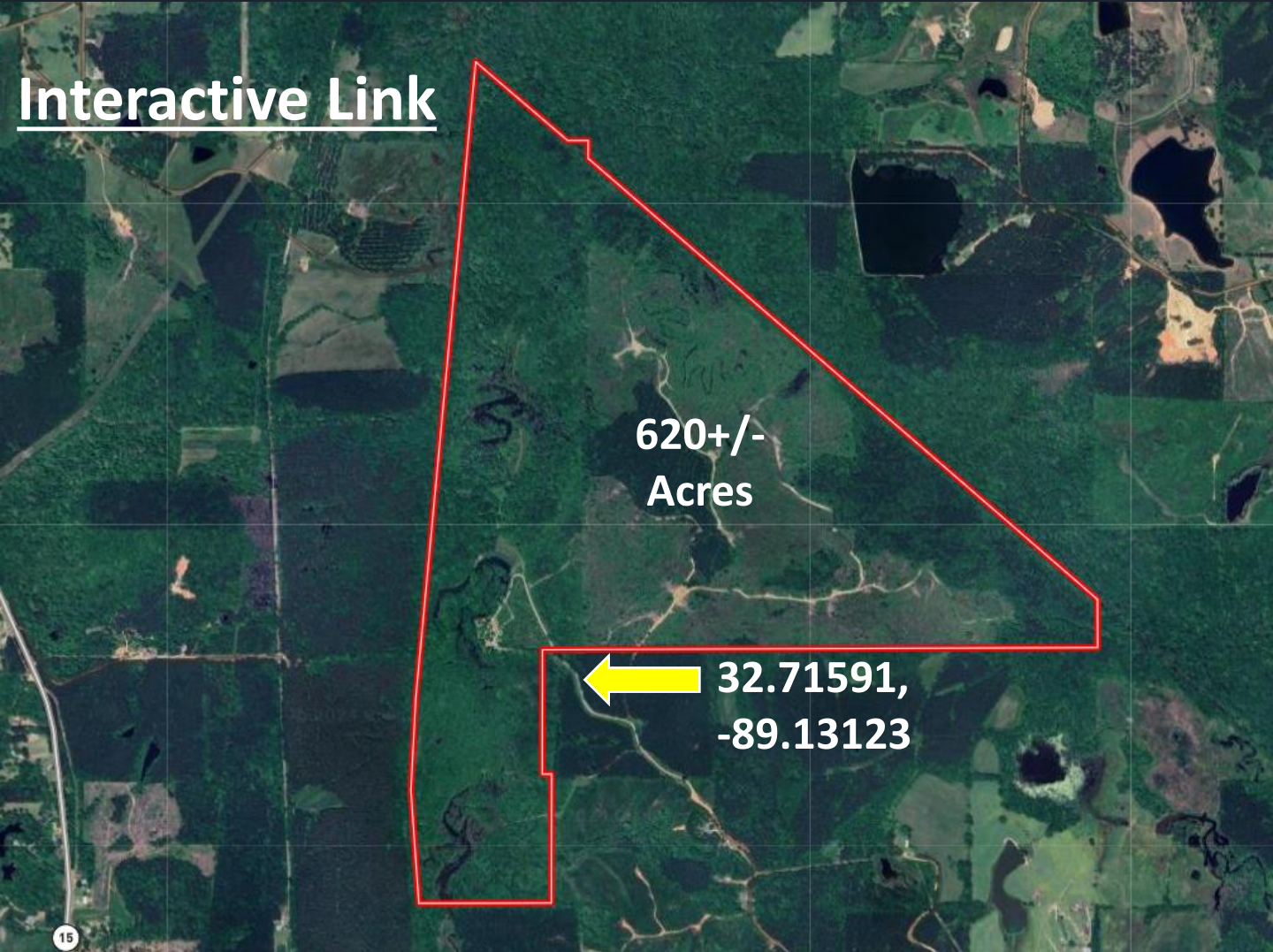
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Aerial Map

[Interactive Link](#)



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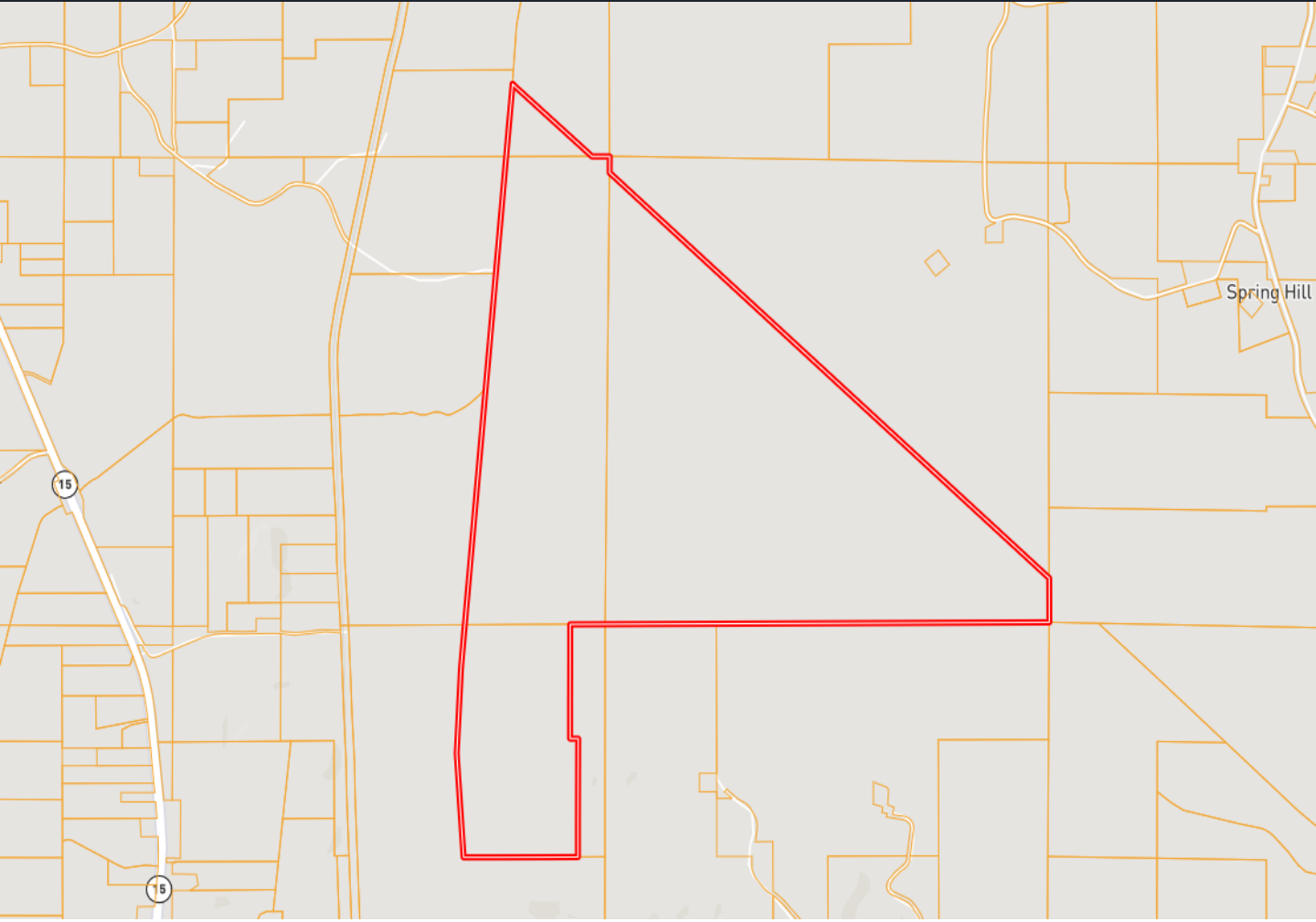
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Ownership Map



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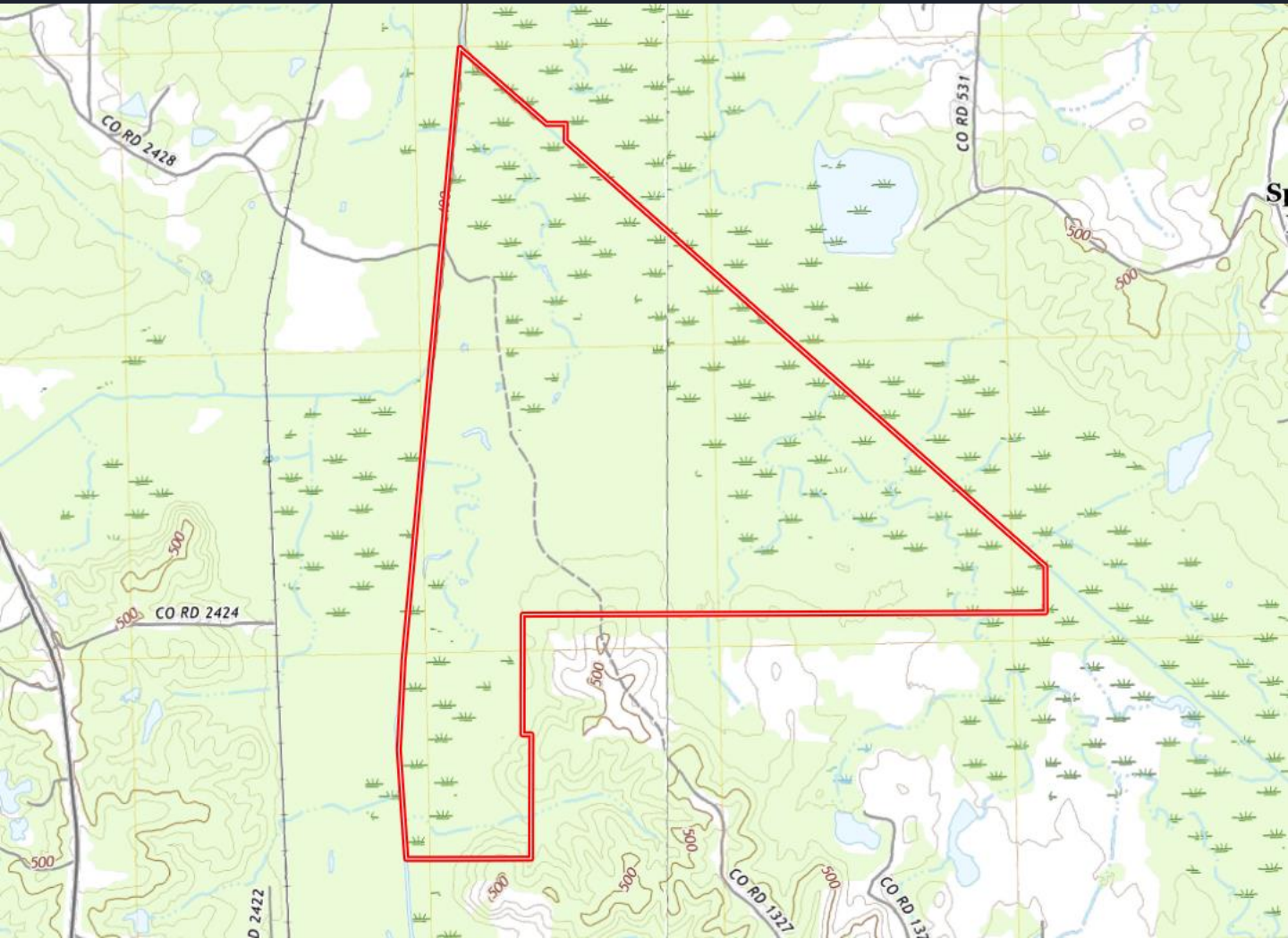
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Topo Map



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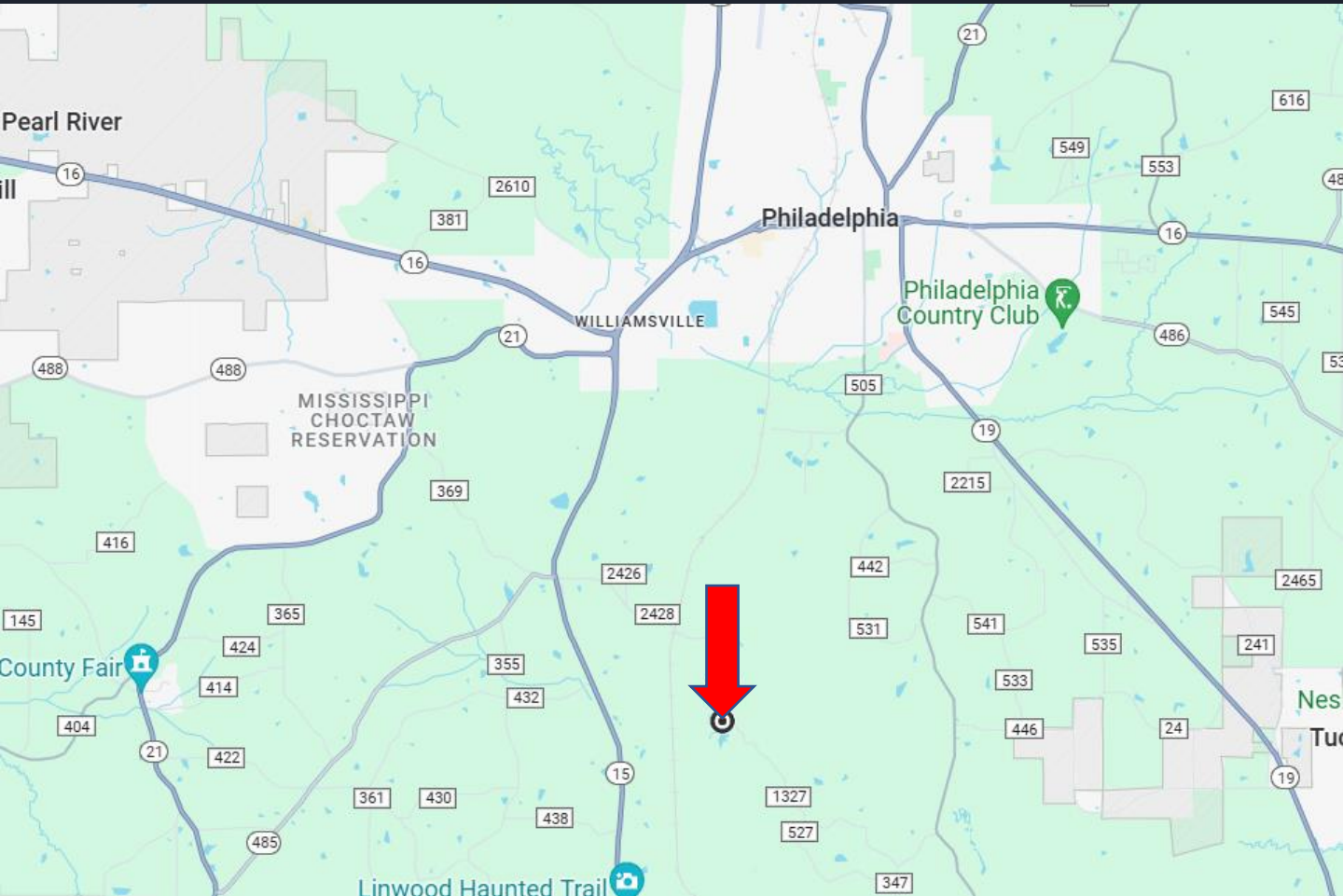
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Directional Map



Directions from the Intersection of Hwy 15 and Hwy 16 in Philadelphia, MS: Travel Hwy 15 South for 2.2 miles. Turn left onto Co Road 2426 and travel 0.5 miles. Turn right onto CO Road 2428 and travel 2 miles. Turn right on Road 1327 and travel 0.7 miles to the dead end at the gate. [GOOGLE MAP LINK](#)



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