

Poplar Springs Ranch



[CLICK HERE FOR THE DRONE VIDEO OF PROPERTY](#)



847± ACRES IN TALLAHATCHIE COUNTY, MS

\$4,900,900



**TOM
SMITH**

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- **Location:** Atop Loess Bluff in Cascilla, MS
- **Elevation:** 350 Ft. High Bluff Overlooking the Mississippi Delta in Tallahatchie County
- **Lodge:** 9,000 Sq. Ft. with 14 Private Suites, Each with a Full Bathroom
- **Construction:** Built in 2009 from Cedar and Cypress
- **Great Room:** Double-Sided Massive Stone Fireplace, Scenic Views
- **Kitchen:** Commercial-Grade, Stainless Freezers, Ovens, Gas Burners, Fryers
- **Upstairs:** Two Spiral Staircases to Media, Workout, and Bunk Rooms, Plus Space for a Kids' Play Area
- **Additional Features:** Vaulted Beam Ceilings, Mudroom, Additional Full Bathroom
- **Outdoor Spaces:** Covered Front Porch with Delta Views, Firepit Area
- **Parking:** Ten Covered Parking Spaces, Unlimited Parking in Lodge Lot
- **Outbuildings:** 2,400 Sq. Ft. Barn with Water and Two Fuel Cells, Two 5± Acre Breeding Pens, Workshop, Enclosed Skinning Shed with Insulated Cooler and Air Conditioning

- **Land:** 725± Acres of Hardwood Timber with Some Mature Pine Mix, Extensive Road System
- **Food Plots:** 30 Established Food Plots with Shooting Houses
- **Fencing:** Fully-Enclosed with a 10-Foot High Game Fence
- **Water Features:** Two Ponds, One Lake for Trophy Bass Fishing
- **Wildlife:** Trophy Whitetails, Large Turkey, and Small Game
- **Duck Impoundment:** 20± Acre Duck Impoundment with Control Structures, Levees, Water, and Power, Adjacent to Agricultural Land
- **Modern Amenities:** Helicopter Pad Meeting FAA Requirements, 1 Gig Fiber Internet at Lodge and Barn, Advanced Smart Security System with Surveillance Cameras, Smart Wi-Fi Locks on Exterior Doors, Google Nest Wi-Fi Thermostats, and an Advanced Entry Gate Operator with Cellular and Wi-Fi Controls
- **Recreational Activities:** Fishing, Hiking, Trail Riding, Hunting
- **Potential Uses:** Family Enjoyment, Hunting Haven, Wedding Venue, Corporate Retreat

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Poplar Springs

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Located atop Loess Bluff in Cascilla, Mississippi, this magnificent property features a 9,000-square-foot lodge perched on a 350-foot high bluff overlooking the Mississippi Delta in Tallahatchie County. The lodge was constructed in 2009 from cedar and cypress and includes 14 private suites, each with a full bathroom. With its double-sided massive stone fireplace, the great room serves as the centerpiece for entertaining, offering scenic views for you, your family, and your friends.

The commercial-grade kitchen is a chef's dream, equipped with stainless freezers, ovens, gas burners, fryers, and more. Upstairs, two spiral staircases lead to media, workout, and bunk rooms, with space for a kids' play area. Vaulted beam ceilings, a mudroom, and a full bath add to the lodge's charm. The covered front porch provides stunning views of the Delta, and the firepit area is perfect for cool nights under the stars.

Outdoors, the lodge features ten covered parking spaces, unlimited parking in the lodge lot, a 2,400 square-foot barn with water, and fuel cells, a workshop, and an enclosed skinning shed with an insulated cooler and A/C. There are also two breeding pens (or goat pens/large garden), each with water, enhancing the property's versatility. The Poplar Springs Ranch consists of approximately 725± acres of primarily hardwood timber with some mature pine mix, featuring an impressive volume of white oaks. An extensive road system provides access to all points of the property, which includes 30 established food plots, many with shooting houses, all of which remain with the property. The property is fully enclosed with a 6-mile, ten-foot high game fence and includes two ponds and an outstanding bass fishing lake.

The property includes a 20± acre duck impoundment, which has two box stands and abuts thousands of acres of agricultural land, offering prime duck hunting opportunities. This impoundment is approximately three miles from the lodge.

Modern amenities include a helicopter pad meeting all FAA requirements, 1 Gig fiber internet at the lodge and barn, an advanced smart security system with surveillance cameras, smart Wi-Fi locks on exterior doors, Google Nest Wi-Fi thermostats allowing control from anywhere, and an advanced entry gate operator with cellular and Wi-Fi controls.

Poplar Springs Ranch offers everything you could desire: trophy deer, turkey, ducks, small game, fishing, hiking, and trail riding. It is perfect for family enjoyment, hunting hideaway, wedding venue, or a corporate retreat. Call Tom Smith TODAY to schedule your private showing to explore this exceptional property!



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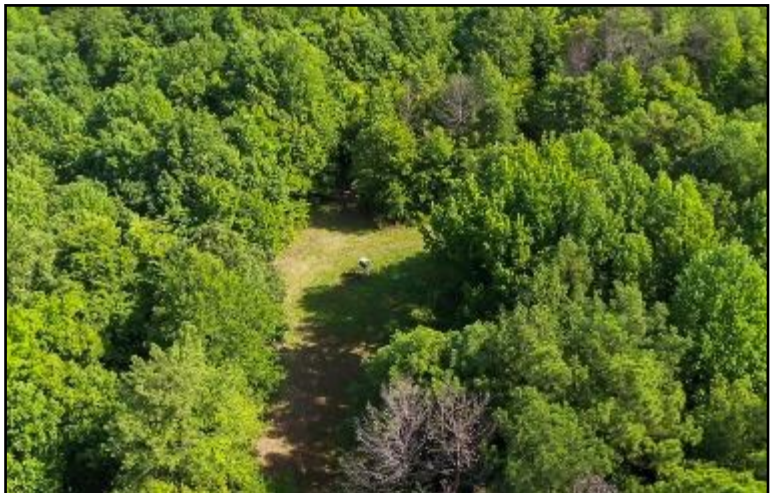
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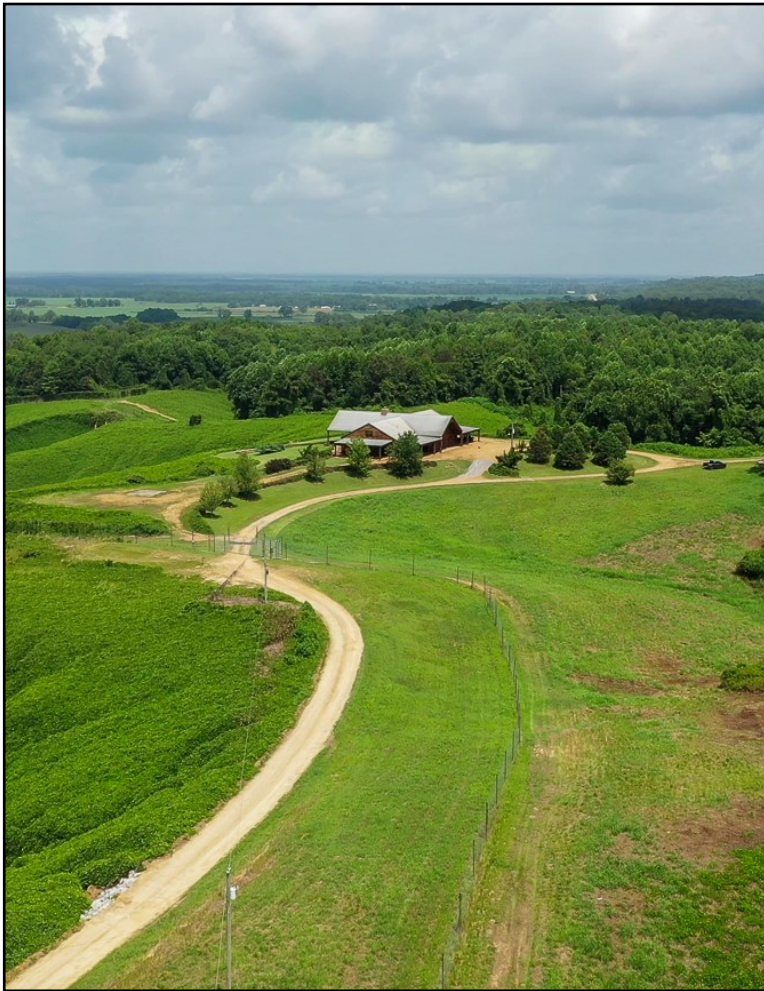
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▶ **Footage of Flooded Duck Impoundment**



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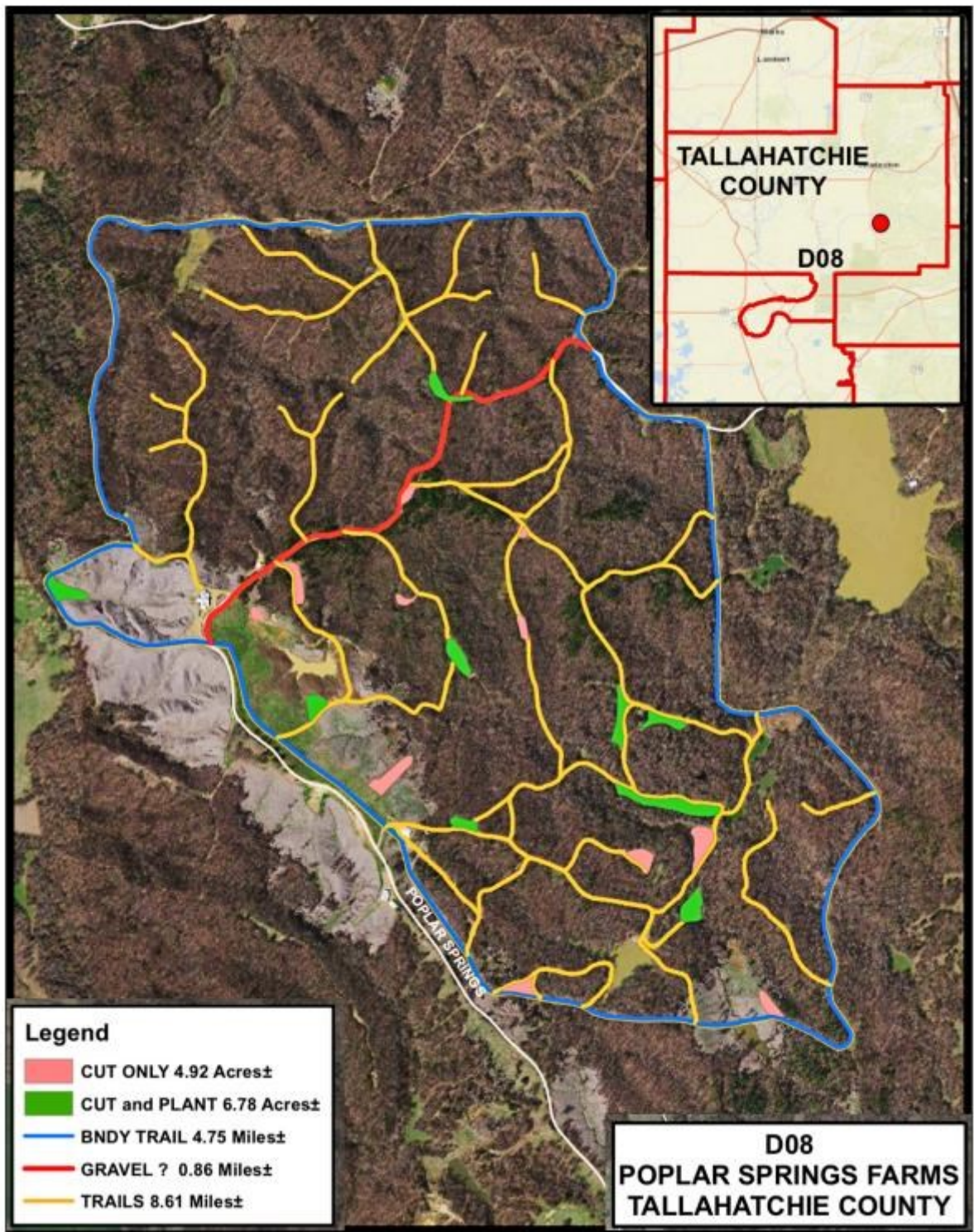
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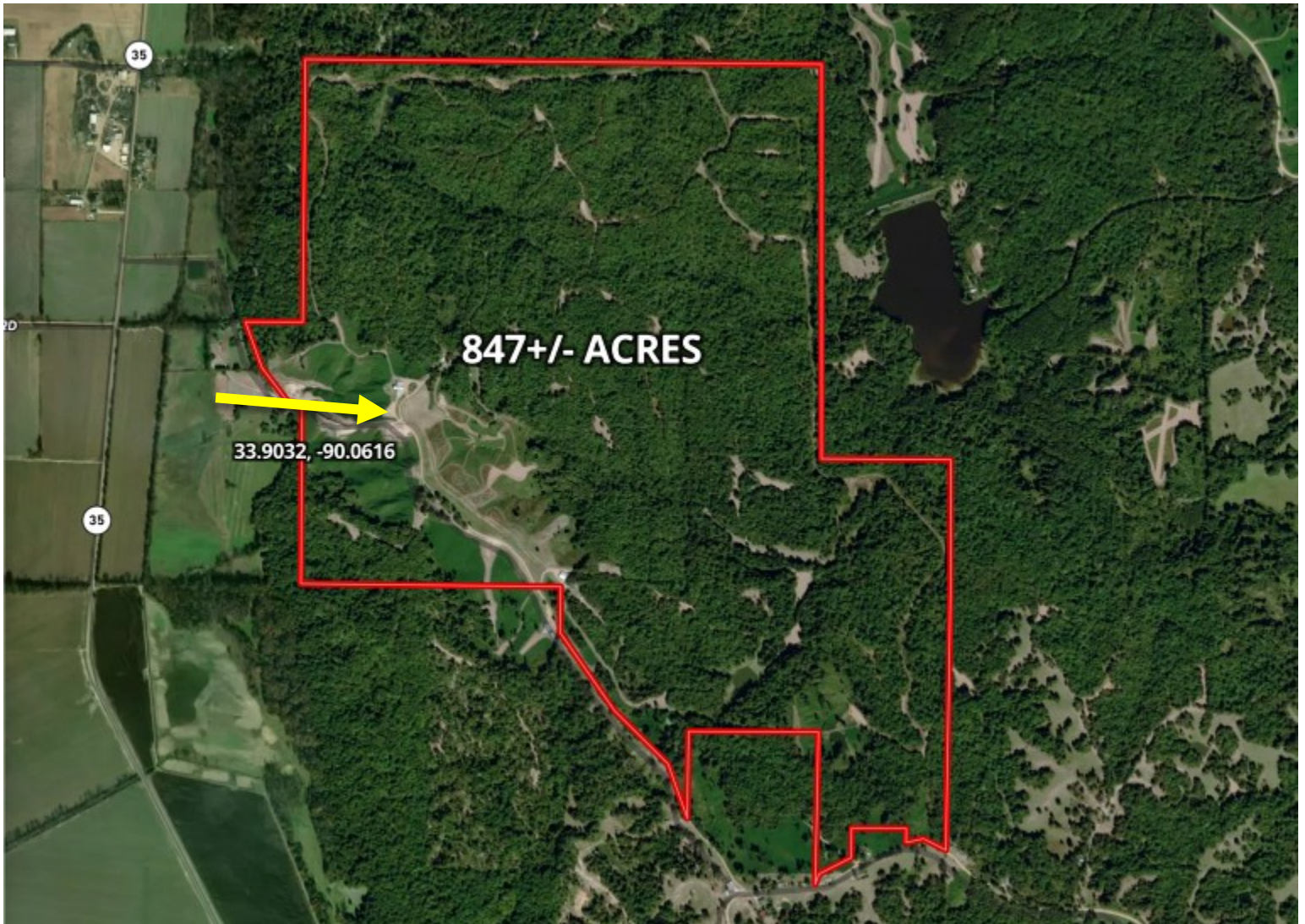


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Aerial Map



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

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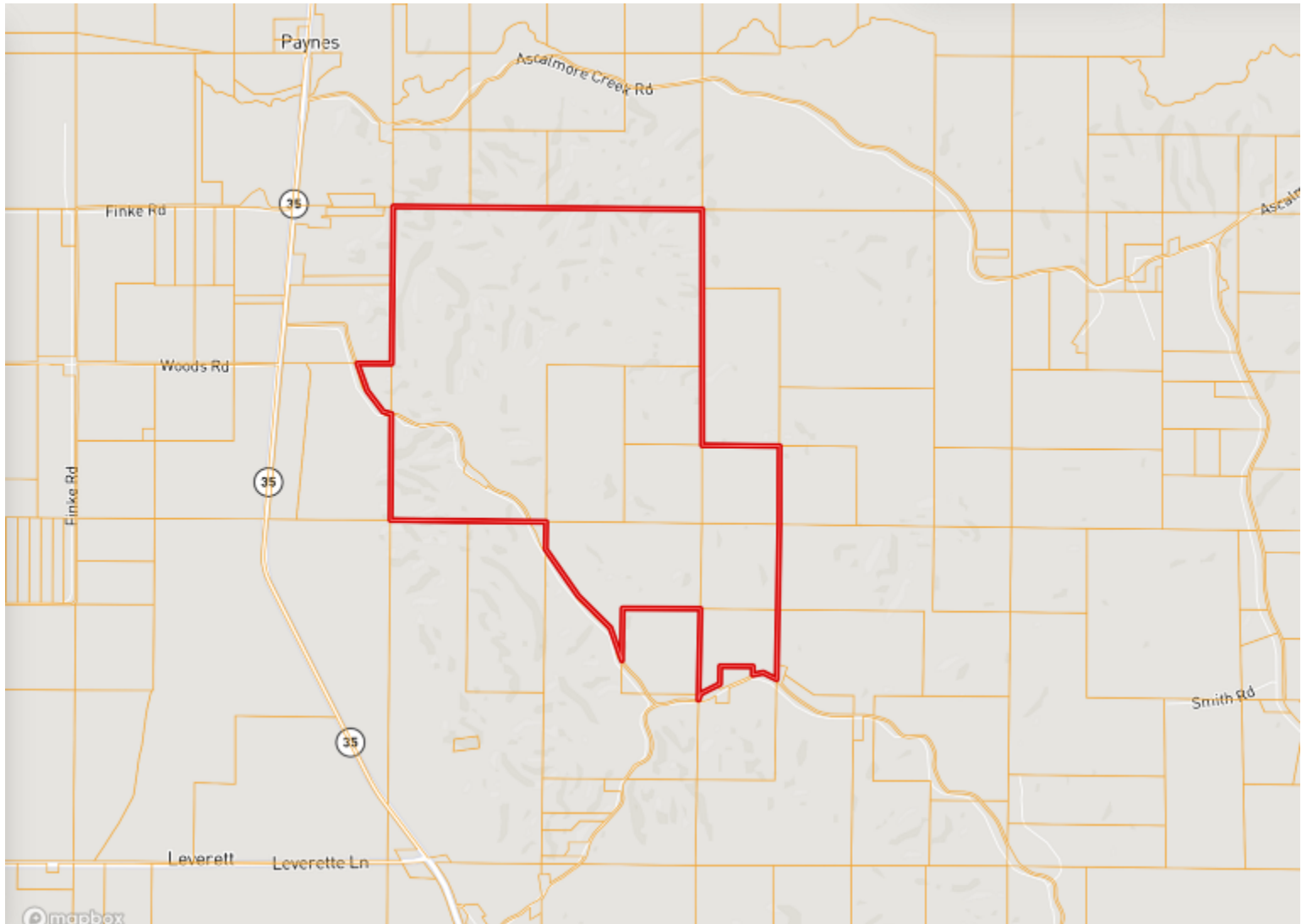


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Ownership Map



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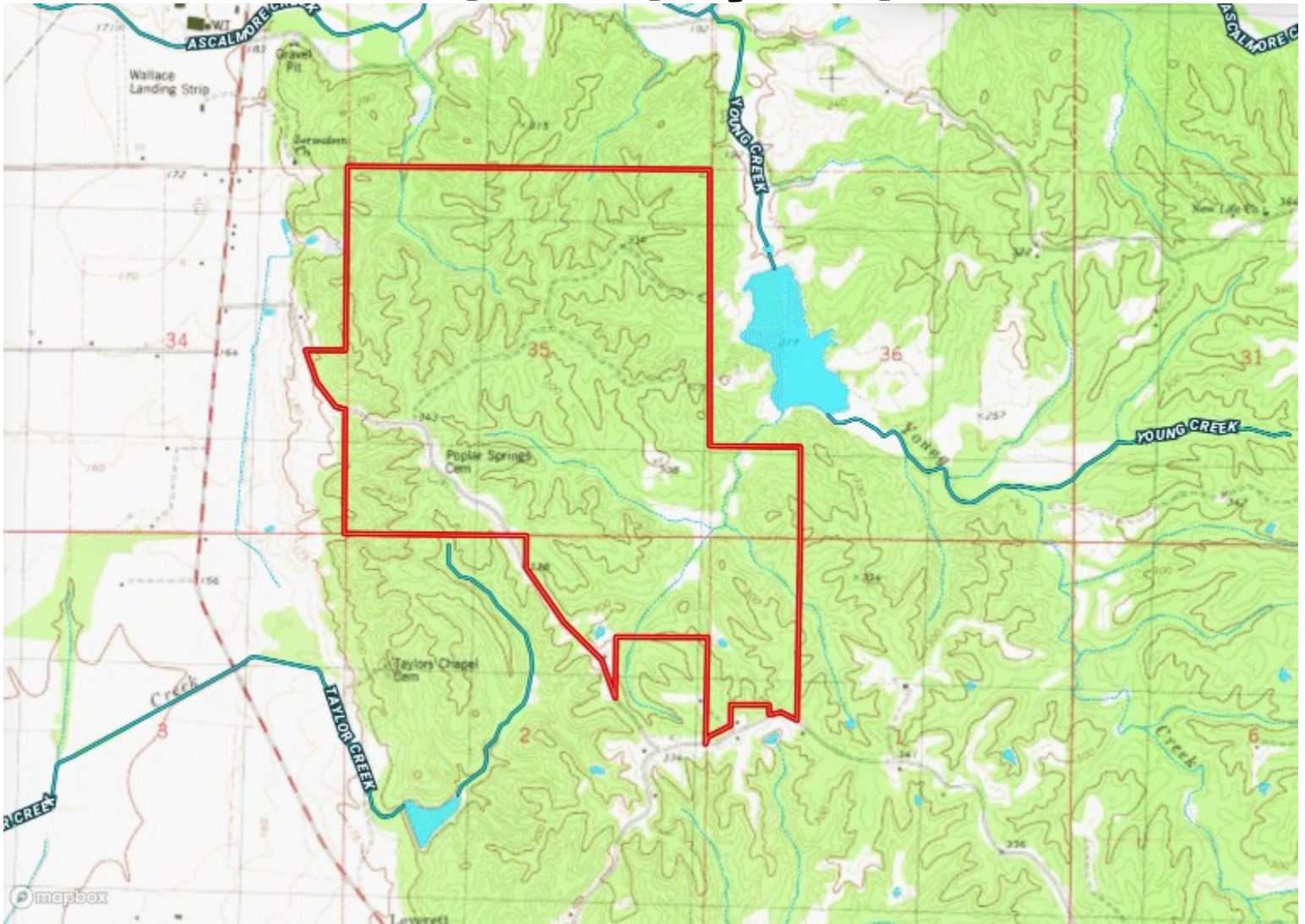


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Topography Map



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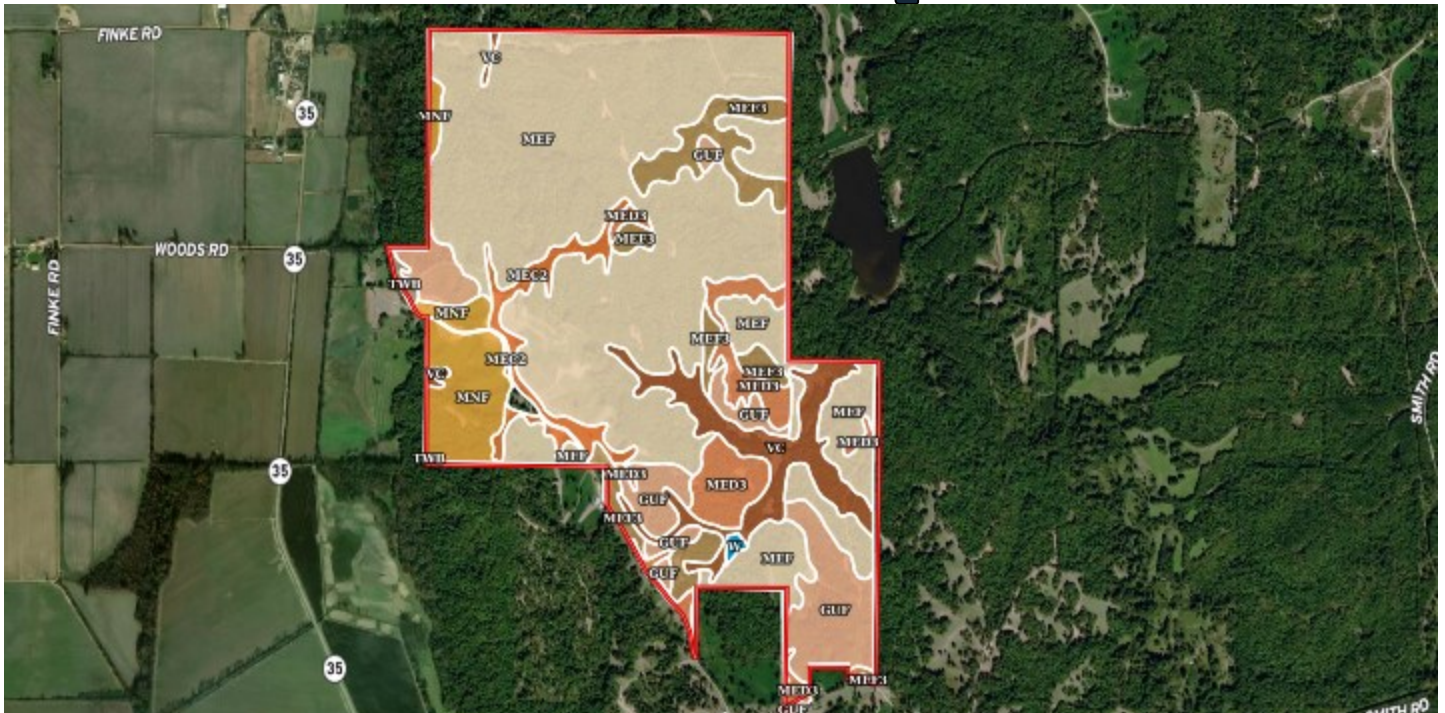


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Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
MeF	Memphis silt loam, 17 to 40 percent slopes	507.1	59.85	0	-	7e
GuF	Gullied land-Memphis complex, 8 to 40 percent slopes	86.01	10.15	0	-	7e
Vc	Vicksburg silt loam	60.4	7.13	0	-	3w
MeF3	Memphis silt loam, 17 to 40 percent slopes, severely eroded	56.52	6.67	0	-	7e
MeD3	Memphis silt loam, 5 to 12 percent slopes, severely eroded	53.14	6.27	0	-	4e
MnF	Memphis-Natchez complex, 17 to 40 percent slopes	52.01	6.14	0	-	7e
MeC2	Memphis silt loam, 5 to 8 percent slopes, eroded	27.4	3.23	0	-	3e
TwB	Tutwiler-Bruno complex, 0 to 5 percent slopes	2.8	0.33	0	-	3s
W	Water	1.66	0.2	0	-	-
MeE3	Memphis silt loam, 12 to 17 percent slopes, severely eroded	0.3	0.04	0	-	6e

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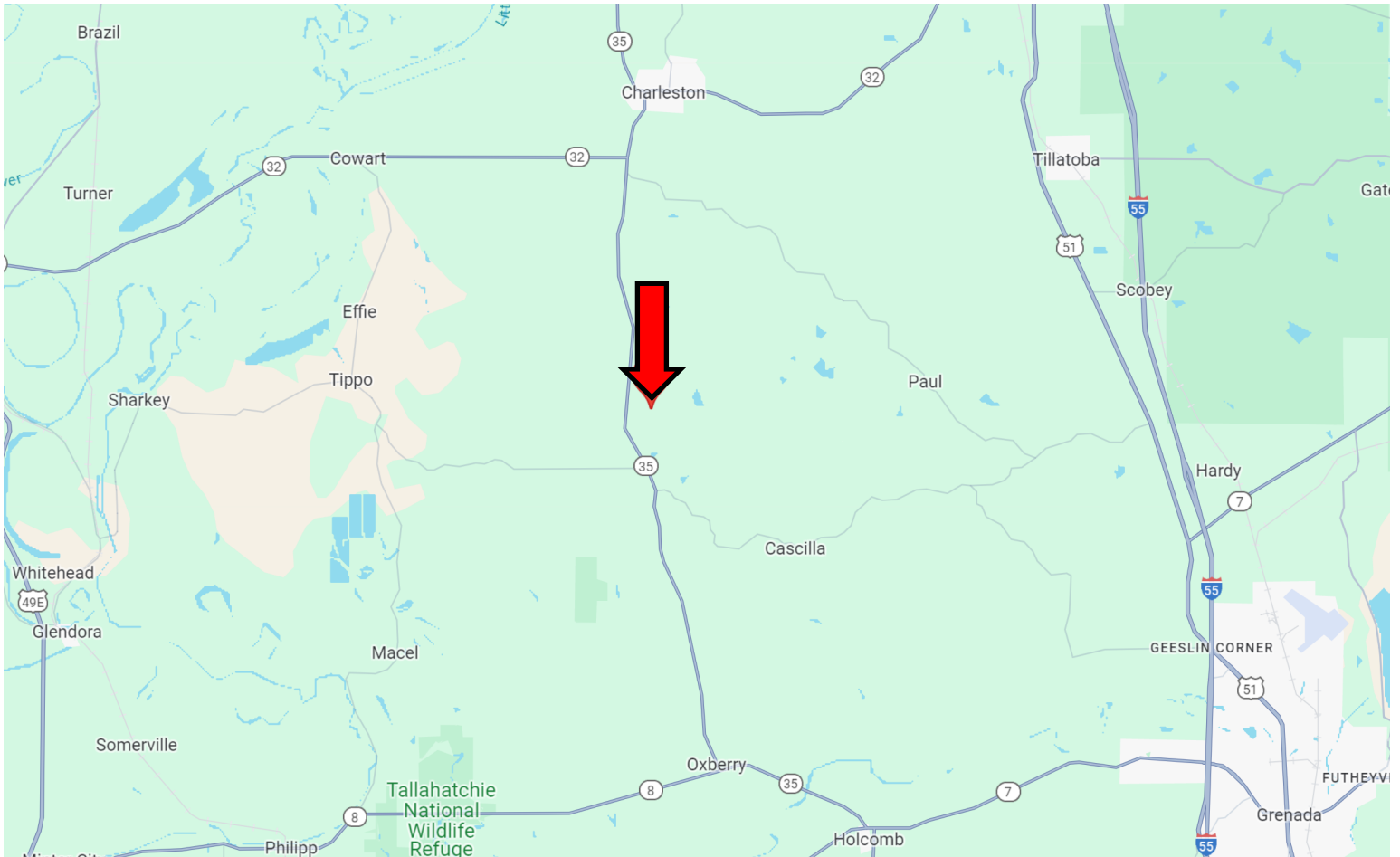


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Directional Map



Directions from I-55 in Grenada, MS: Take exit 206 for MS-8 toward MS-7 S/Grenada/ Greenwood. Turn left onto MS-8 and travel 8.2 miles. Turn right onto MS-35 and travel 3.8 miles. Turn right to stay on MS-35 and travel 7 miles. Turn right onto Pressgrove Road and travel 1.2 miles. Turn left onto Poplar Spring Road. After 1.2 miles, the property will be on both sides of the road. [**GOOGLE MAP LINK**](#)



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