

A Sportsman's Dream Property

442± Acres in Tallahatchie County, MS

\$2,475 ac.



**TOM
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Long Creek Ranch Cascilla, MS



If you and your family are looking for the perfect tract of land to experience the best that Mississippi offers, you owe it to yourself to look at this remarkable Tallahatchie County property. The property is located in Cascilla and features 300± acres of timber, primarily mature hardwoods with pine mix. There are approximately 30± acres of plantation pine scattered in places. There are no CRP or other programs on the property. The history of trophy deer is renowned for this property; except for a few hundred yards, it has been high-fenced since 2008. The second largest bow killed in Mississippi came off this property. The property has been managed for trophy bucks for over 28 years. There are 15 food plots totaling over 100± acres to provide enjoyment and success for years. The property is planted and managed for year-round success by rotating summer and winter foods, including peas, corn, wheat, and milo. The turkey population on Long Creek Ranch is second to none. You will have to choose which direction you will go on the crisp morning as your choices are unlimited. There are approximately nine stock ponds for watering sources for the game. The road system traverses throughout the property and allows access to all points.

There are two access points to the property off Scallions Road (paved), and both have excellent building sites for your lodge or cabin, with water and power available! Tatum Creek, a year-round flowing creek, helps supply water for your wildlife. The topography of Long Creek Ranch is one of its most robust features, as it is primarily gently rolling but has a couple of ridges and several fantastic hardwood bottoms around the property. You will find it hard to find a property in the hill country that is this gentle and diverse.

To put it into a nutshell, Long Creek Ranch is 442± acres of some of the finest recreational hunting land. It has a proven history of Trophy Bucks and tremendous turkey numbers. It is an excellent long-term timber investment conveniently located only 15 minutes from Grenada, MS. It is a one-of-a-kind property that can now be yours. What are you waiting for?

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Long Creek Ranch is more than just a property; it's a testament to meticulous planning and vision. This property will rival any property in the Southeast as being one of the finest wildlife preserves that can be found. Such an opportunity is rare, and if you, your family, or your company have been seeking a world-class trophy-hunting resort, you've found it. The memories waiting to be made here are boundless. Schedule your private viewing of this property by calling Tom Smith today!



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Aerial Map



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

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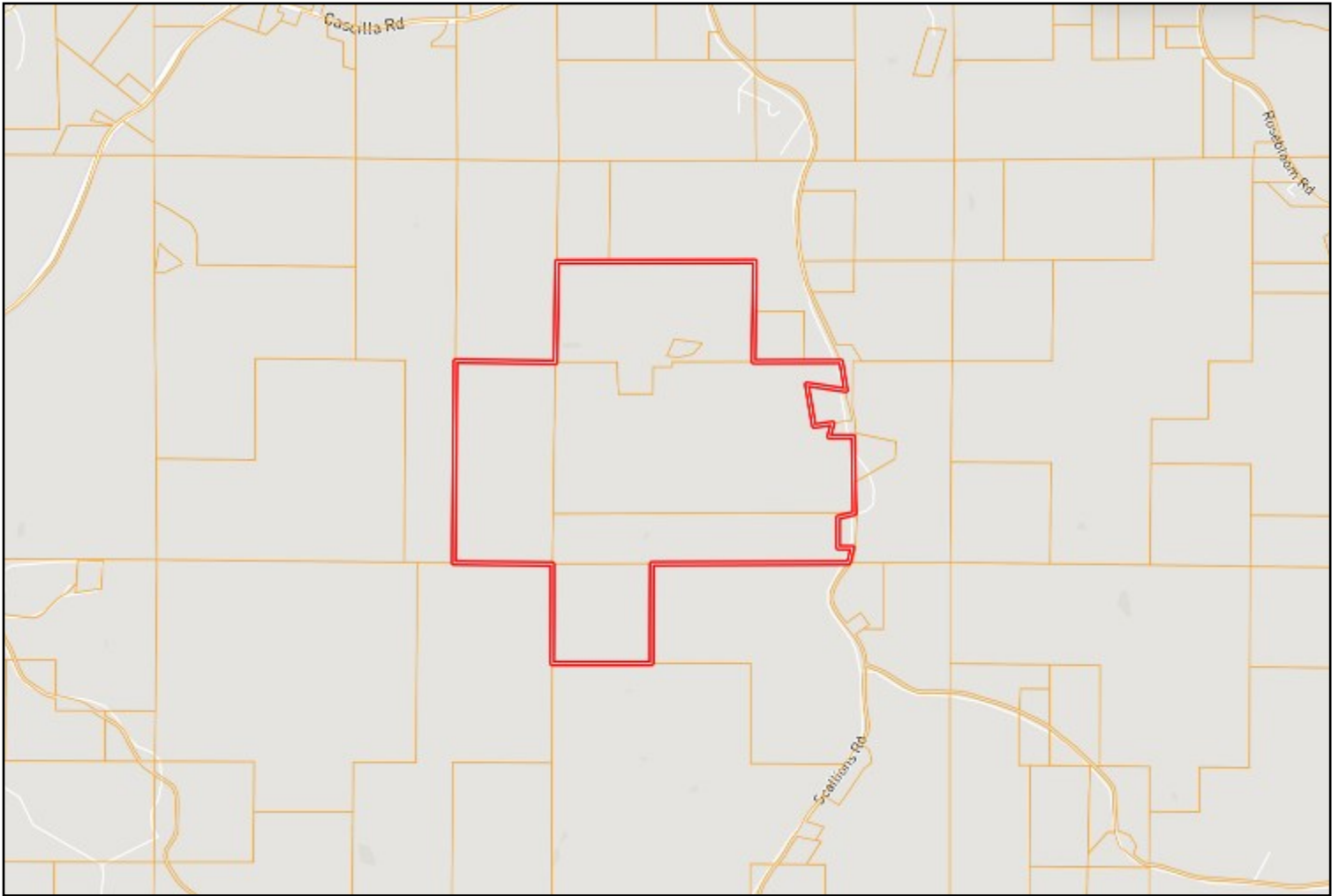


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Ownership Map



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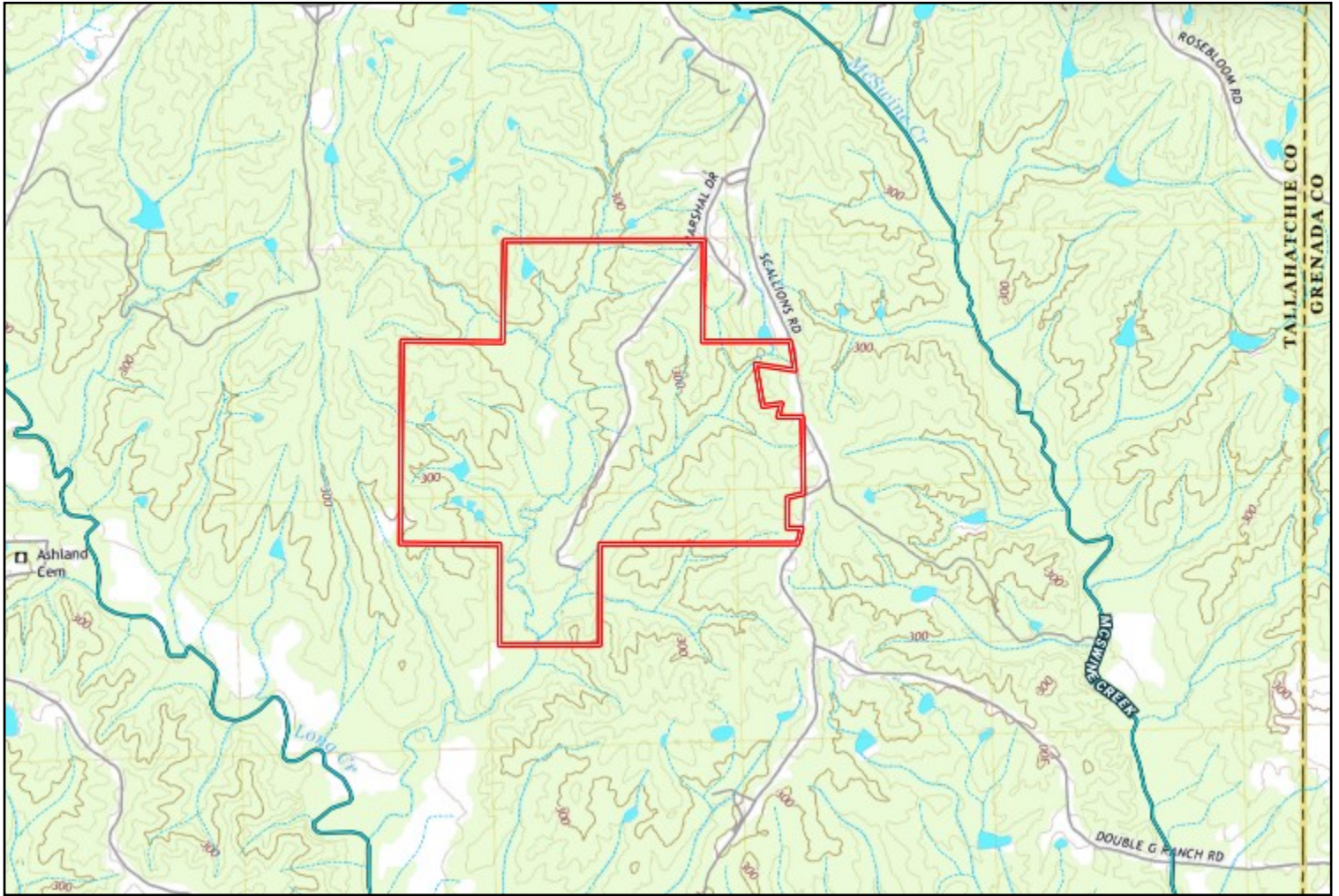


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Topography Map



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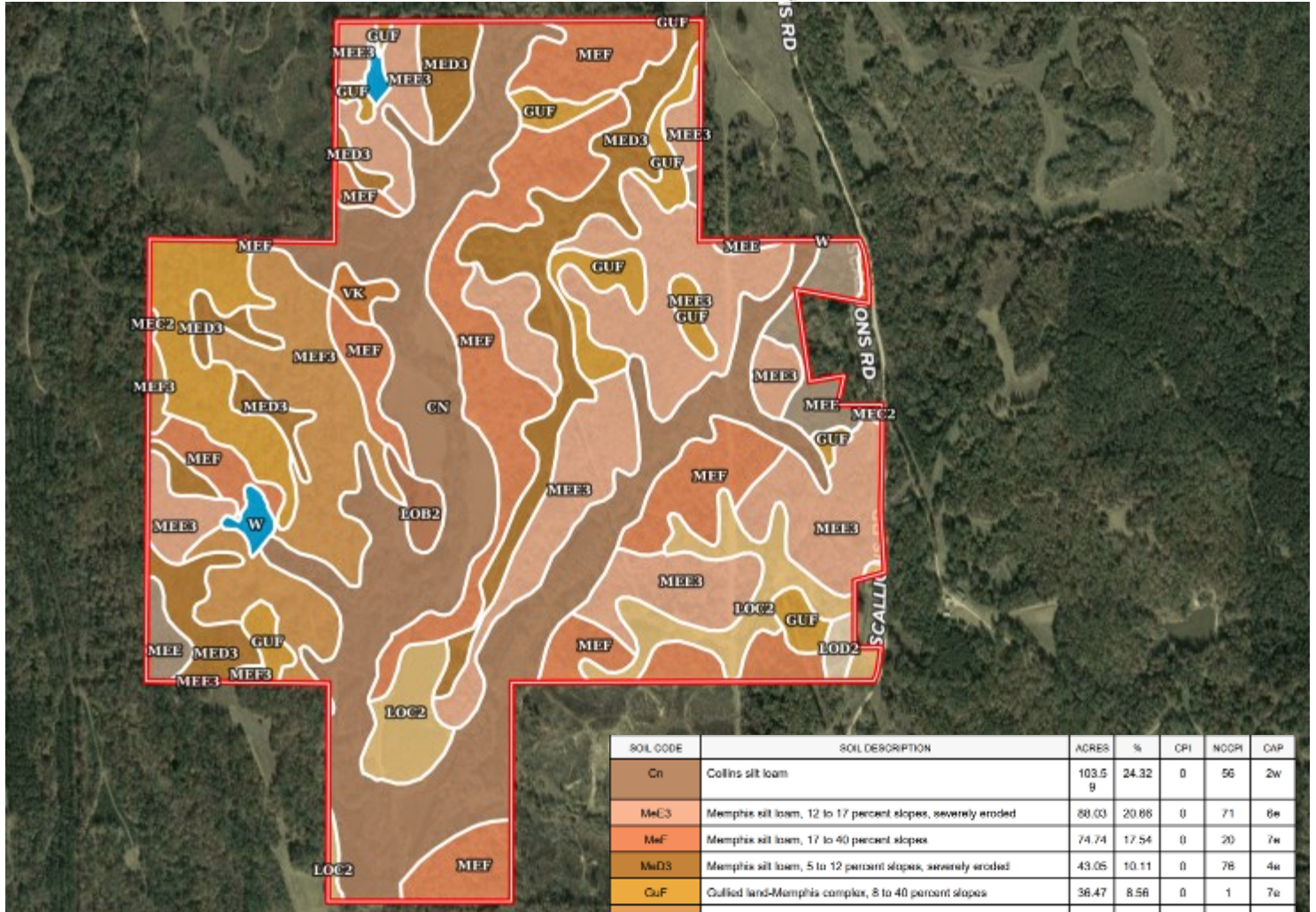


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Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NOOPI	CAP
Cn	Collins silt loam	103.59	24.32	0	56	2w
MeC3	Memphis silt loam, 12 to 17 percent slopes, severely eroded	60.03	20.66	0	71	6e
MeF	Memphis silt loam, 17 to 40 percent slopes	74.74	17.54	0	20	7w
MeD3	Memphis silt loam, 5 to 12 percent slopes, severely eroded	43.05	10.11	0	76	4e
GuF	Gullied land-Memphis complex, 8 to 40 percent slopes	36.47	8.56	0	1	7e
MeF3	Memphis silt loam, 17 to 40 percent slopes, severely eroded	35.81	8.41	0	18	7e
LoC2	Loring silt loam, 5 to 8 percent slopes, moderately eroded, central	22.99	5.4	0	48	4e
MeL	Memphis silt loam, 12 to 17 percent slopes	11.3	2.65	0	81	6e
LoB2	Loring silt loam, 2 to 5 percent slopes, moderately eroded, central	2.91	0.68	0	55	3e
W	Water	2.89	0.63	0	-	-
Vk	Vicksburg and Bruno soils	1.93	0.45	0	77	2w
LoD2	Loring silt loam, 8 to 12 percent slopes, moderately eroded, east	1.61	0.38	0	44	6e
MeC2	Memphis silt loam, 5 to 8 percent slopes, eroded	0.81	0.19	0	82	3e
MeB2	Memphis silt loam, 2 to 6 percent slopes, moderately eroded, northern phase	0.07	0.02	0	80	2e

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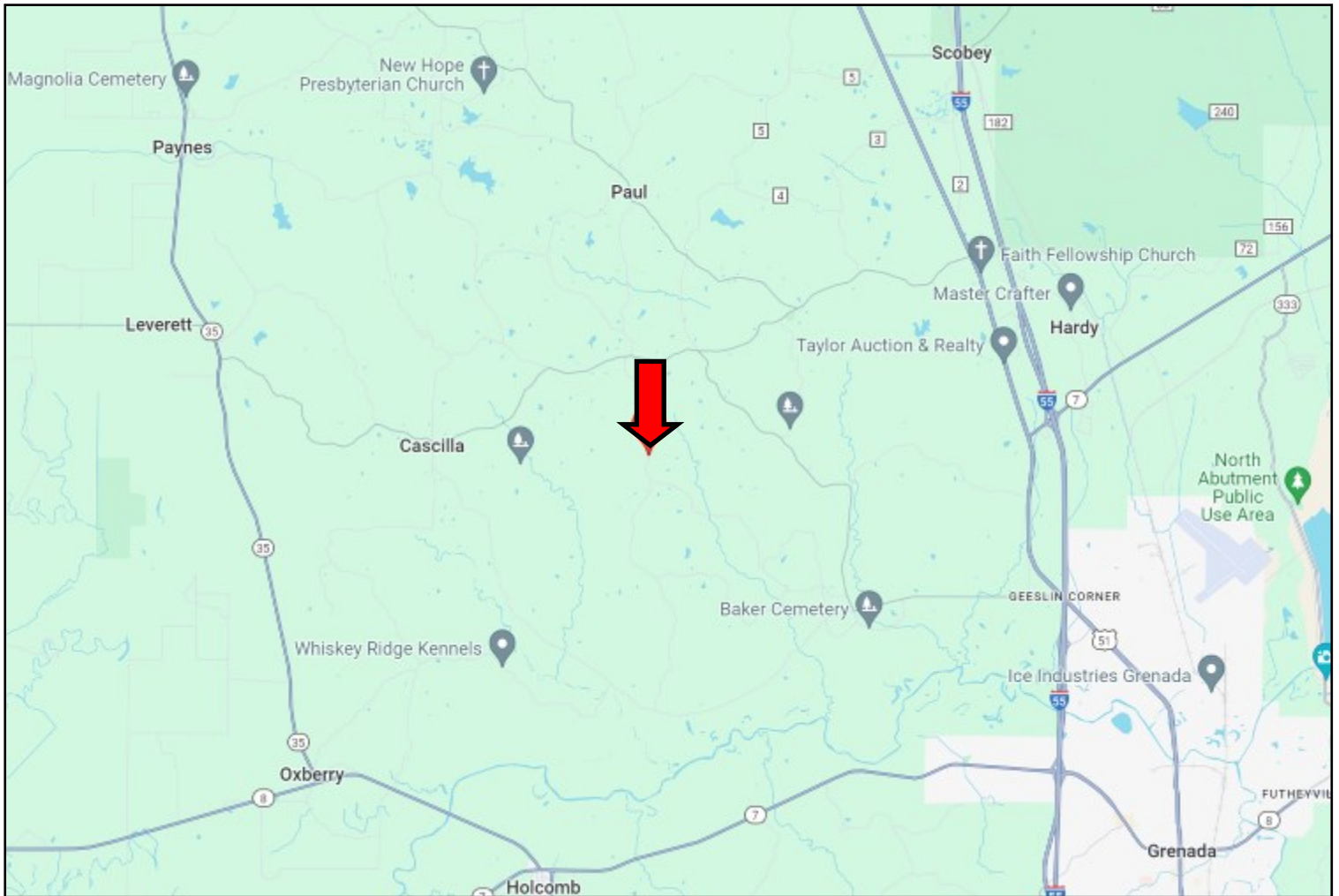


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Directional Map



Directions from I-55 in Grenada, MS: Take exit 208 for Papermill Road: Turn right onto Papermill Road and travel 0.5 miles. Turn left onto Hwy 51 N and travel 0.6 miles. Turn left onto Pearidge Road and travel 2.4 miles. Continue onto Long Creek Road for 0.7 miles. Continue onto Pea Ridge Road for 0.2 miles. Turn left onto McSwine Road and travel 4 miles. Turn right onto Scallions Road. After 0.4 miles, the first property entrance will be on your left. [GOOGLE MAP LINK](#)



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