

# One Equity Share Long Creek Plantation

940± Acres in Tallahatchie and Grenada County

**\$350,000**



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# Long Creek Plantation

One Equity Share | \$350,000

- 940± ACRES OF SECLUDED OUTDOOR HAVEN FOR HUNTERS LOCATED IN TALLAHATCHIE AND GRENADA COUNTY
- FIVE TOTAL SHARES AVAILABLE
- CUSTOM-BUILT CABINS IN TWO CONFIGURATIONS:
  - (2) TWO-BEDROOM, TWO-BATH WITH A LOFT
  - (1) FOUR-BEDROOM, TWO-BATH WITH A LOFT
- PRIVATE SHEDS AND BARNs INCLUDED WITH CABINS FOR ATV AND GEAR STORAGE
- ESSENTIAL EQUIPMENT PROVIDED:
  - 120 HP CAB-CLOSED TRACTOR
  - 30 HP KUBOTA TRACTOR
  - BACKHOE FOR PROPERTY MAINTENANCE.
- EXTENSIVE ROAD SYSTEM AND OVER 20 METICULOUSLY MANAGED FOOD PLOTS
- MANAGED FOR TROPHY DEER HUNTING WITH DEER SCORING IN THE 160-170 RANGE
- FOUR STOCKED FISHING PONDS WITH BASS, BREAM, AND CRAPPIE
- LONG CREEK PROVIDES A VITAL WATER SOURCE AND ADDITIONAL RECREATIONAL OPPORTUNITIES
- ABUNDANT TURKEYS, SMALL GAME, AND NATURAL BEAUTY
- PRIVATE GATED ENTRANCE FOR EXCLUSIVITY AND SECURITY
- IDEAL FOR FAMILY GATHERINGS OR CORPORATE RETREATS
- NO MINIMUM DUES OR FEES
- PERFECT FOR CREATING LASTING MEMORIES AND ENJOYING THE ULTIMATE OUTDOOR LIFESTYLE

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Welcome to Hunter's Paradise! Long Creek Plantation Equity Share is a haven for hunters, offering year-round activities for you and your family. Long Creek Plantation gets its name from the clear water, a sandy-bottom creek flowing through the heart of the property, providing a lifeline to the abundant wildlife and a beacon of endless recreational activities. This expansive property encompasses approximately 940+/- acres in both Tallahatchie and Grenada County. Five total shares are available. The price of an equity share is \$350,000.

If you are interested in purchasing both an equity share and a cabin, the total cost will be \$450,000. The property features custom-built cabins available in two configurations: (2) two-bedroom, two-bath with a loft, (1) four-bedroom, two-bath with a loft, and a place to build your very own cabin. Each cabin has private sheds and barns for ATV and gear storage, and some of the cabins overlook Long Creek and offer fire pits and park benches so you can watch the kids play while enjoying your favorite beverage while watching the sunset. The equity share also includes a 120 HP cab closed tractor, a 30 HP Kubota tractor, and a backhoe for maintaining your food plots. The property has an extensive road system and over 20 meticulously managed food plots. Additionally, there are four fishing ponds stocked with bass, bream, and crappie. This land has been expertly managed for trophy deer for several years in collaboration with neighboring landowners, who supplement the wildlife with protein in the off-season to help grow mature bucks in the area. Many deer harvested on the property have scored in the 160-170s range. In the off-season, you will have no trouble chasing that long beard of your dreams, as the turkey population is impressive, and the area is also home to an abundance of small game. The property features a private drive with a gated keypad entrance. The hunting club imposes no minimum dues or fees. It is genuinely a hunter's paradise that offers an excellent place to enjoy with family and friends.

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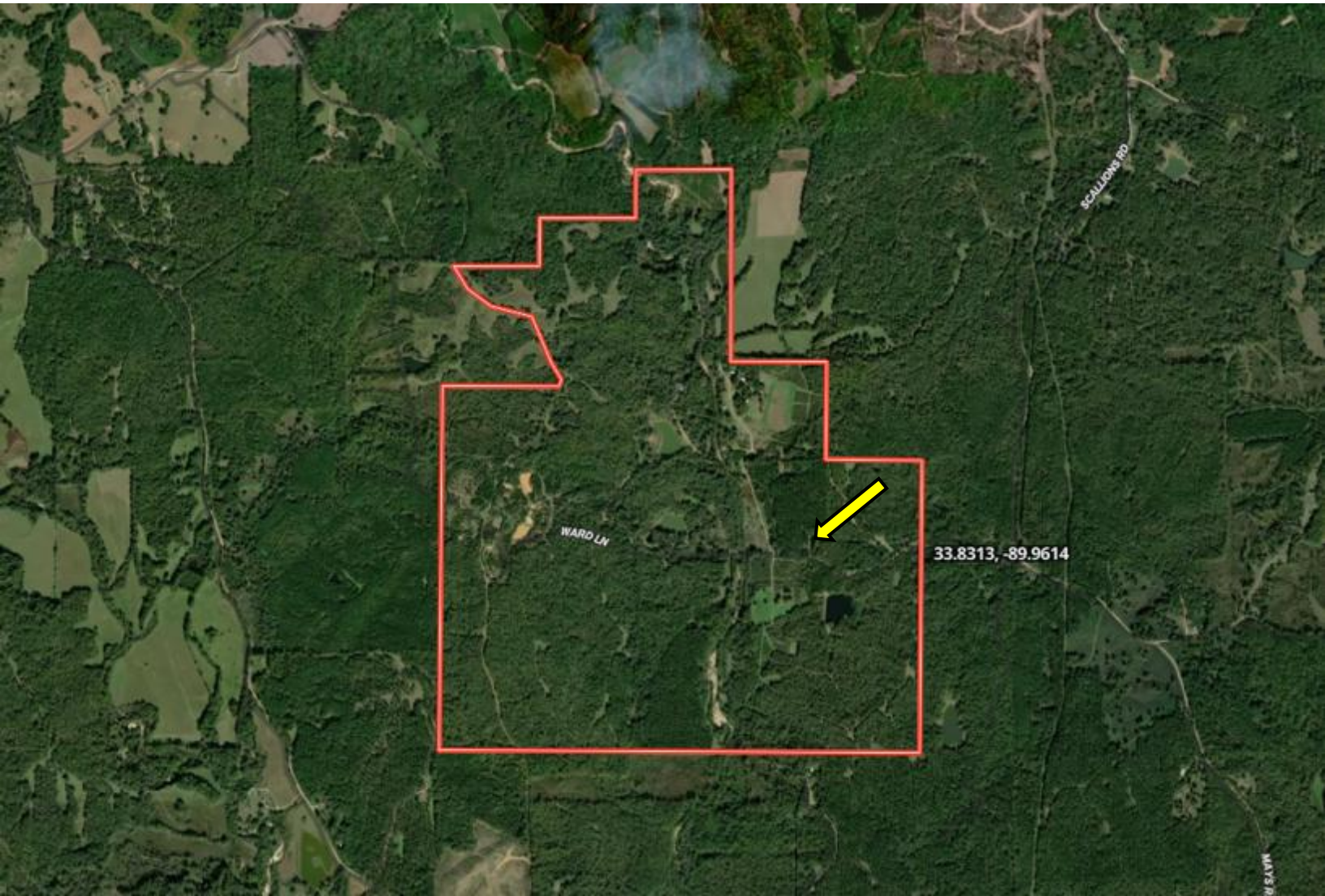


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# AERIAL MAP



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

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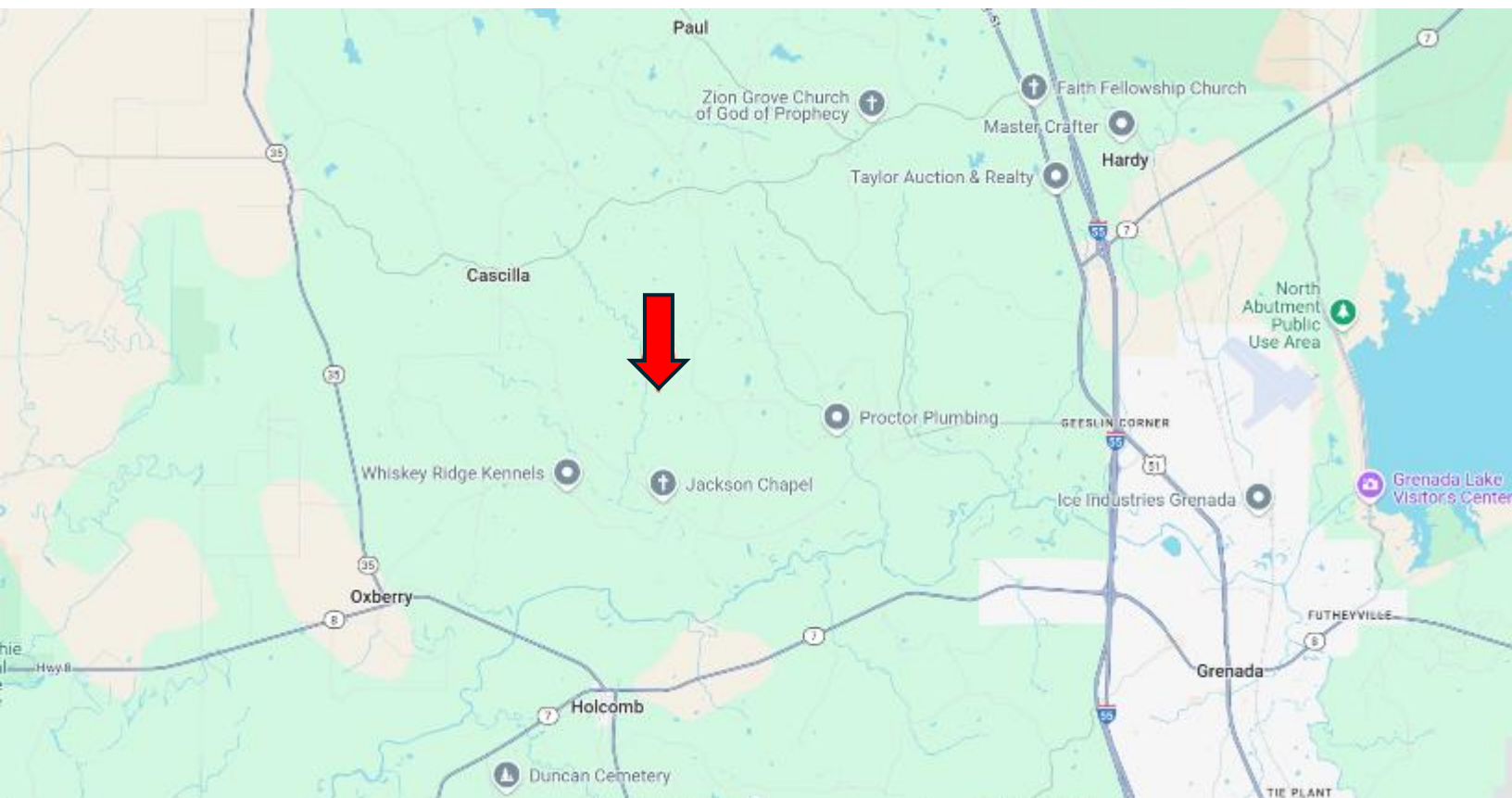
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# DIRECTIONAL MAP



**Address: 2112 Ward Lane, Grenada, MS 38901**

**DIRECTIONS FROM I-55 IN GRENADA, MS:** Take exit 208 towards Papermill Road. Turn left onto Highway 51 and travel 0.6 miles. Turn left on Pear Ridge Road and travel 2.4 miles. Turn left on McSwine Road and travel 1 mile. Make a slight left on Proctor Road and travel 1.3 miles, then continue onto McKenzie Road for 1.5 miles. Turn left onto Ward Lane. The property will be at the end of the road. [GOOGLE MAP LINK](#)



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