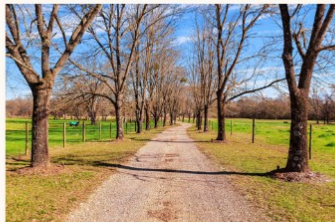


FULLINGTON FARMS

85.4± ACRE TURNKEY FARM IN COPIAH COUNTY, MS



*The perfect balance of
luxury, functionality, and opportunity*



FARMHOUSE

3 Bedroom, 3 Bath, 2,850 SF Home with Luxurious Saltwater Pool and Stunning Views of the Property



BARN, HAY SHED, EQUIPMENT STORAGE

7,200 SF Barn with 7 Cattle Stalls, 2 Horse Stalls and a Wash Rack; 3,000 SF Hay Shed; 1,250 Storage Building



PAVILION

4,900 SF Pavilion with Stone Fireplace, Speaker & Microphone System, Kitchenette, and 2 Restrooms



WORKSHOP

5-Bay Shop with Area for Tools and Equipment, Connected to Office with Half Bathroom



RECREATIONAL OPPORTUNITIES

25± Mature Wooded Acres, 1-mile of Chestnut Creek; 1± Acre Stocked Pond

1020 Jack Johnson Rd, Crystal Springs, MS 39059



DALE WILDS
REALTOR®

O: 601.898.2772 | C: 662.715.7109
Dale@TomSmithLand.com



DAVID BELDEN
ALC®, REALTOR®

O: 601.898.2772 | C: 601.415.3884
DBelden@TomSmithLand.com

TomSmithLandandHomes.com

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Discover Fullington Farms, an 85.4± acre turnkey estate in Copiah County, MS, thoughtfully designed for functionality and charm. This fully operational farm features 60± acres of cross-fenced pastures, 25± wooded acres with a live creek, and a 1± acre stocked pond, all surrounding a stunning 2,850 sq ft farmhouse complete with a luxurious swimming pool. The property's state-of-the-art facilities include a spacious 120x60 ft livestock barn with seven cattle stalls, two horse stalls, and a wash rack; a 70x50 ft hay shed; a 5-bay workshop with an attached office and half bathroom; and a 70x70 ft multi-use pavilion outfitted with a kitchenette, two restrooms, a fireplace, and a speaker system. Additional amenities include a 50x25 ft equipment storage shed and an RV storage awning with a grilling area. Fullington Farms is a rare opportunity to own a fully equipped farm paired with the comfort and elegance of a luxury country estate.



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The Farmhouse has three bedrooms and three baths, a vaulted and beamed ceiling in the main living room with a wood-burning stone fireplace, and the second living room features vaulted and beam ceilings with a gas fireplace. The chef's kitchen features granite counters, an island, a farm sink, and a pot filler faucet over a high-end 6-burner gas range. The primary bedroom features two walk-in closets with a tiled shower and claw-foot tub, while the guest bedrooms share a jack-and-jill bathroom. The large screened-in back porch overlooks the gunite saltwater pool with a spa and lounging area. The home also features a backup generator for uninterrupted power supply.



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Beyond its agricultural appeal, the 25± wooded acres, stocked pond, and live creek make it perfect for hunting, fishing, and outdoor recreation. Whether you're planning fishing retreats, horseback riding, or camping, the possibilities are endless. Fullington Farms also shines with potential as a versatile venue. Host weddings, retreats, or community events at the multi-use pavilion, or reimagine the farmhouse as a luxury vacation rental or retreat center. With so many ways to enjoy and monetize the property, this estate is truly unmatched. Schedule a private tour today and discover the luxury, functionality, and opportunity that await at Fullington Farms!



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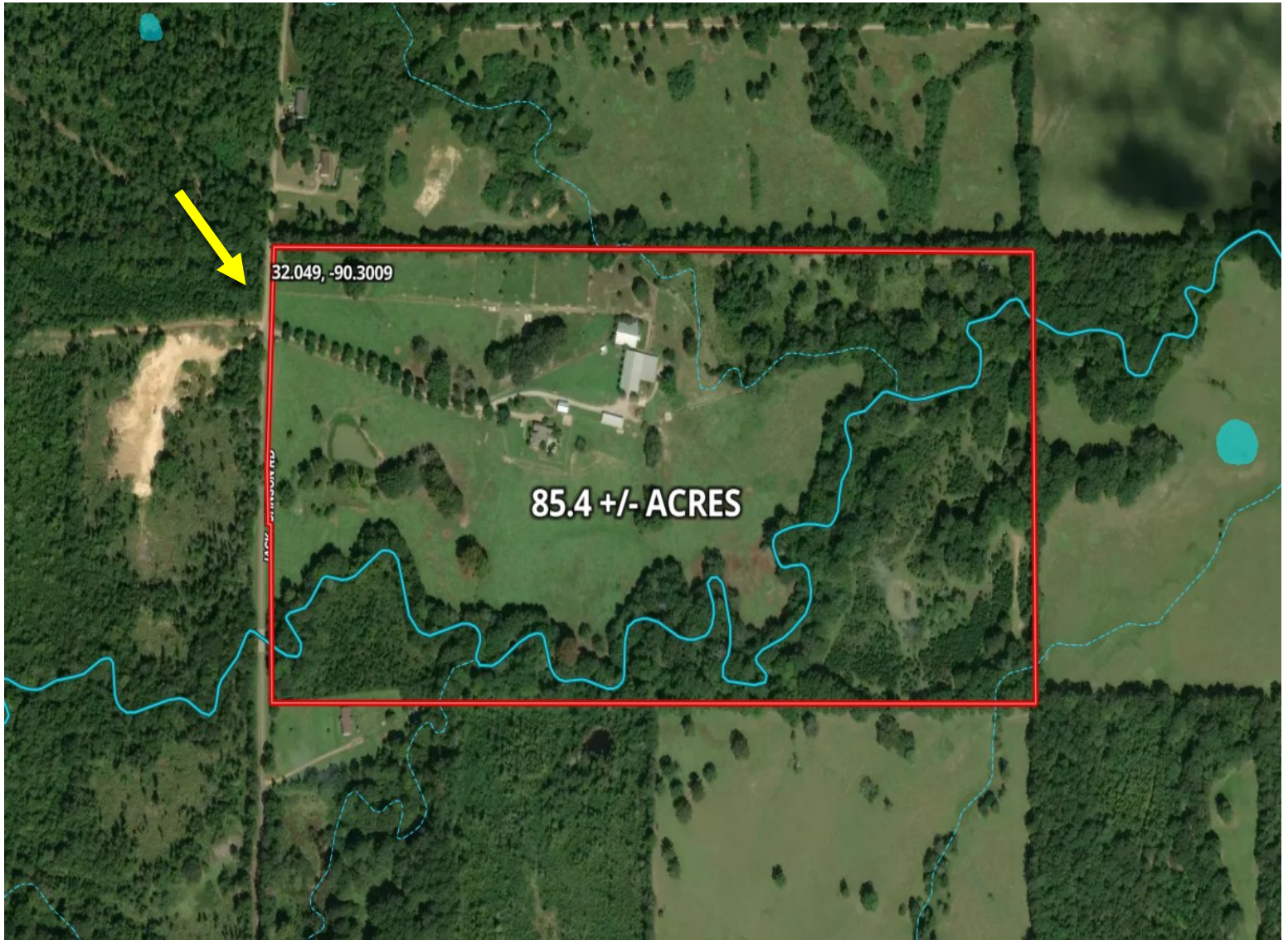
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AERIAL MAP



[CLICK HERE FOR THE LANDID INTERACTIVE MAP](#)

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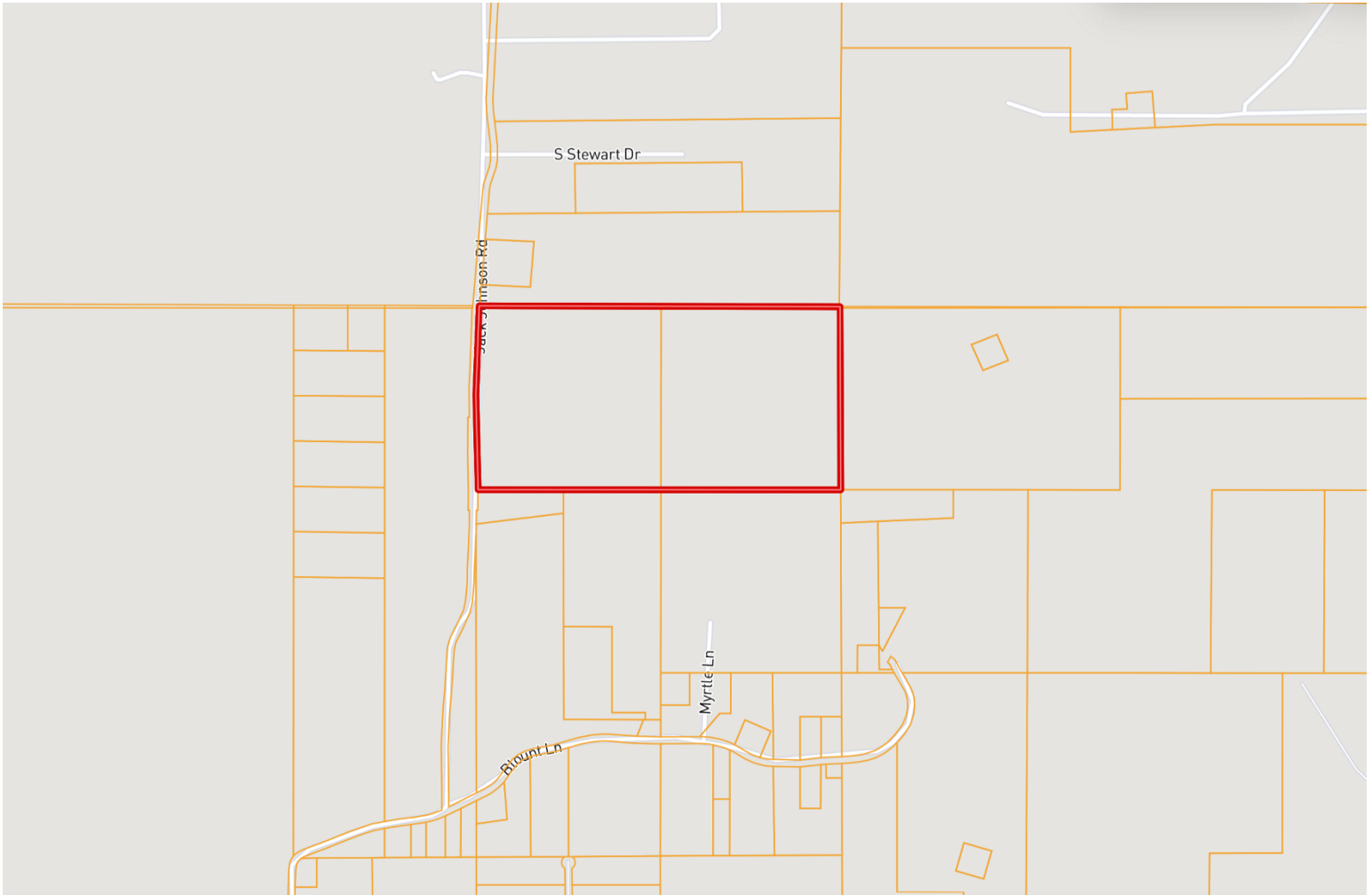
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OWNERSHIP MAP



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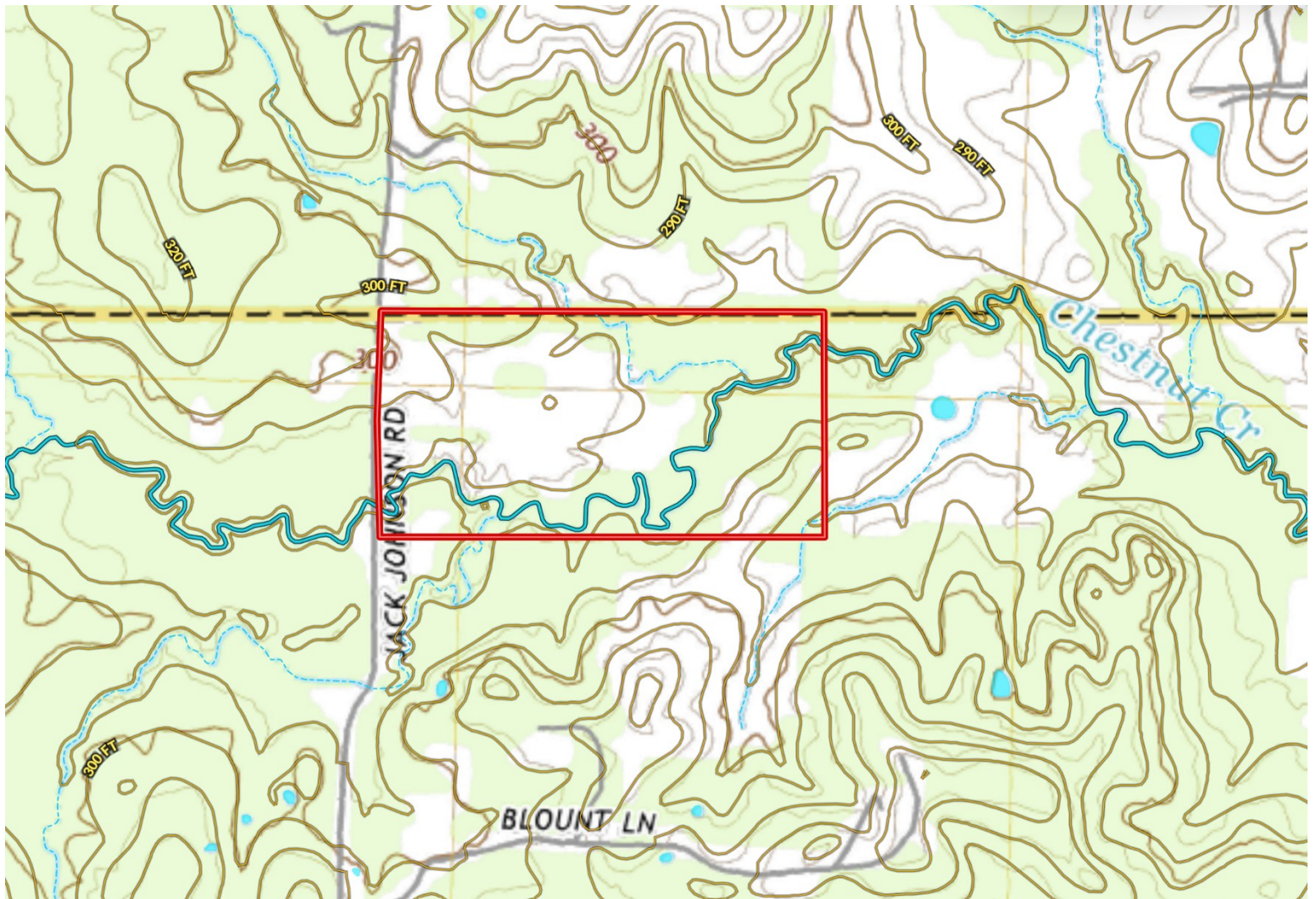
O: 601.898.2772 | C: 601.415.3884
DBelden@TomSmithLand.com

TomSmithLandandHomes.com

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TOPO MAP



DALE WILDS
REALTOR®

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Dale@TomSmithLand.com



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ALC®, REALTOR®

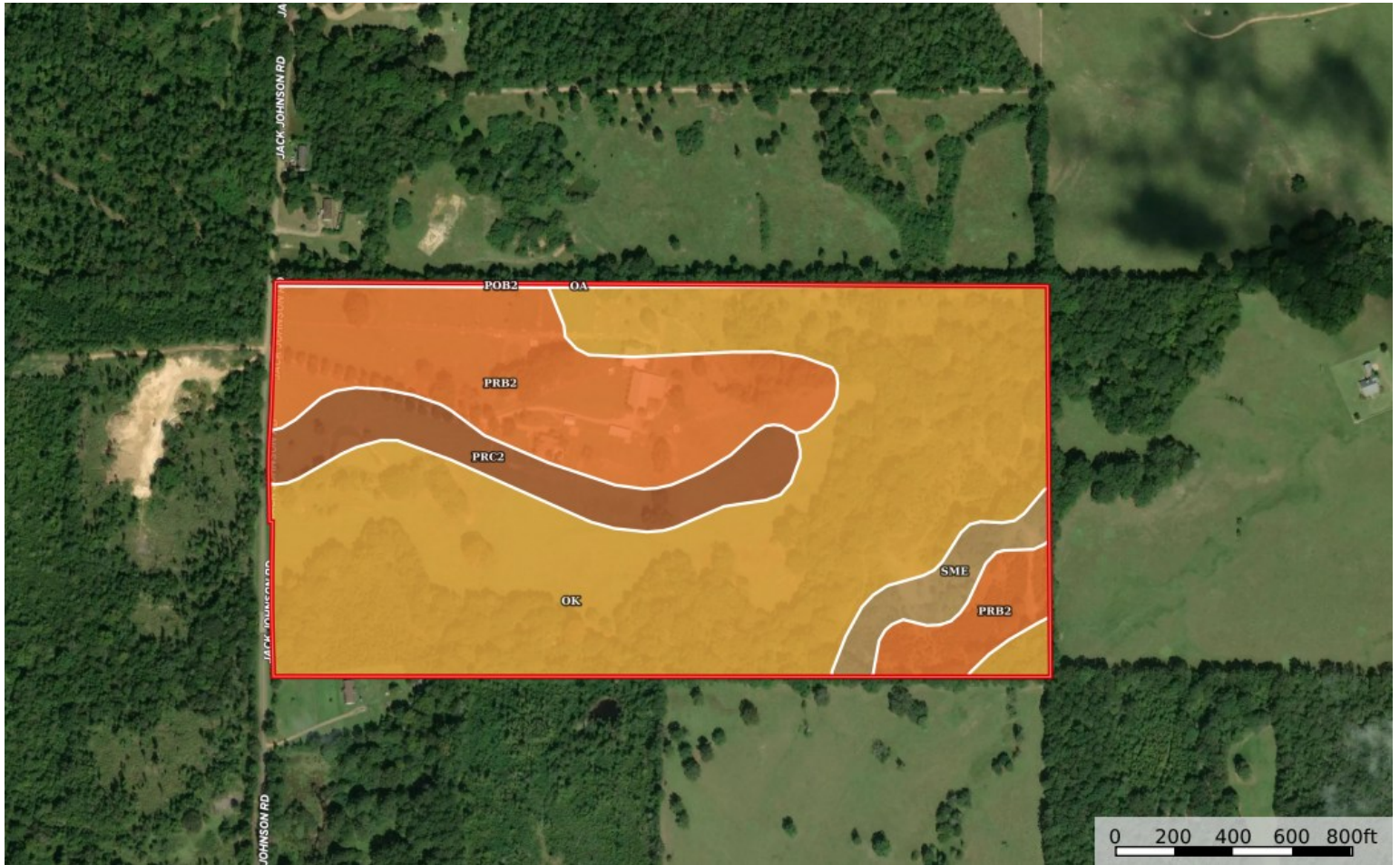
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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Ok	Oaklimeter silt loam, 0 to 2 percent slopes, occasionally flooded, south	49.07	61.58	0	47	2w
PrB2	Providence silt loam, 2 to 5 percent slopes, eroded	20.38	25.57	0	28	2e
PrC2	Providence silt loam, 5 to 8 percent slopes, eroded	6.93	8.7	0	28	3e
SmE	Smithdale sandy loam, 12 to 17 percent slopes	2.8	3.51	0	51	6e
PoB2	Providence silt loam, 2 to 5 percent slopes, eroded	0.28	0.35	0	28	2e
Oa	Oaklimeter silt loam, 0 to 2 percent slopes, occasionally flooded, north	0.22	0.28	0	74	2w



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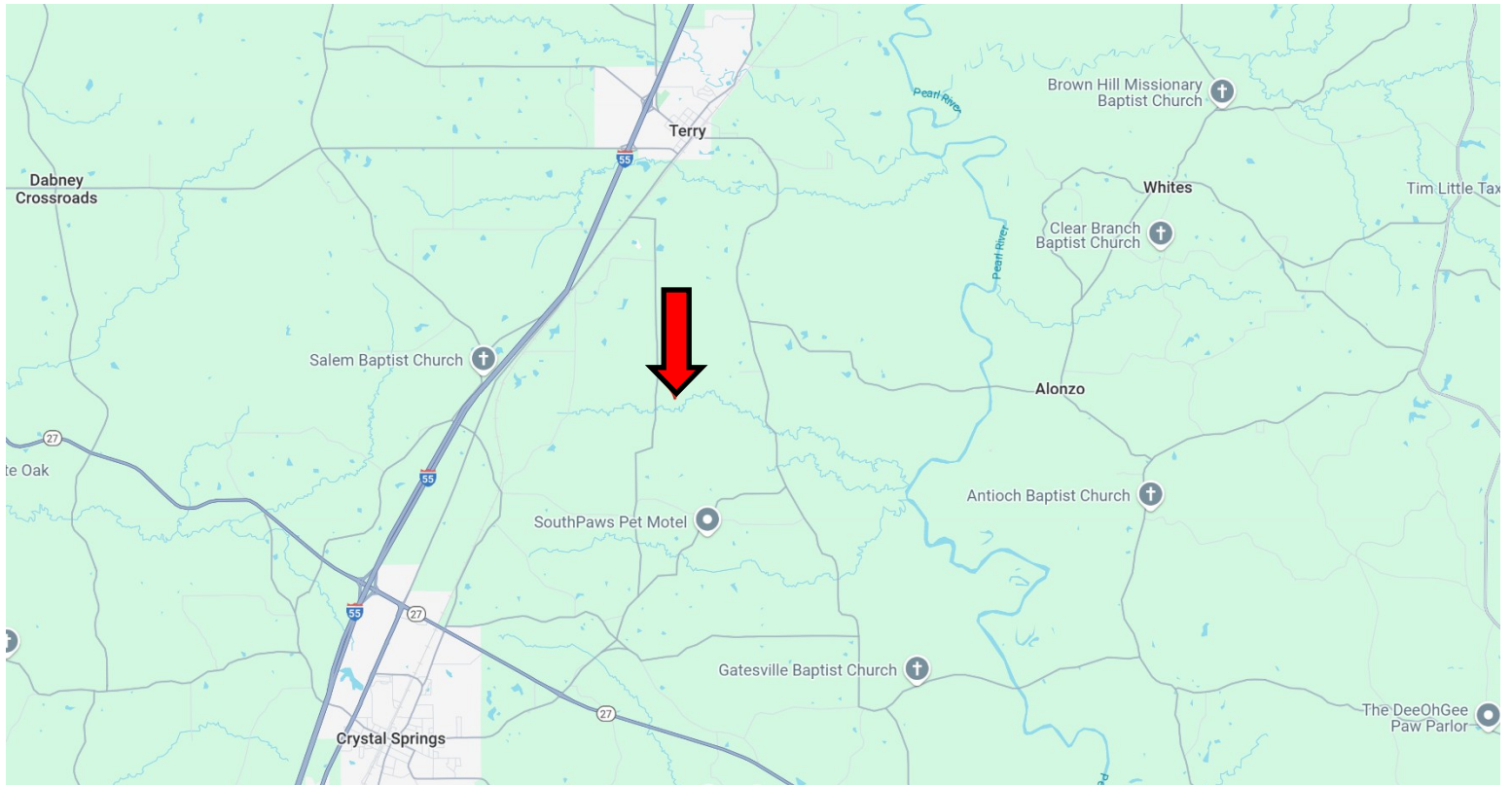
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Directional Map



Directions from I-55 and Hwy 27 in Crystal Springs, MS: Take exit 72 for MS-27 for Crystal Springs/Utica. Turn onto Hwy 27/Old US Hwy 51 and travel 1 mile. Turn left onto County Line Road/Old US Highway 51 and travel 1.9 miles. Turn right onto Henry Rd. and travel 1.7 miles. Turn left onto Dear Rd/Jack Johnson Road. After 2.5 miles, the property will be on your right.

1020 Jack Johnson Rd, Crystal Springs, MS 39059—GOOGLE MAP LINK



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