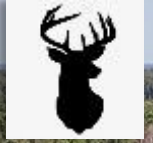


SPORTSMAN'S PARADISE & FAMILY RETREAT



[CLICK HERE FOR DRONE VIDEO](#)

LODGE|LAKE|TIMBER|\$869,000



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Madison County Sportsman's Paradise

This Madison County, MS treasure is a one-of-a-kind property that families dream about! It has everything that you need to create memories of your very first day. The lodge comes fully furnished and your boats are ready for you to go fishing. The food plots are complete with shooting houses and feeders, and the road system is outstanding. It is one of the type properties that you need to bring the family to see so they can see the beauty and possibilities for them!

This 160± acre property in Madison County, MS, is the perfect retreat for you and your family. Enjoy weekends fishing, hunting, riding four-wheelers, trail riding, or relaxing on the spacious screened-in porch with your favorite drink while watching the sunset over your private 5± acre lake stocked with bass and bream.

As you drive through the gates, you'll immediately feel the uniqueness of this property, which has been meticulously maintained for over 40 years. The 1,200 sqft. cabin features two bedrooms, two full baths, and an additional half bath for guests. Tastefully furnished, all furnishings are included in the sale. Originally built in 1943, the home was relocated and completely remodeled 15 years ago, showcasing exceptional craftsmanship. The lumber used in the home was milled on-site, and the open-concept design includes a beautiful kitchen, family room, dining area, and fireplace. The cabin is equipped with central heating and cooling.

The 24 x 40 screened-in porch offers stunning views of the lake and surrounding rolling hills, and breathtaking views. Additional amenities include boat storage, two fishing boats, an enclosed storage area/workshop, and an equipment storage shed and a newly constructed 20 x 40 shop complete with 3, 9 ft. roll up doors, a full workbench and plenty of storage for your equipment.

The land features 75± acres of 29-year-old pine timber and 70± acres of 8-year-old hand-planted pine, managed by a registered forester for decades. The extensive road system throughout the property makes it easy to explore. For hunters there are three large established food plots with shooting houses is abundant with whitetails and turkeys. The lake is located by the lodge and provides trophy bass and bream fishing and is maintained by Southeastern Pond Management. You can fish from one of your two boats or watch the kids fish from the pier or even enjoy the ducks in the fall that come to pay you a visit! Located just 30 minutes from Madison, MS, this property offers a once-in-a-lifetime opportunity to create lifelong memories. Schedule your private showing today by contacting Tom Smith, The Land Man!

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AERIAL MAP **land id.** [LINK HERE](#)



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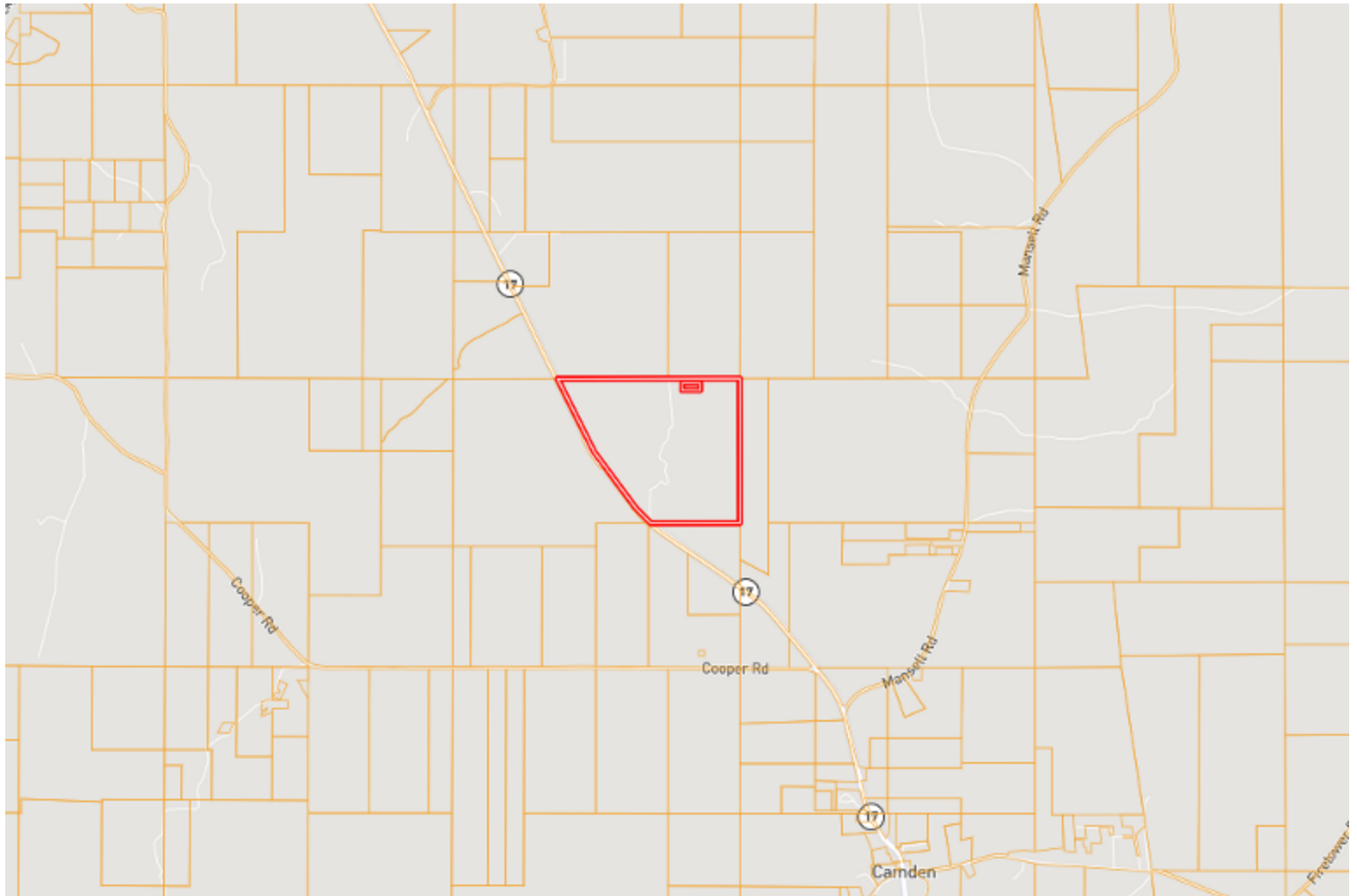


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OWNERSHIP MAP



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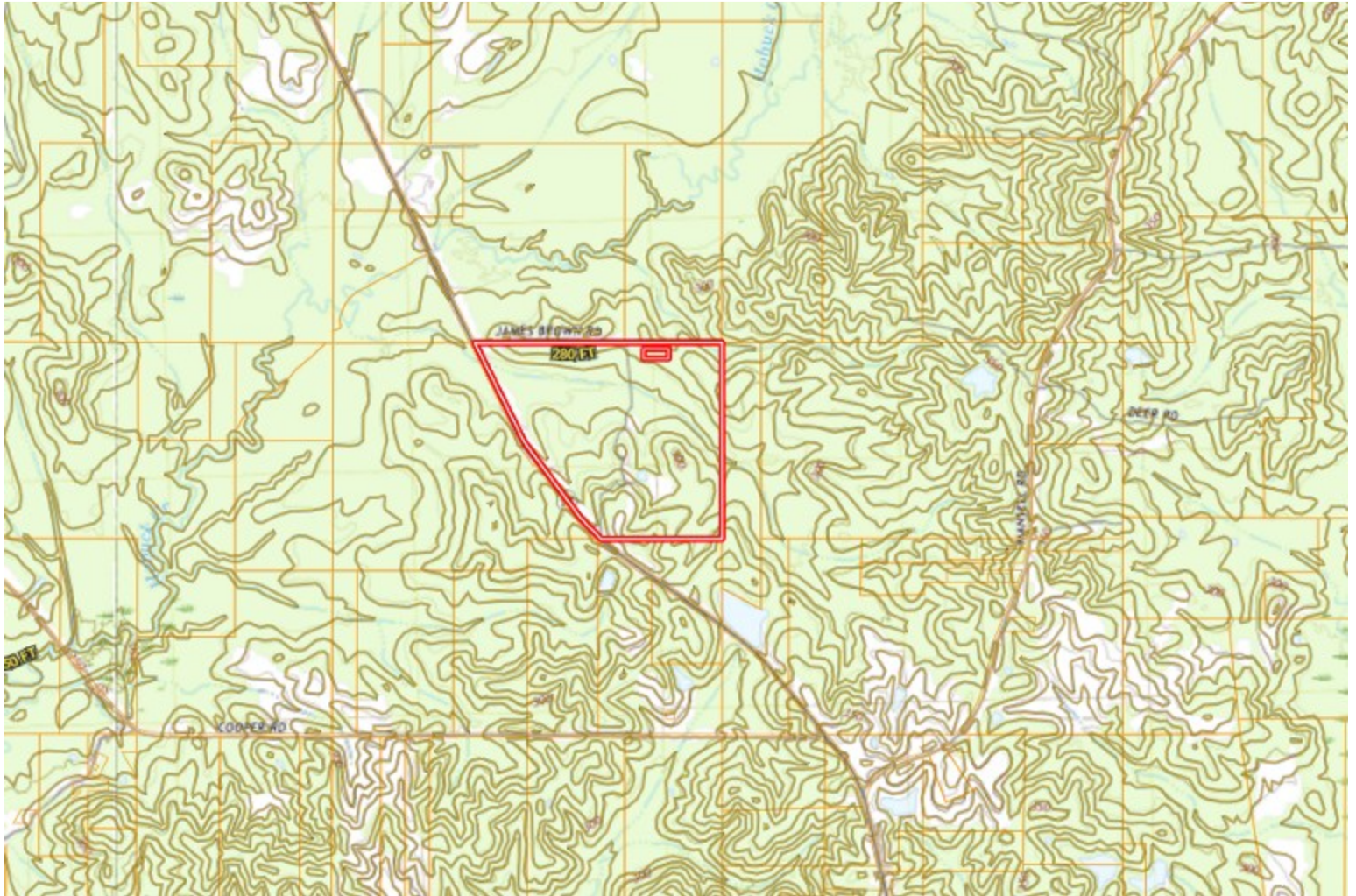


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TOPOGRAPHY MAP



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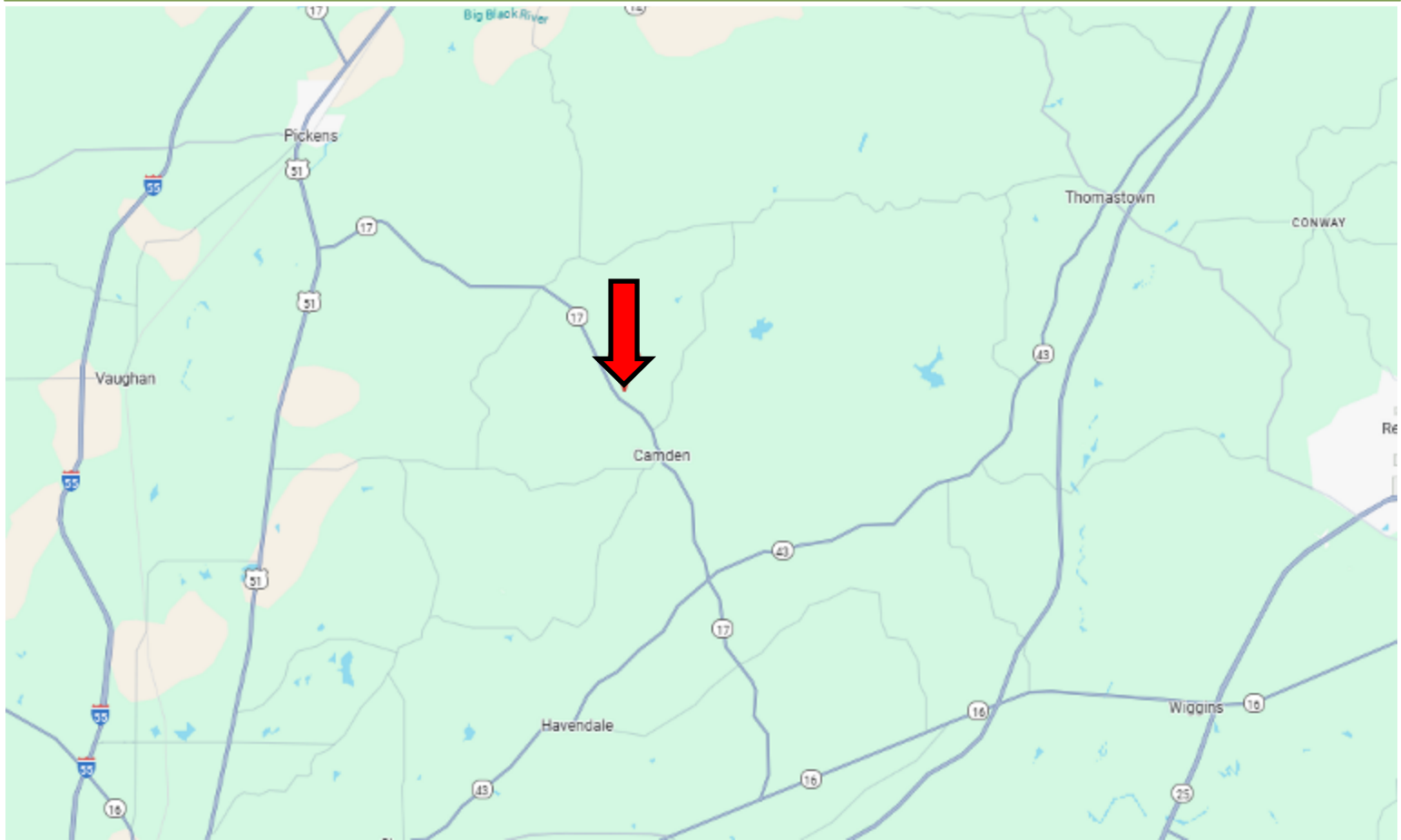


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DIRECTIONAL MAP



DIRECTIONS FROM MS-17 in CAMDEN, MS: Head north on MS-17 toward Loring Rd Exd for 1.6mi. Turn right onto James Brown Rd and in 0.3 miles your destination will be on your right. [GOOGLE MAP LINK](#)



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