



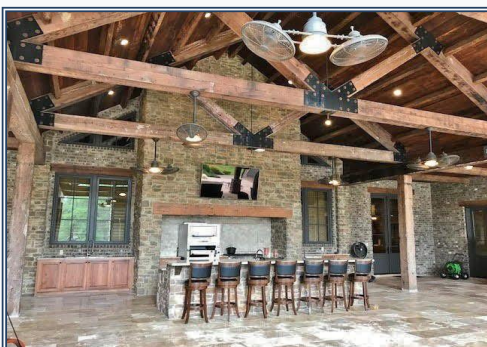
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SOUTHERN STATES REALTY



Whitaker Road, Centreville



The Property

Once or twice in a lifetime, a world class property comes on the market that is truly remarkable. Whitney Ranch South is a 1,278 acre +/- high game fence property located in SE Wilkinson County, MS. The crown on this property is an 8,500 SF lodge that rivals anything ever featured on HGTV. Stands of mature pine timber cover the gentle rolling hills and old growth hardwood forests span along the clear creeks.

The Lodge and Manager's House

The lodge features 12,000 SF under roof and was built in 2013 for \$4.29M. It has 6 bedrooms and 6 baths, and the highest grade of finishes and materials were used. 2 master suites are at the end of each wing and the 4 guest suites have their own full bath and feature 1-3 queen beds per suite. Granite counters were used throughout, and the kitchen has 2 massive islands and top of the line appliances. The kitchen, dining and living room span across the front of the home with 2 massive stone fireplaces. Reclaimed heart pine was used on the floors, as structural beams and for the ceilings. Equally impressive is the entertainment and pool area outside. A gas fire pit is positioned next to a stone hot tub that overflows into the pool. This entertainment area has a massive stone wood burning fireplace, outdoor kitchen, bar and enough room to entertain the New Orleans Saints and their wives! It's all located on a hill with a commanding view of the property field down below where you can watch deer every day. The mechanical systems and foundation were engineered and oversized and more typical of a much larger structure. Next to the home is the 4800 SF, 2 story "Bunk House". It has garages, deer skinning area and walk-in cooler on the first floor. On the 2nd floor, you'll find the ultimate man room and a large bedroom that sleeps 12. The manager's house is almost 3,000 SF with a pool, outdoor fireplace, covered entertainment areas and is located away from the lodge outside the high fence on the front of the property.

The Land

The high fence has been up for 7 years and has Mississippi genetics only. A highly improved road system takes you to all areas of the property. 12 large food plots are planted year around and have box stands and bow stands on each one. It is typically to see 30 or more deer in a plot at one time and half of them being racked bucks. 13 ponds, most of which are at least 3 acres, offer fine bass fishing. When viewing this property, one thing that stands out is the size and quality of the timber which has been intensively managed. The land has both pine and hardwood timber and a recent timber cruise shows \$1,400,000. An incredible amount of planning, time and money have been spent on developing this property to what it is today.

31.01872, -91.188521 GPS

\$10,500,000

1278 Acres
MLS #20-252
UC #23042-82351

