



**Patrick Gibson**  
 patricklgibson@gmail.com  
 Office: (601) 250-0017  
 Cell: (601) 248-9232  
 SouthernStatesRealty.com



# SOUTHERN STATES REALTY



**Ancil Cox Road, Centreville**



## The Property

Whitney Ranch North is a turnkey deer hunting property located in Wilkinson County, Mississippi, approximately 5 miles east of the county seat of Woodville and south of Hwy. 24. It is approximately 961 acres+/- of pine and hardwood timberland with an 8' game fence around the perimeter and 12 nice food plots. Improvements include a 4 bedroom mobile home, 12,000 SF shop and several other outbuildings.

## The Home

The 2016 double wide mobile home is in new condition, has 9' ceilings, an open floor plan and is as nice as you can buy. The kitchen has nice wood cabinets and a very large island with seating down one side. The master suite features sliding barn doors, a large tub and glass shower. The home comes fully furnished and has very tasteful décor. A cypress mud room, 1562 SF porch and brick fireplace were built across the back of the home. This porch is a favorite cooking and hang out area for guests. A large backup generator stands by.

## The Outbuildings

A 12000 SF metal building was constructed a couple years ago with 6000 SF in insulated shop space and the other 6000 SF in equipment storage area. There are several 20' roll up doors and an equipment wash station, and a 10'x200' canopy runs down the front of the building. You'll find 2 other equipment storage buildings next to this large shop. Next to the home is an older metal building with a deer skinning area and walk-in cooler. There's also a 20'x20' metal building built on a slab used for storage.

## The Land and Timber

The land has both pine plantation and hardwood timber, and an August 2018 timber cruise reflects \$816,100 in timber value. The timber has been properly managed and will show a handsome return over the next 10 years. Unlike many recreational properties, this property will yield a dependable return on investment. An improved road system takes you to all parts of the property, and well maintained right-of-ways around the perimeter allow for maintenance of the high fence. A small red clay gravel pit, located near the north end of the property, comes in handy with road maintenance. The high fence has been up for 7 years and has an excellent population of quality deer, all native to the area. 12 large food plots are planted year around and protein feed is available for the deer year around. Most plots have 2 shooting houses and bow stands. There are a couple of continually flowing clear, sandy creeks and several ponds, one of which is over 5 acres at low pool. This is a turnkey property where all the work has been done. Proof of financial ability required prior to showing.

31.04132, -91.1842 GPS

**\$6,500,000**

961 Acres  
 MLS #20-253  
 UC #23042-82344

