



LONG CREEK RANCH

1,253+/- Acres

Tallahatchie County, Mississippi



[Click for Drone Video](#)

\$4,350,000

Long Creek Ranch in Tallahatchie County, MS can now be yours! This legendary property consists of 1,253+/- acres of beautiful hardwood timber, over 200+/- acres of food plots along with a custom built magnificent 7,100 sq. ft. home.

MAIN HOME

- 7,100 SF total, 5,200 SF Heated & Cooled
- 4 Bedrooms, 4.5 Baths (Each BR has private bath)
- Gourmet Kitchen - Viking Stove
- Granite Throughout (Marble in Master)
- American Walnut Flooring
- Formal Dining Room
- Master Suite
- Screened Porch off Master

- Double Jacuzzi Tub in Master Bath
- Outdoor Kitchen & Entertainment Area
- On Demand Water Heating System
- Two Offices
- Private Bar
- Metal Insulated Custom Windows
- 2 Stone-Inlay Wood-Burning Fireplaces
- Safe Room
- Ceilings 14' Downstairs and 10' Upstairs
- Architectural Shingles (50 Year)

- Professionally Landscaped by Camp Creek Landscaping
- Irrigation Systems
- Copper Gutters
- Shower and Utility Sink in Garage
- Two Outdoor Storage Areas
- Three Car Garage
- Hunter's Locker Room
- Built in 2004



Call The Land Man today!

TOM SMITH, ALC, BROKER®

Tom@TomSmithLand.com

601.898.2772 office | 601.454.9397 cell



Expect More. Get More.



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LONG CREEK RANCH

Long Creek Ranch has long been recognized as one of Mississippi's finest whitetail game ranches, and now you can call it yours! This prestigious property consists of 1,253+/- acres located on Cascilla Road just 10 minutes west of I-55, in Tallahatchie County.

As soon as you approach the professionally landscaped, double-gated private entrance, you fully understand that you are entering a once in a lifetime property. The asphalt road winds back to the beautiful 7,100 sq. ft. home and you will begin to relax just knowing that you are in total privacy. The elegant main home, custom built in 2004, features 5,200 sq. ft. of heated and cooled living area with 4 bedrooms and 4 ½ baths. Attention to detail in this home is amazing! A formal living and dining room, two private offices, a gourmet kitchen with Viking stove, double ovens, unlimited storage, and a massive copper top island are just a few of the features. The family/great room offers a 27' vaulted ceiling and a beautiful wood-burning stone inlaid fireplace surrounded by custom, built-in shelving. The home has a complete entertainment system in place as well as surround sound throughout the inside and out.

If entertaining is important, you have just found probably the best place in Mississippi. This entire property was designed with family gatherings and entertainment in mind, from the open floor plan with large, spacious rooms to the flow of the home which creates the feeling of "family" and relaxation. The outdoor kitchen is something to see and provides all the necessities! The wood burning fireplace becomes the focal point as you can sit and watch your favorite game on the big screen while enjoying a cold beverage.

The land consists of over 800+/- acres of mature hardwoods, 200+/- acres of 18-20 year old pine plantation, 200+/- acres of food plots and fields, over 20 miles of roads which allow for easy access to every part of its 1,253+/- acres. In addition, there are six shooting houses, numerous tripods and stands, a 10+/- acre fishing lake, 12 ponds strategically placed throughout for wildlife and the property is high fenced on three sides! The game here is second to none. Ten bucks have been taken that scored 170" in the past ten years, and an average of five bucks yearly over 160". The genetics and quality of the deer population is impressive. If you or your guests want to hunt Boone and Crockett deer, your success rate is going to be high! To add more beauty to this amazing tract, Long Creek runs through the property and is gorgeous with its rock filled bottoms, white sand banks and winding turns. For you horse lovers, enjoy the 50+/- acres of pasture and seven stables. The barn features a tack room, feed room and all the room you and your horses need!

Long Creek Ranch is a special place...the beauty, quality and flow of the home, the cabin, the strategic layout of the food plots, roads, ponds, and stands around the 1,253+/- acres is something to see. The owner has decades of experience in recreational land development and planning and built and designed this property as a world class retreat. Long Creek Ranch has been his own private sanctuary. Many articles have been written about this property with many more to come. The opportunity to own a place like this does not come around often; if you and your family have been looking for a world class property, you have found it. The memories to be created are endless and await you. Schedule your private viewing of this property by calling Tom Smith today!



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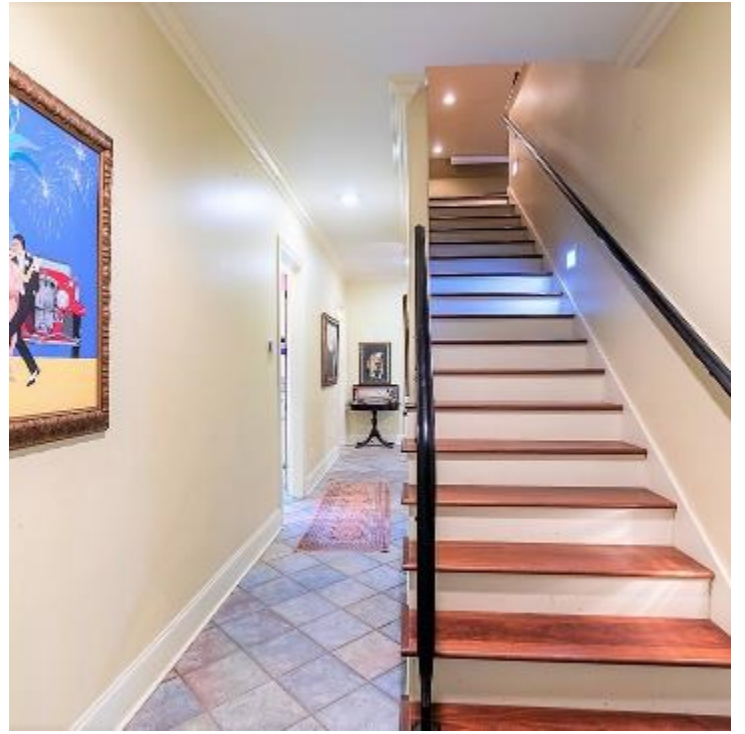


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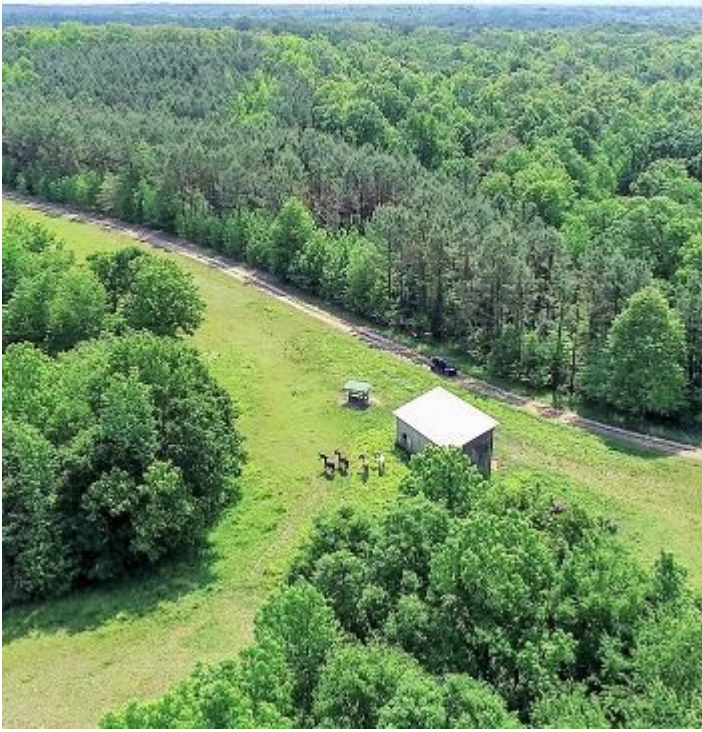


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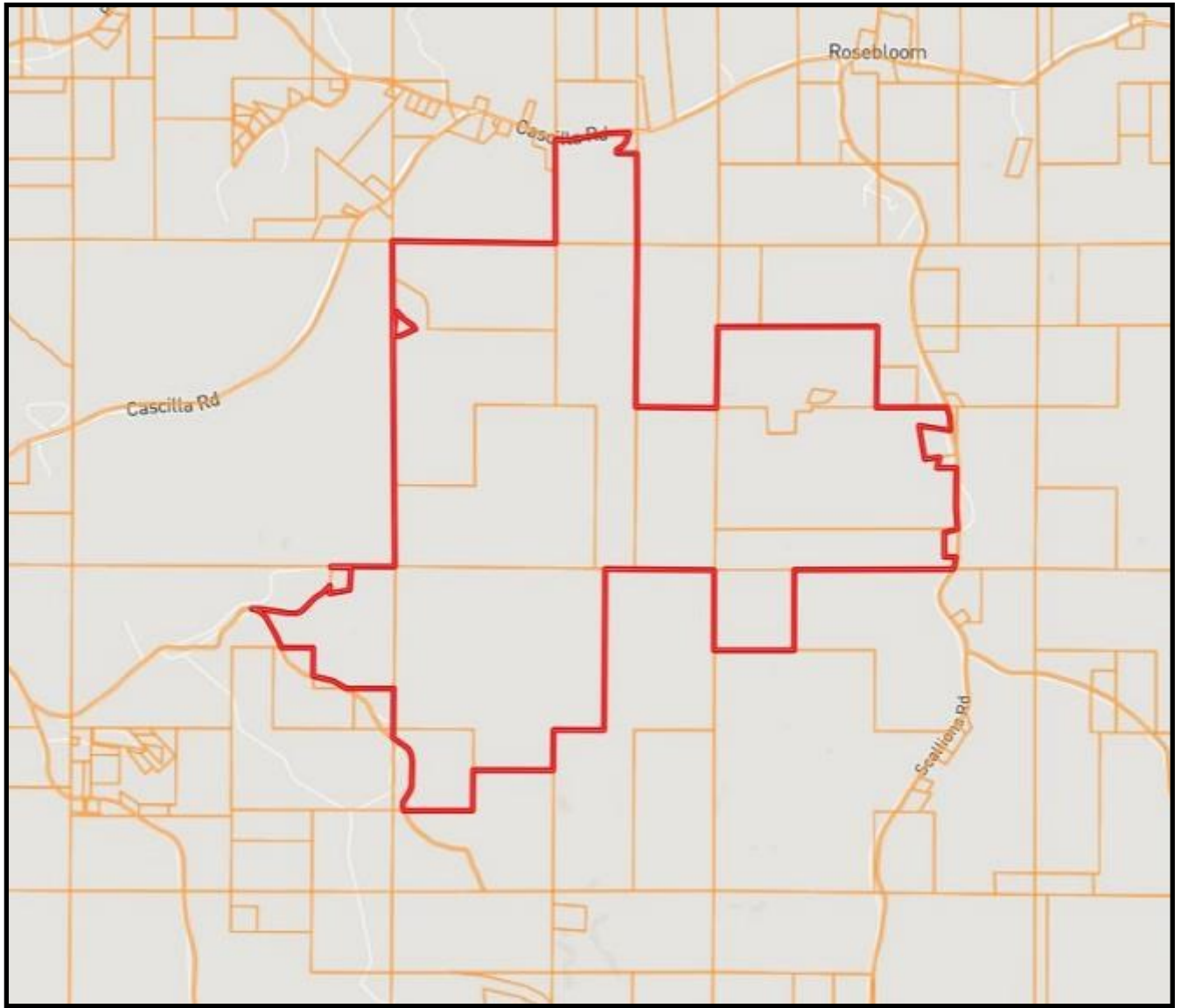


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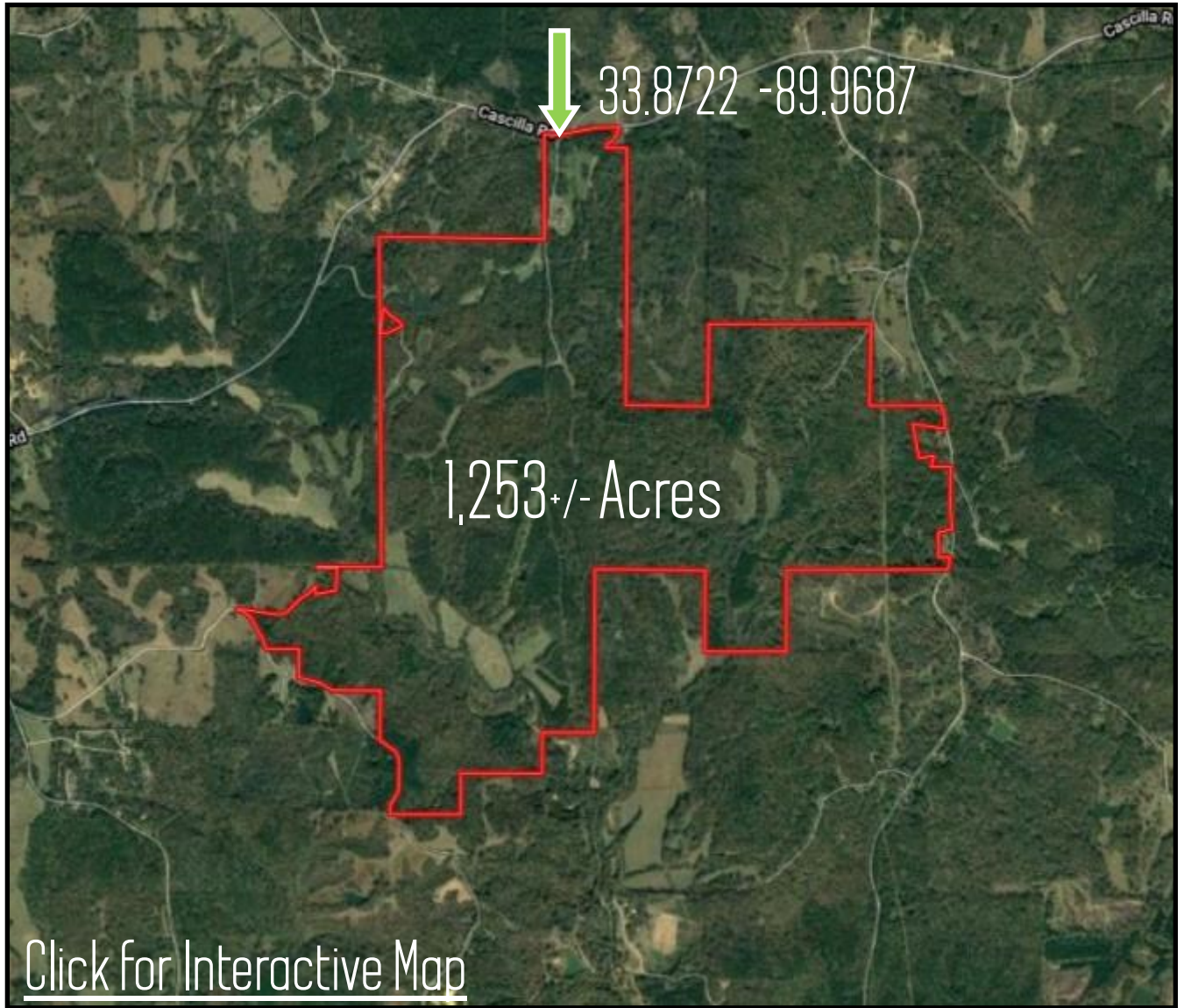
Ownership Map

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Aerial Map

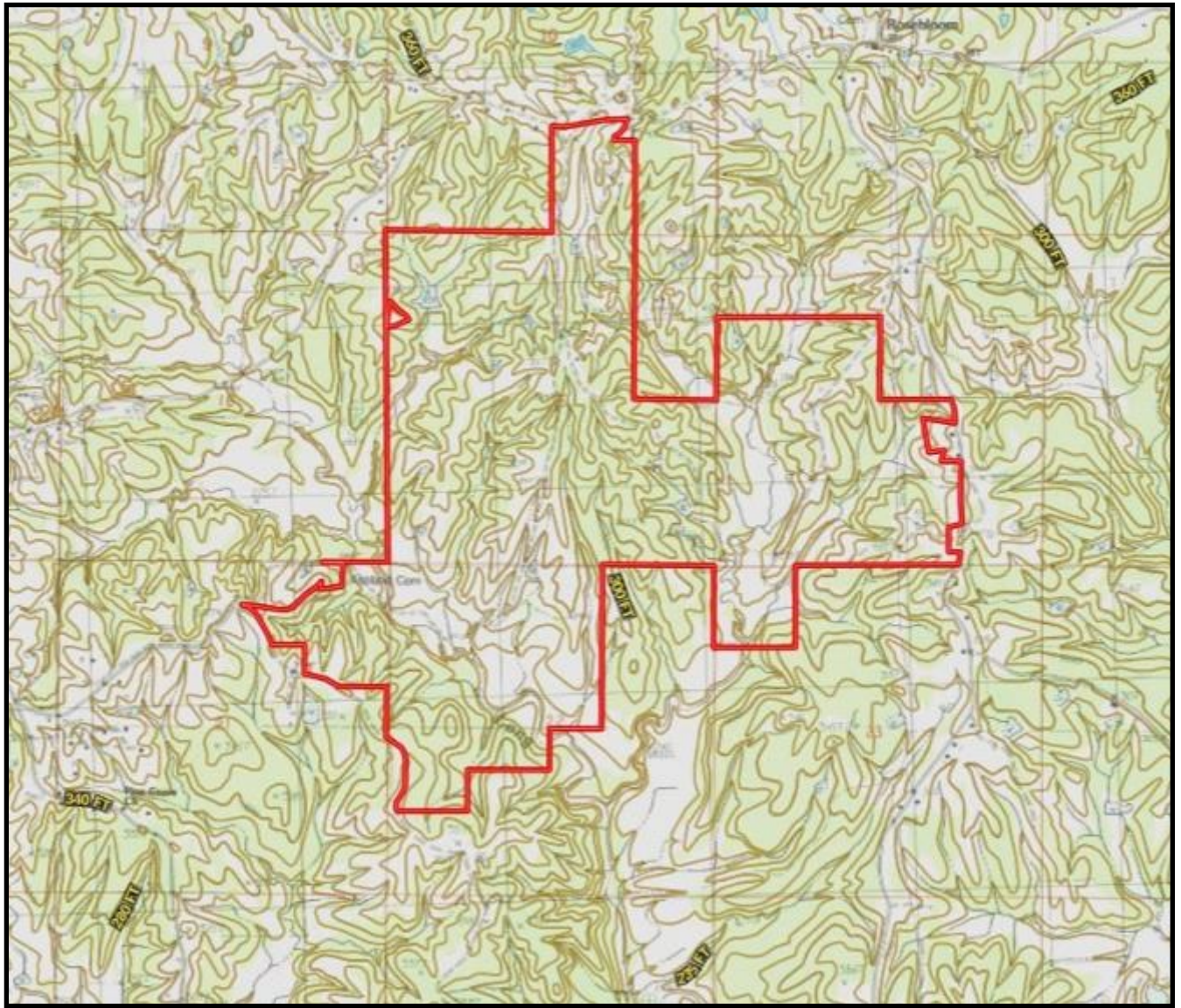


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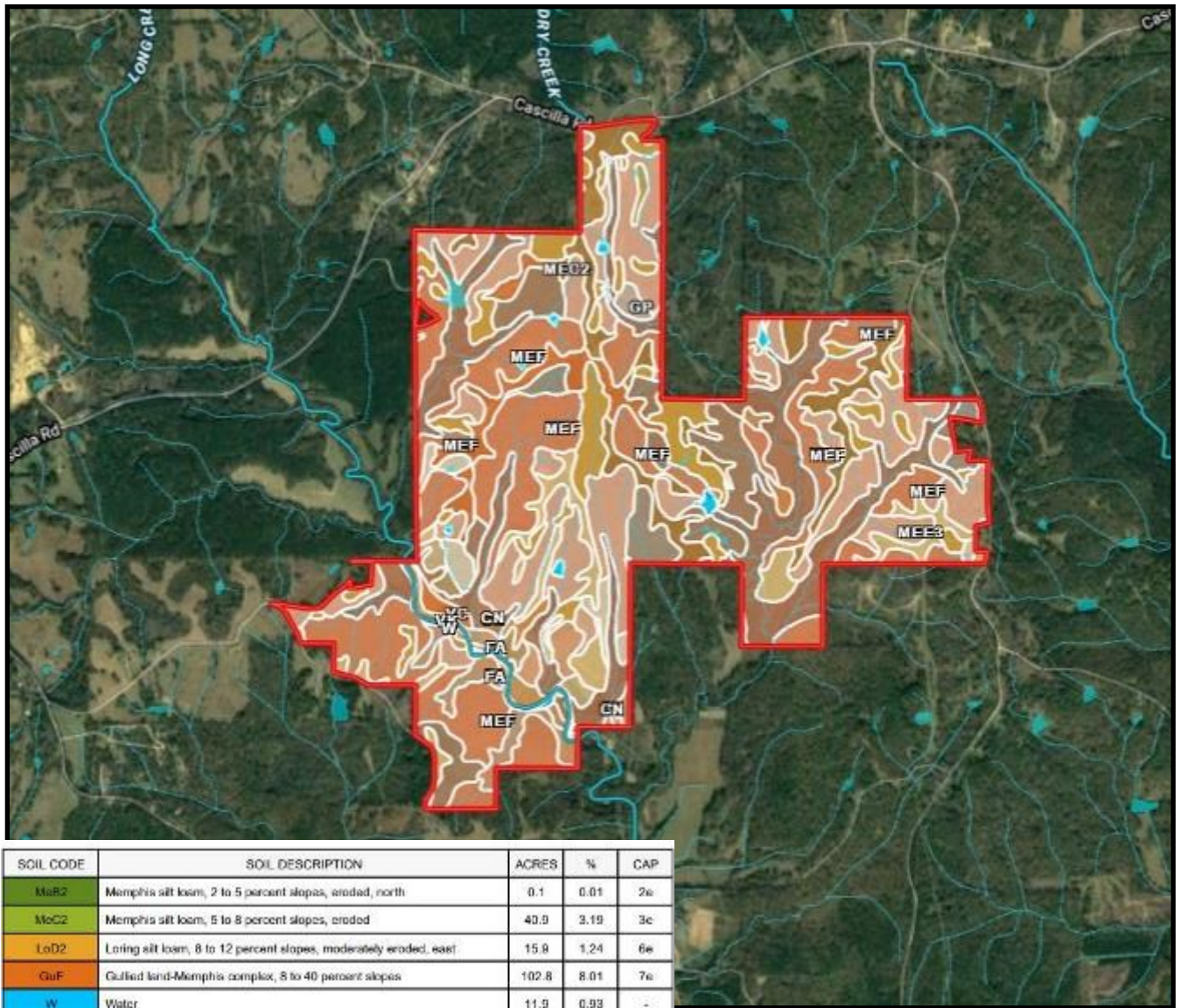
Topo Map

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Soil Map

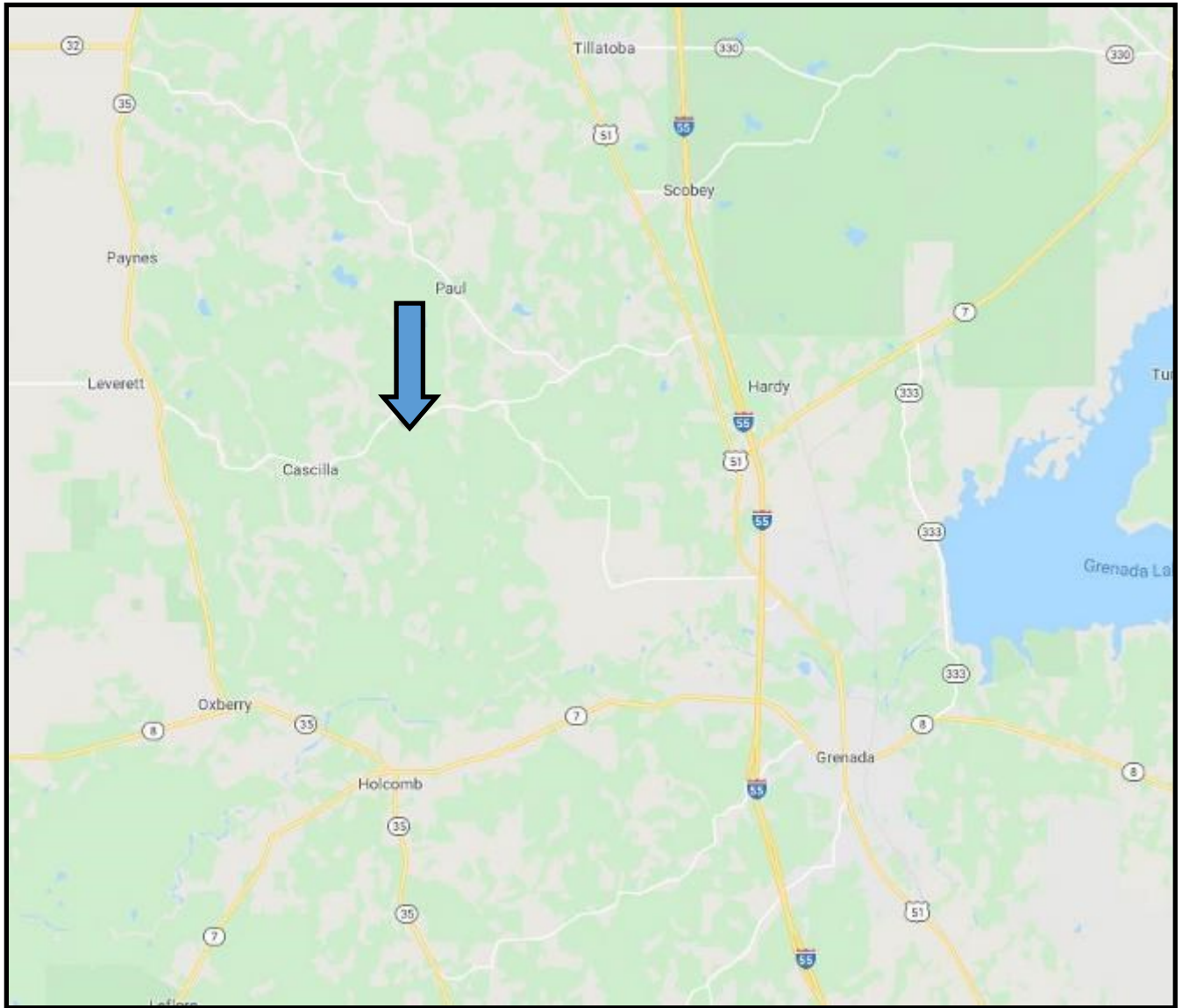
SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
MeB2	Memphis silt loam, 2 to 5 percent slopes, eroded, north	0.1	0.01	2c
MeC2	Memphis silt loam, 5 to 8 percent slopes, eroded	40.0	3.19	3c
LoD2	Loring silt loam, 8 to 12 percent slopes, moderately eroded, east	15.9	1.24	6e
GuF	Gulfed land-Memphis complex, 8 to 40 percent slopes	102.8	8.01	7c
W	Water	11.9	0.93	-
MeE	Memphis silt loam, 12 to 17 percent slopes	28.9	2.25	6e
MeE3	Memphis silt loam, 12 to 17 percent slopes, severely eroded	251.9	19.63	6e
MeF	Memphis silt loam, 17 to 40 percent slopes	301.3	23.48	7c
LoC2	Loring silt loam, 5 to 8 percent slopes, moderately eroded, central	85.0	6.57	4e
MeD3	Memphis silt loam, 5 to 12 percent slopes, severely eroded	83.0	6.53	4e
Cn	Collins silt loam	207.7	16.19	2w
LoB2	Loring silt loam, 2 to 5 percent slopes, moderately eroded, central	6.9	0.53	3e
Vk	Vicksburg and Druno soils	15.9	1.24	2w
MeF3	Memphis silt loam, 17 to 40 percent slopes, severely eroded	77.2	6.02	7e
GP	Gravel Pit	5.0	0.39	-
GRB2	Grenada silt loam, 2 to 5 percent slopes, eroded	11.0	0.86	2c
Fa	Falaya silt loam	39.9	3.11	2w
CA	Calloway silt loam, 0 to 3 percent slopes	6.3	0.49	2w
Vc	Vicksburg silt loam	5.6	0.43	2w
MeD2	Memphis silt loam, 8 to 12 percent slopes, eroded	5.2	0.41	4c
TOTALS		1283.1	100%	5.05

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Directional Map

Directions: From I-55 S take exit 211 for MS-7 N toward Coffeerville and travel 0.3 miles, turn right onto MS-333 / MS-7 S and travel 0.4 miles, turn right onto US-51 N and travel 2.8 miles, turn left onto Cascilla Road and travel 1.9 miles, continue onto Strider Road and travel 2.9 miles, continue onto Cascilla Road and travel 2.1 miles. [Google Map Link](#) Address: 1375 Cascilla Road, Cascilla MS 38920



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