

Madison County, MS



FOR SALE

1,117+/- ACRES

Love Creek Plantation

New Price!

\$3,250,000

[Click Here for Video](#)



Hunting | Recreational | Timber | Home



Directions: From Jackson, follow I-55N to MS 16. Take Exit 124. After merging onto 16E, turn left on Davis Crossing Road. After 3.7 miles, turn left on Hwy 51. Drive 11 miles, and turn right on MS-17S. Drive approximately 4 miles and the property will be on your right, with a guard house and gate.



Call me today!

Agent/Owner

Steve Martens, Land Realtor®

Steve@TomSmithLand.com

(601) 573 - 2962 cell | (601) 898 - 2772 office

112 Village Blvd. | Madison, MS 39110



www.TomSmithLandandHomes.com

Love Creek Plantation

1,117 +/- Acres

FOR SALE

Have you ever had the opportunity to visit a property where you marveled at how strategically and deliberately the land was managed? A true sportsman's paradise, only a stone's throw from the Big Black River Basin, is now available to you. This is your chance to profit from the knowledge, drive, and hard work of the current landowner of this historic property that has been transformed over the last several decades from an old cotton plantation to the wildlife paradise that it is today.

Love Creek Plantation is a walk-in ready, Madison County, MS property consisting of 1,117+/- acres of a brilliantly developed wildlife paradise featuring beautiful mature hardwood bottoms along with several ridges laced with old majestic pecans. Various stages of pine plantations are managed and burned on a rotational basis, allowing for wildlife food and cover to thrive. Planted hardwoods along the banks of Loves Creek give the added feel of old river bottom hunting. Several creeks traverse the property along with old fence rows, generating funnels and bottle-necks that create ample hunting opportunities. Several small ponds make great watering holes for the wildlife, and a 4+/- acre stocked lake is managed by Southeastern Pond Management, which allows for year around recreational fun for you and your family. There are 27 food plots ranging in size from ¼ acre to 6 acres. Ten shooting houses and numerous ground blinds are remaining. The property is surrounded by 8 miles of high fence, allowing for the bucks to reach their full potential. The fence can be taken down and decommissioned upon request. Deer, turkey, and small game are all abundant. In addition, there's almost \$17,000 of CRP income that is generated and an additional amount that has yet to be determined from carbon credits.

Sitting on the highest hill, you'll find the 2,500+/- sf original farmhouse that was remodeled in 2013 to create a modern lodge, while leaving that sought-after vintage charm and southern character. With a six-burner range and granite countertops, the kitchen will not disappoint. Four bedrooms, two baths, and a sunroom overlook the entrance to the woods, so you can enjoy viewing wildlife while sipping your coffee. The large deck nearly spans the length of the house and is perfect for gathering and grilling. The barn is 60 x 40 with metal trusses and cypress walls and contains an enclosed heated and cooled mud room with individual lockers. It also includes an enclosed tool room and skinning rack. There are two lean-tos for equipment as well as a concrete wash rack. Between the house and the barn you can practice shooting your bow anytime from the bow tower in the back yard.

This property is conveniently located only 40 minutes from Madison. Deer data and additional pictures are available per request. When you are interested in a private tour, please contact Steve Martens.



Call me today!

Steve Martens, Land Realtor®

Steve@TomSmithLand.com

(601) 573 - 2962 cell | (601) 898 - 2772 office

112 Village Blvd. | Madison, MS 39110



www.TomSmithLandandHomes.com

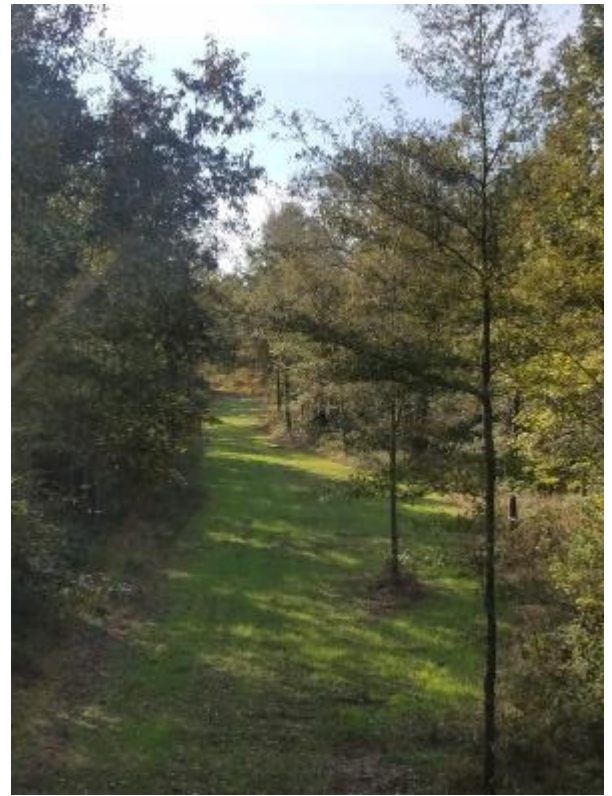


#SellingSippi
Call me today!

Steve Martens , Land Realtor®
Steve@TomSmithLand.com
(601) 573 - 2962 cell | (601) 898 - 2772 office
112 Village Blvd. | Madison, MS 39110



www.TomSmithLandandHomes.com



- 40+ acres of hunting and feeding food plots
- Several creeks and watering ponds
- 4+/- acre stocked and managed lake
- Extensive road system throughout
- Eight miles of high fence
- 10 shooting houses & blinds that stay

call me today!

STEVE MARTENS, REALTOR®

Steve@TomSmithLand.com

601.898.2772 office | 601.573.2962 cell



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



call me today!

STEVE MARTENS, REALTOR®

Steve@TomSmithLand.com

601.898.2772 office | 601.573.2962 cell



Expect More. Get More.

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

FOR SALE

3339 MS 17 | PICKENS, MS 39146



2,500+/- SQ FT | 4 BEDROOMS | 2 BATHROOMS | BARN



call me today!

STEVE MARTENS, REALTOR®

Steve@TomSmithLand.com

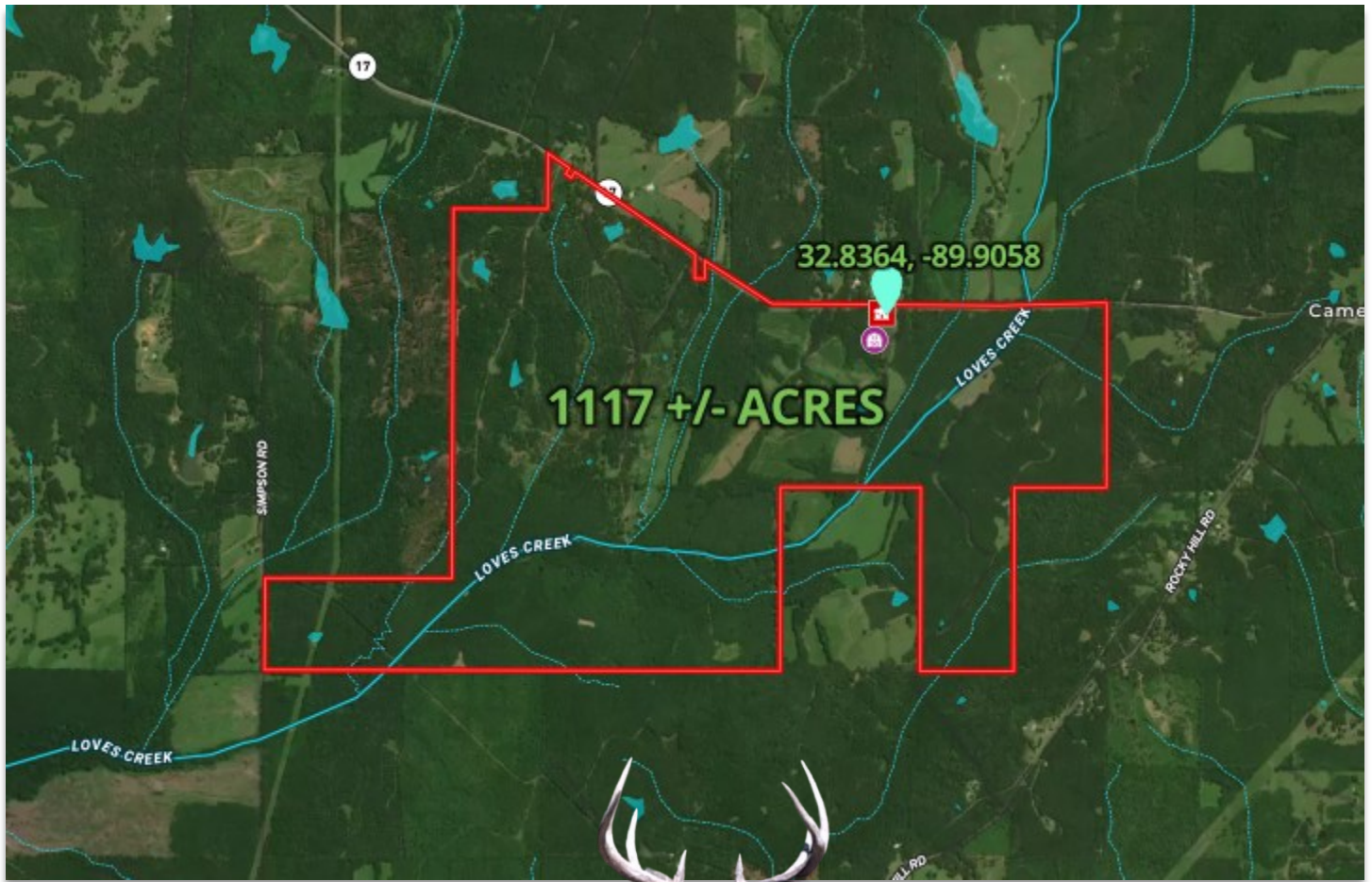
601.898.2772 office | 601.573.2962 cell



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

Aerial Map



[Click Here for Interactive Map](#)



call me today!

STEVE MARTENS, REALTOR®

Steve@TomSmithLand.com

601.898.2772 office | 601.573.2962 cell



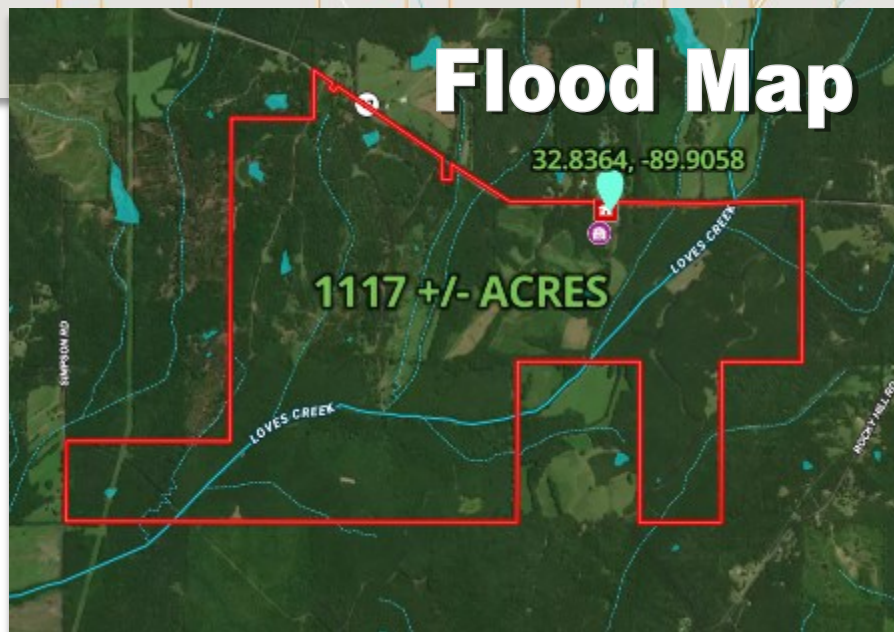
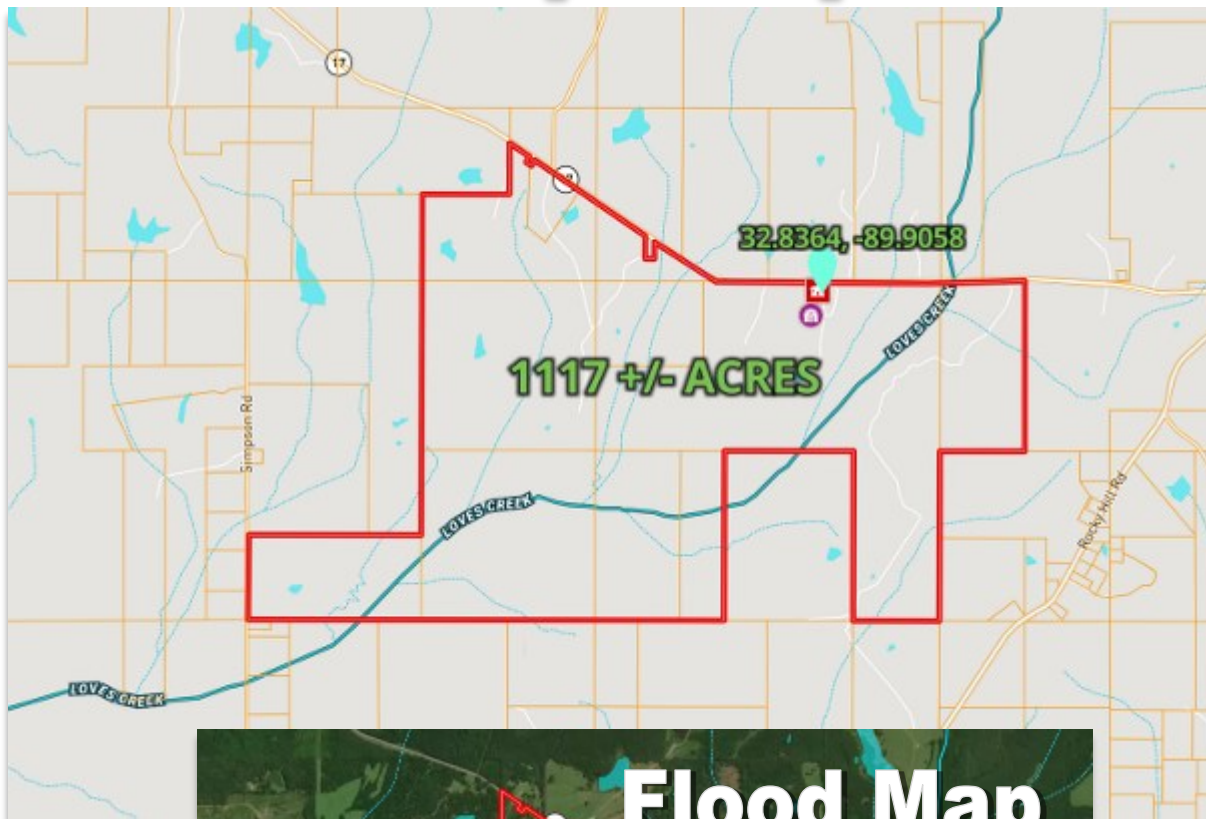
Expect More. Get More.



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

Ownership Map



Flood Map



call me today!

STEVE MARTENS, REALTOR®

Steve@TomSmithLand.com

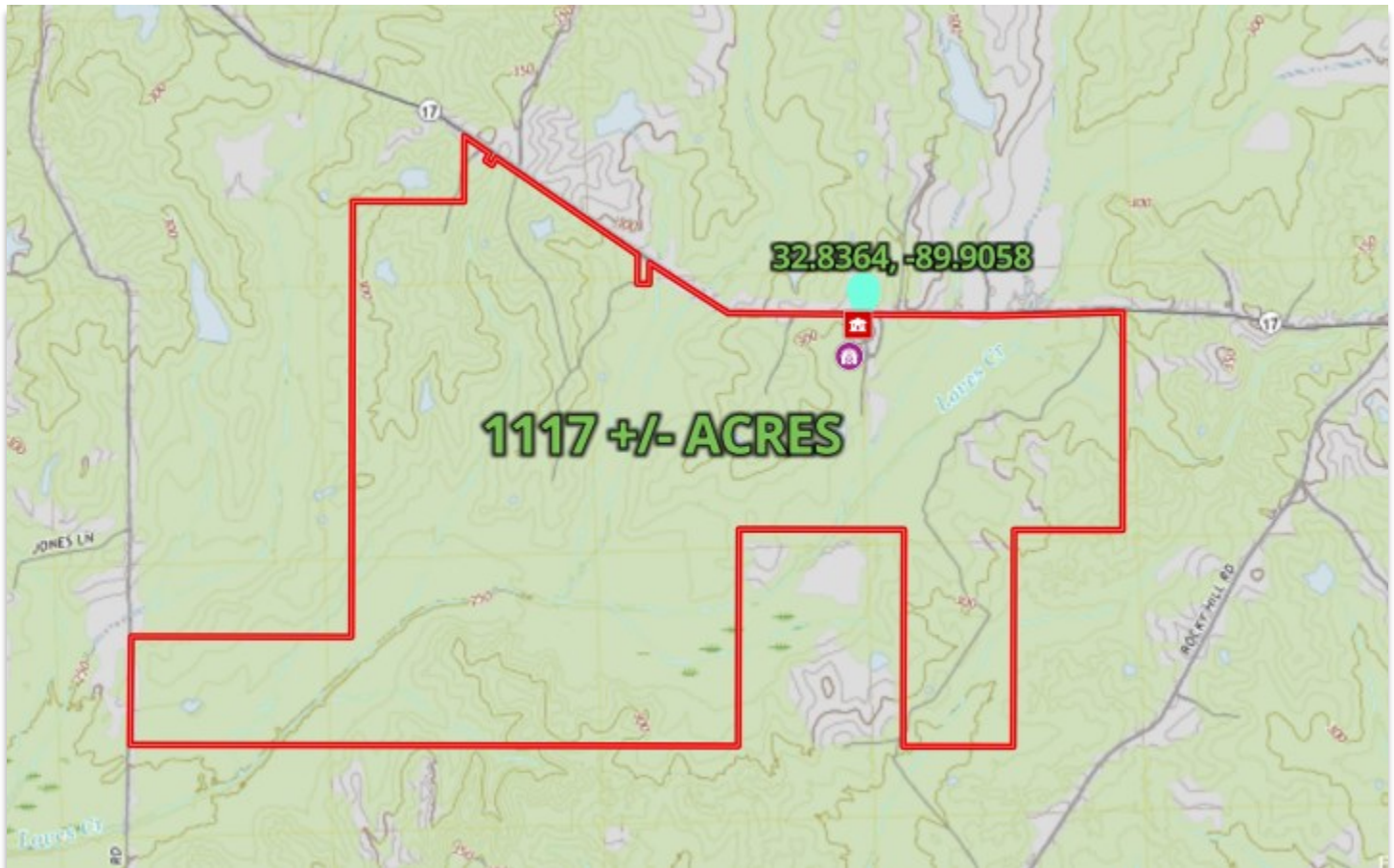
601.898.2772 office | 601.573.2962 cell



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

Topographical Map



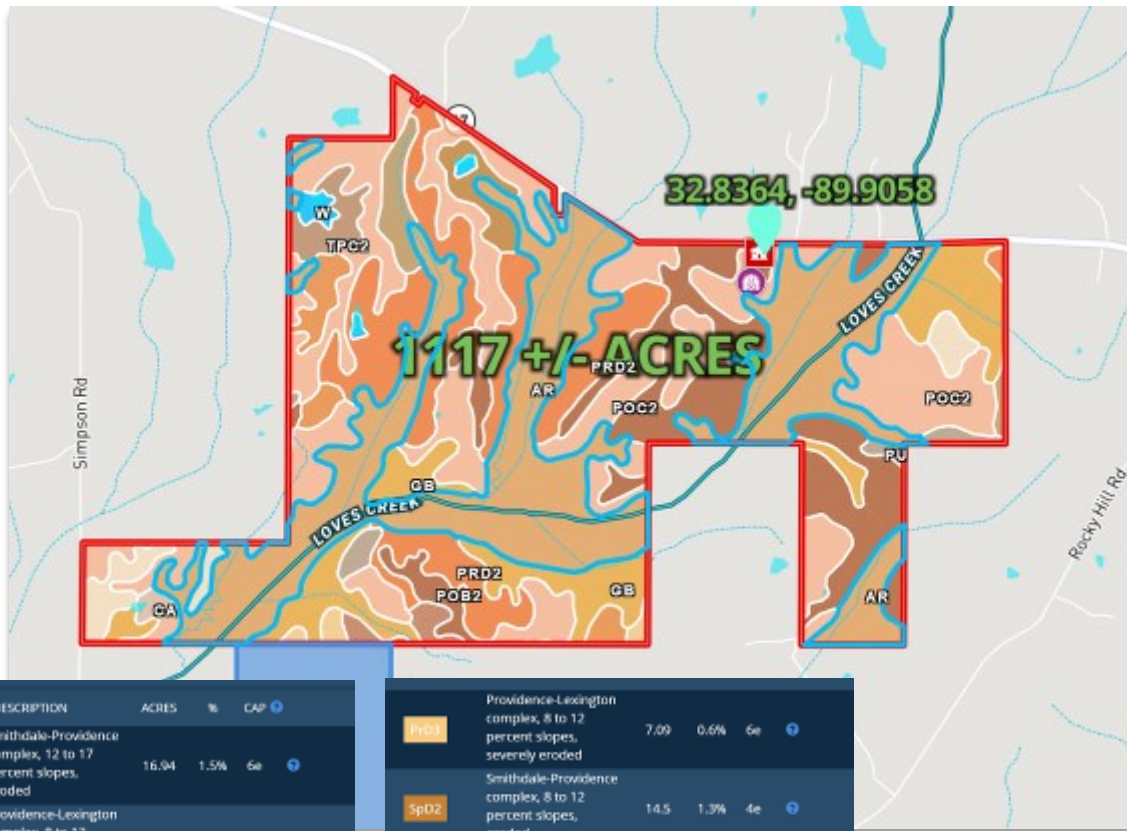
#SellingSippi
Call me today!

Steve Martens, Land Realtor®
Steve@TomSmithLand.com
(601) 573 - 2962 cell | (601) 898 - 2772 office
112 Village Blvd. | Madison, MS 39110



www.TomSmithLandandHomes.com

Soil Map



CODE	DESCRIPTION	ACRES	%	CAP
SpE2	Smithdale-Providence complex, 12 to 17 percent slopes, eroded	16.94	1.5%	6e
PRD2	Providence-Lexington complex, 8 to 12 percent slopes, eroded	136.71	12.3%	4e
LoS2	Loring silt loam, 2 to 5 percent slopes, moderately eroded, central	25.1	2.3%	3e
Gb	Gilbsburg silt loam	105.81	9.5%	2w
PoB2	Providence silt loam, 2 to 5 percent slopes, eroded	133.81	12%	2e
Pu	Providence-Udorthents complex, gullied	11.98	1.1%	4e
PoC2	Providence silt loam, 5 to 8 percent slopes, eroded	271.2	24.4%	3e
W	Water	7.47	0.7%	-

PRD1	Providence-Lexington complex, 8 to 12 percent slopes, severely eroded	7.09	0.6%	6e
SpD2	Smithdale-Providence complex, 8 to 12 percent slopes, eroded	14.5	1.3%	4e
SR	Smithdale-Providence association, hilly	8.89	0.8%	7e
PoCS	Providence silt loam, 5 to 8 percent slopes, severely eroded	20.39	1.8%	4e
Ar	Ariel silt loam	334.77	30.1%	2w
TpC2	Tippah silt loam, 5 to 8 percent slopes, eroded	15.13	1.4%	3e
Ca	Calhoun silt loam	3.54	0.3%	3w
Totals		1113.3 Ac		2.7 Cap. Average



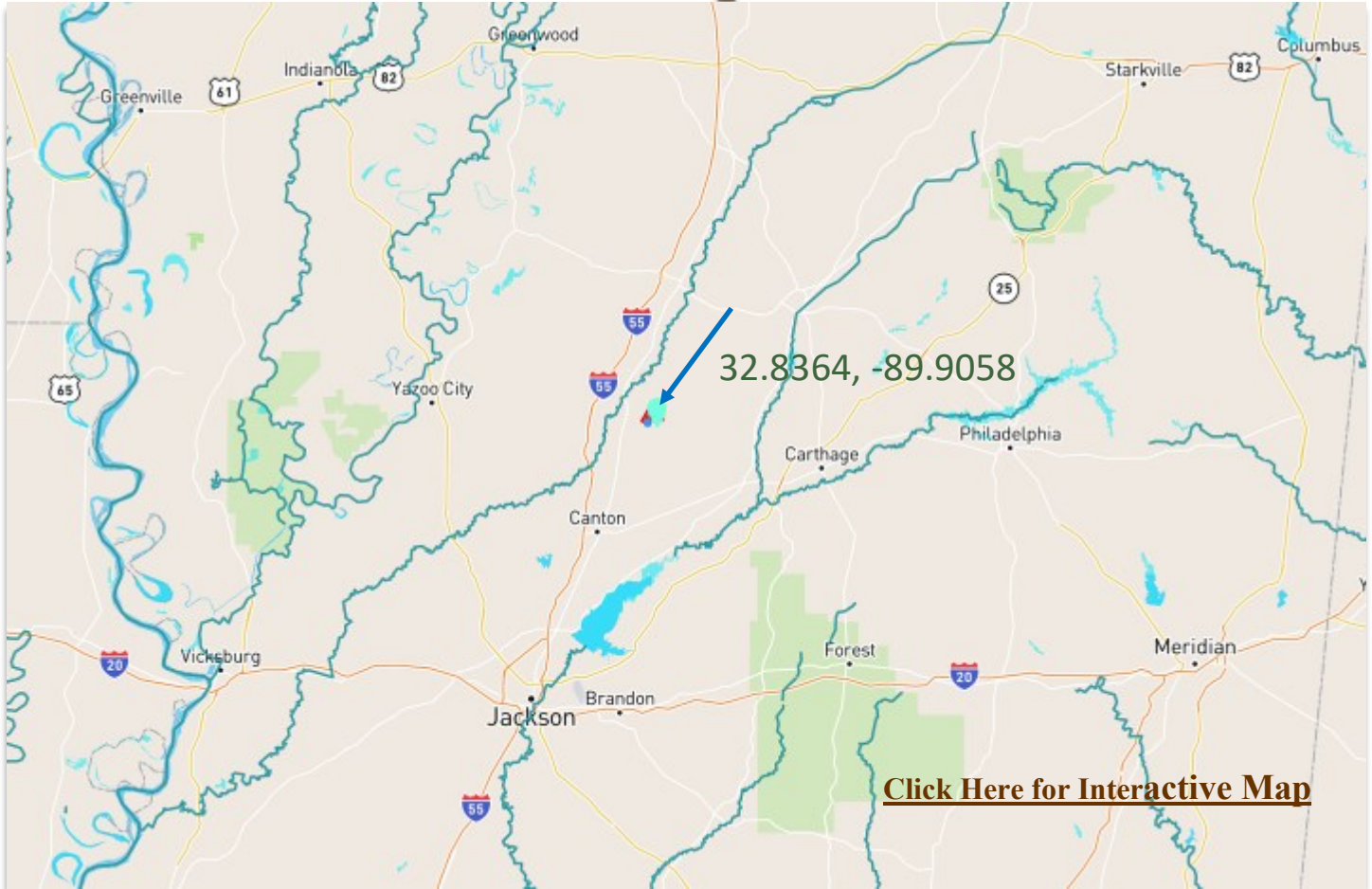
#SellingSippi
Call me today!

Steve Martens, Land Realtor®
 Steve@TomSmithLand.com
 (601) 573 - 2962 cell | (601) 898 - 2772 office
 112 Village Blvd. | Madison, MS 39110



www.TomSmithLandandHomes.com

Directional Map



DIRECTIONS: From Jackson, follow I-55N to MS 16. Take Exit 124. After merging onto 16E, turn left on Davis Crossing Road. After 3.7 miles, turn left on Hwy 51. Drive 11 miles, and turn right on MS-17S. Drive approximately 4 miles and the property will be on your right, with a guard house and gate.



#SellingSippi
Call me today!

Steve Martens, Land Realtor®
Steve@TomSmithLand.com
(601) 573 - 2962 cell | (601) 898 - 2772 office
112 Village Blvd. | Madison, MS 39110



www.TomSmithLandandHomes.com