

Madison County, MS



FOR SALE

1,117+/- ACRES

OFFERED AT
\$3,590,000



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.



Contact me for more information

Agent/Owner

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.

1,117 +/- Acres in Madison County, MS

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 is now available to you. This is your chance to profit from the knowledge, drive, and hard work of the current landowner.

This walk-in ready, Madison County, MS tract consists 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 bottlenecks 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. Deer, turkey, and small game are all abundant.

Sitting on the highest hill, you'll find the 2,200+/- 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.



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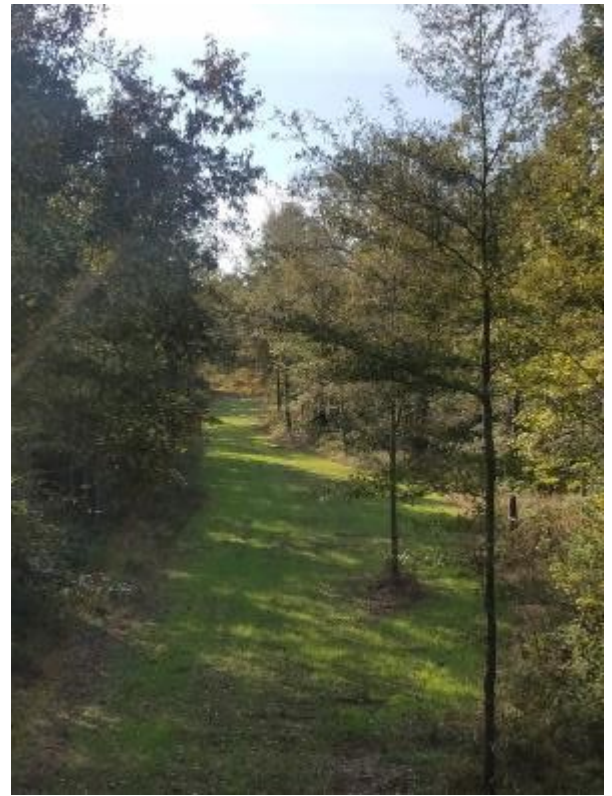


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- 40+ acres of hunting and feeding food plots
- Several creeks and watering ponds
- 4+/- acre stocked and managed lake
- Extensive road system throughout
- Eight miles of high fence
- 10 shooting houses & blinds that stay

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3339 MS 17 | PICKENS, MS 39146



2200+/- SQ FT • 4 BEDROOMS • 2 BATHROOMS • BARN



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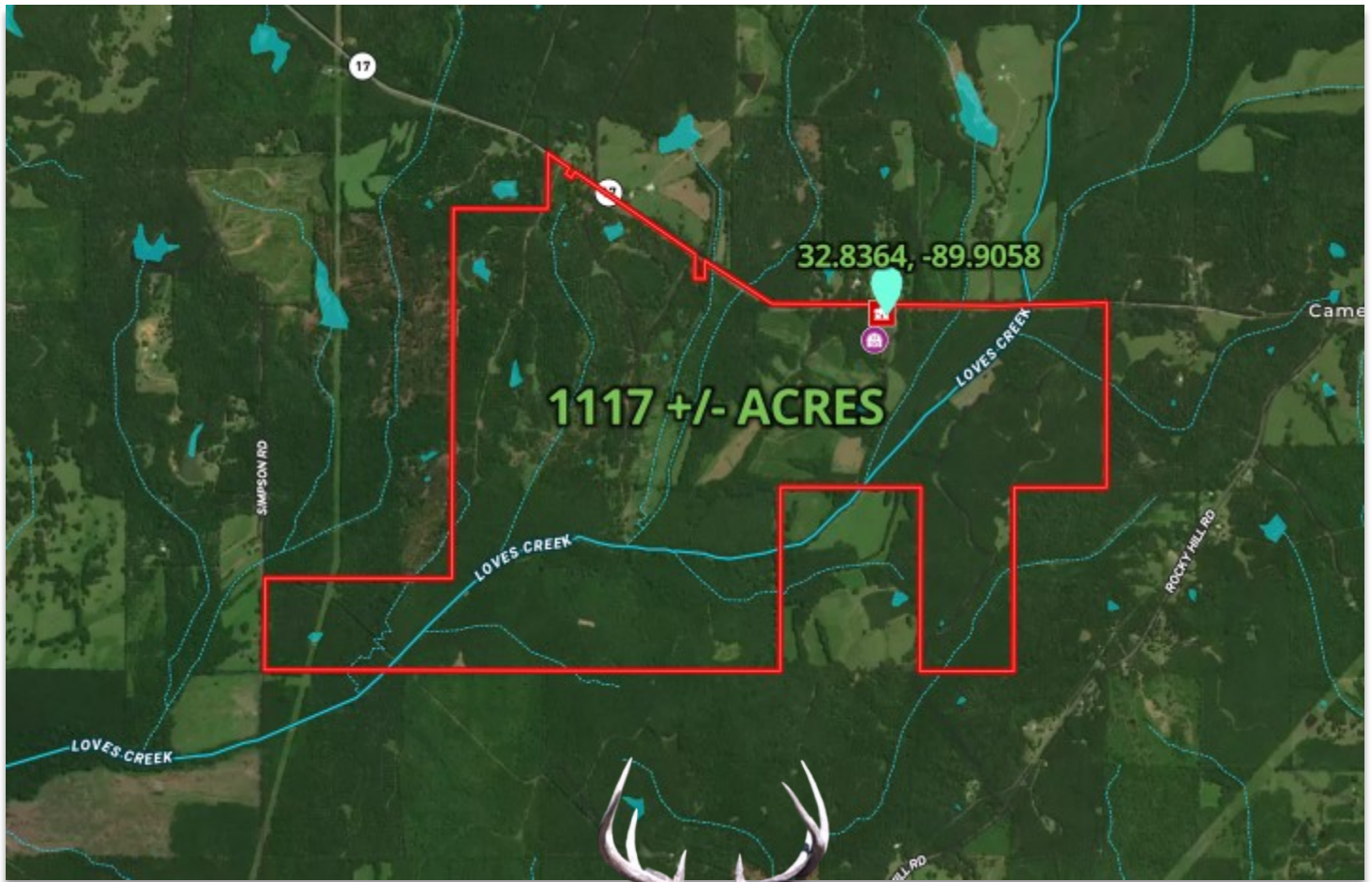
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Aerial Map



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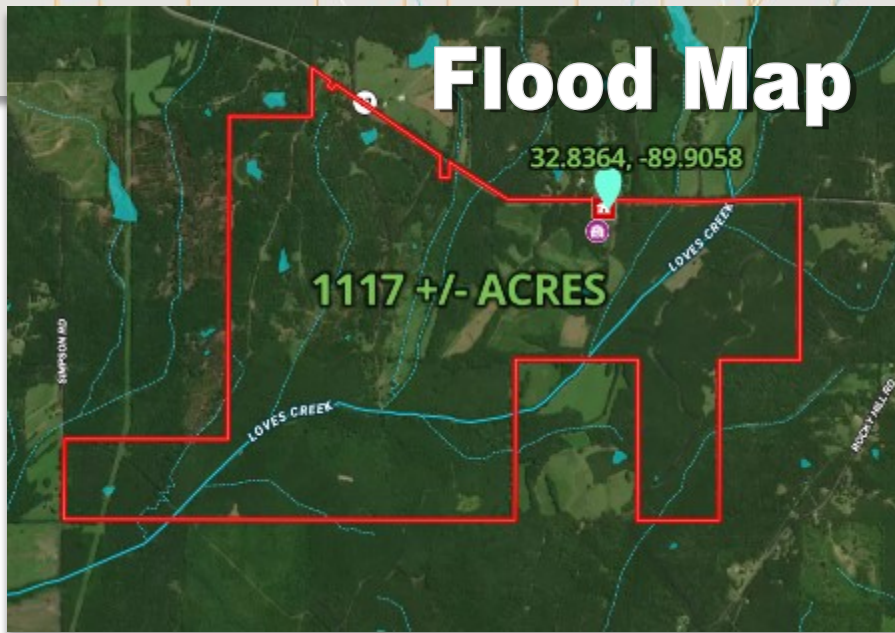
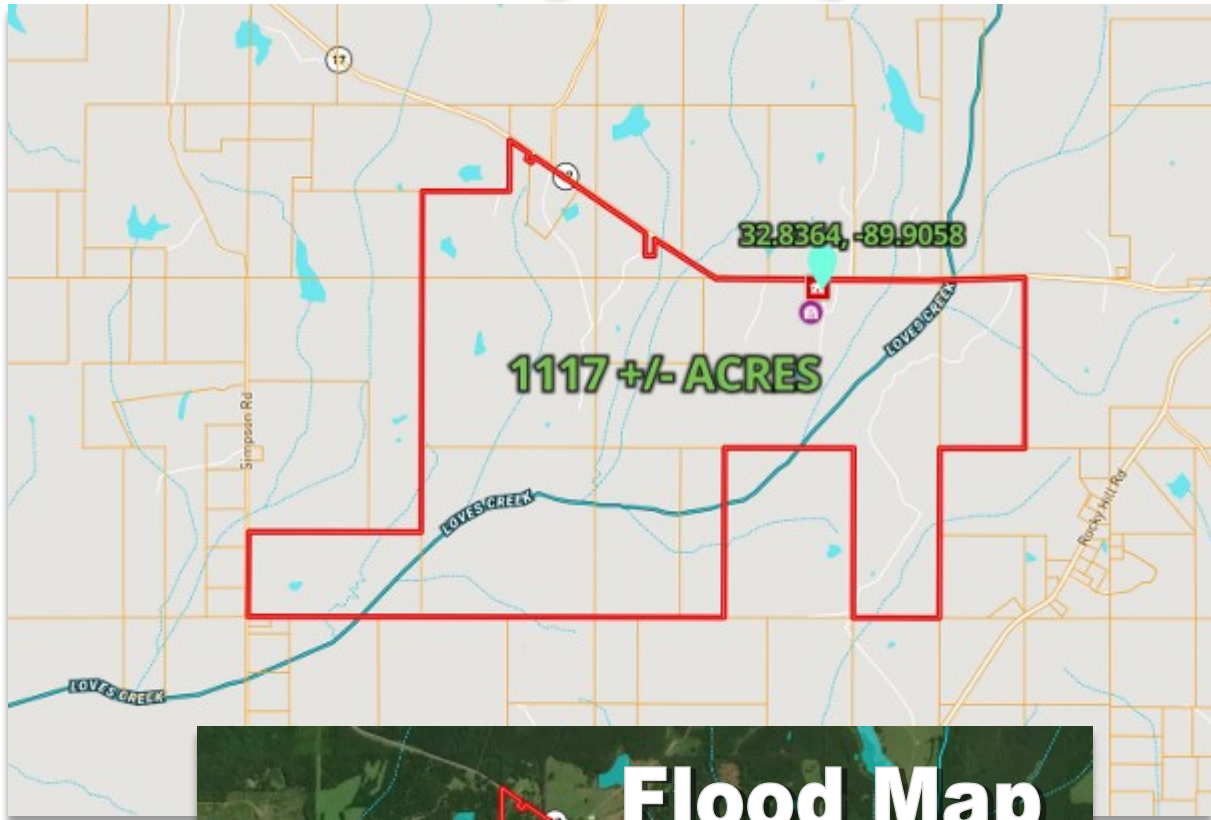
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Ownership Map



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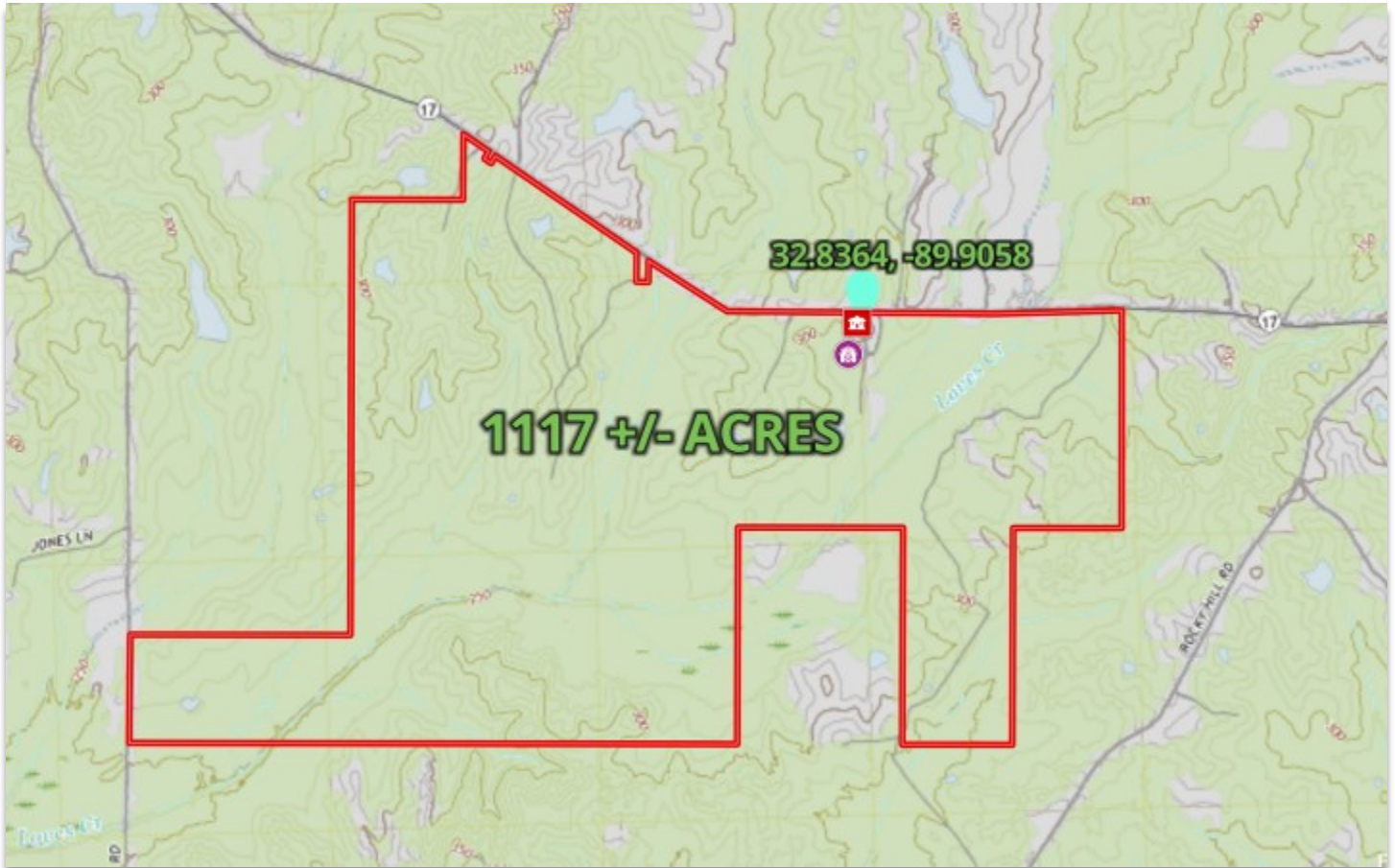
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Topographical Map



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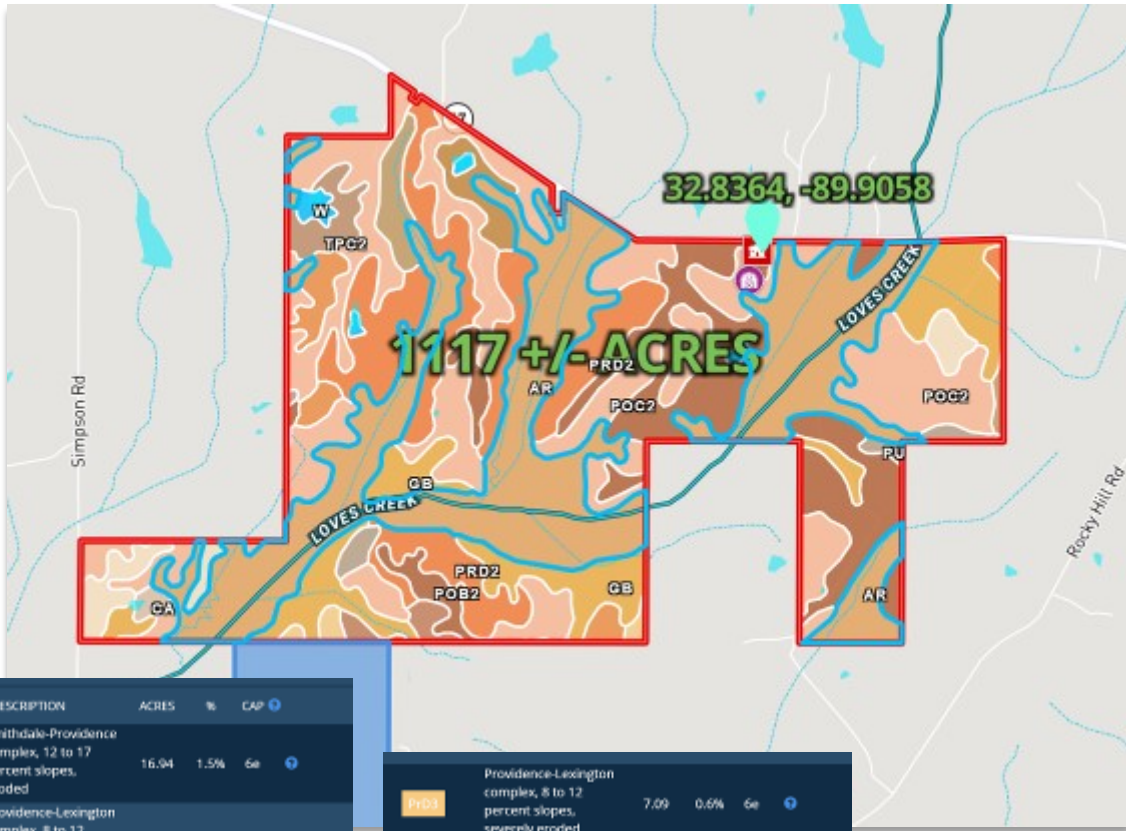
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Soil Map



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
LOR2	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	1.2%	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%	-

PRD3	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
POC3	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	



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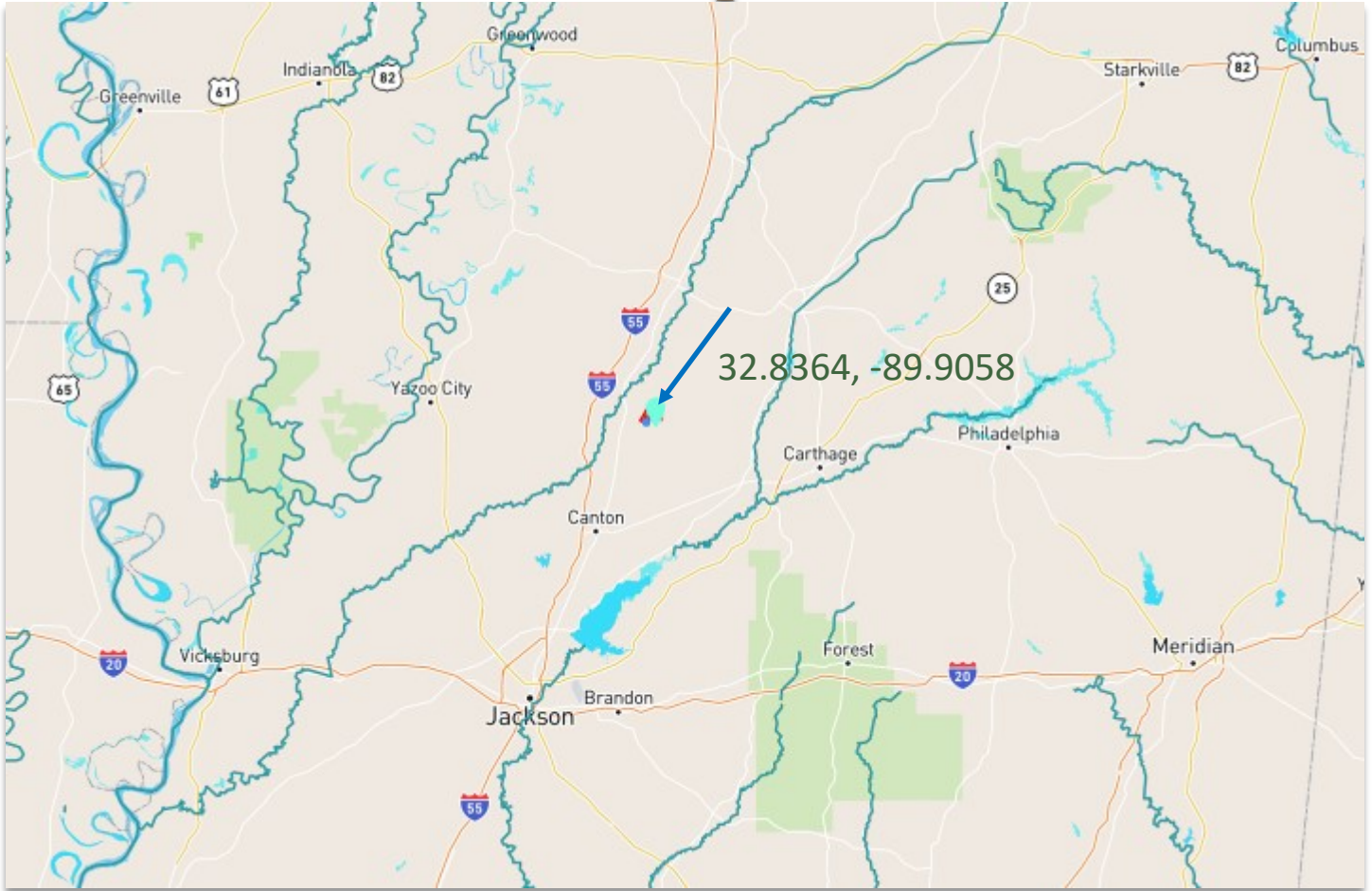
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Directional Map



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