



Paradise in Pike County, MS 107+/- Acres with Tons of Amenities



\$895,000

2019 Patsy Hill Road Tylertown, MS 39667

THIS IS A RARE FIND and when it comes to amenities, the 107+/- acre Pike County, MS tract has so much to offer! As you enter the property from Patsy Hill Road you will find yourself on a long gravel driveway that splits open pasture ground. The drive splits off and you can choose to go to the barn or one of the two homes. A gorgeous, 3296+/- square foot, three bedroom, two and a half bath, brick house with a two car garage serves as the main home. The guest house offers 2 bedrooms, 2 baths and a carport. A large barn with stables and two spacious shops are situated around the corner from the homes. Also on site is an underground bunker/storm shelter. As you stroll around the property, you will notice the 30+/- acres of fenced pasture land, 60+/- acres of mixed timber with some gorgeous white oaks and fruit trees. Near the northern border of the property is the peacefully flowing creek better known as Carter's Creek, an excellent source of water for wildlife. Venture through the rolling hills and hardwoods covering the remainder of the property and you will discover two, spring-fed, stocked 4+/- acre lakes and a stocked 5+/- acre pond. Hunting is also an option with multiple shooting houses and food plots. Other features include a large generator, powerful enough to run both homes, a spacious gazebo with a large sink for cleaning fish, a chicken coop and dog pens. The property has road frontage on Eric Price Road and Patsy Hill Road and is located in North Pike school district, only 20 minutes from the interstate and McComb. This is truly a unique property that you have to see for yourself! Call Eli today to schedule a viewing!

Directions from McComb, MS: From the intersection of Hwy 51 and Hwy 44, travel east on Hwy 44 for 11.7 miles. Turn right onto Patsy Hill Road and travel .7 miles. The property will be on your right.



Call me today!

ELI FERGUSON, REALTOR®
Eli@TomSmithLand.com
601.990.5070 office | 601.757.7117 cell



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TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



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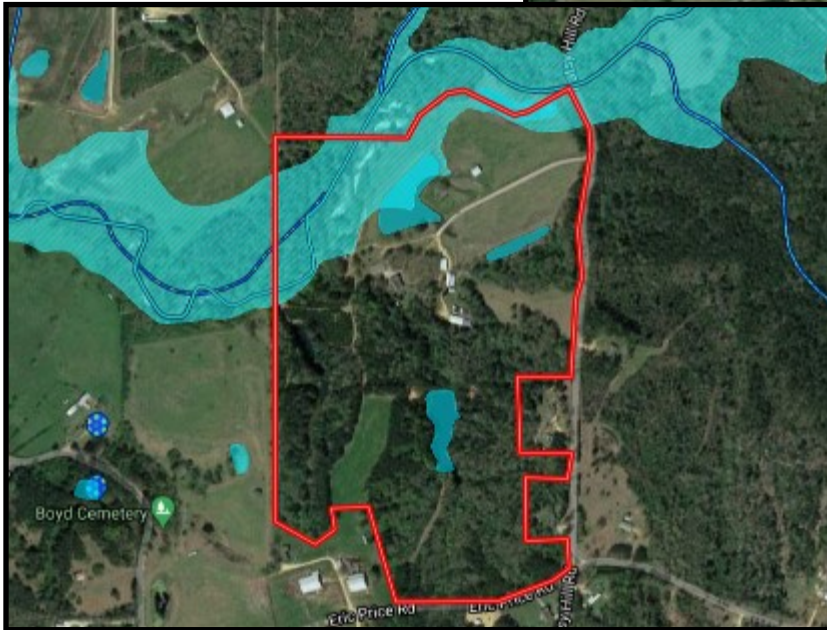
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Aerial Map



Flood Map



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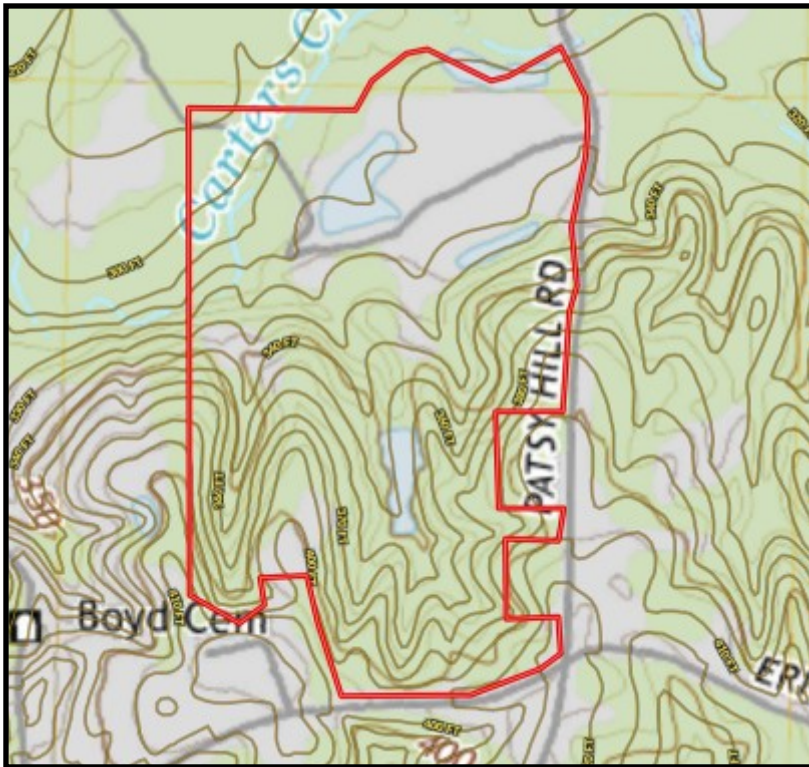
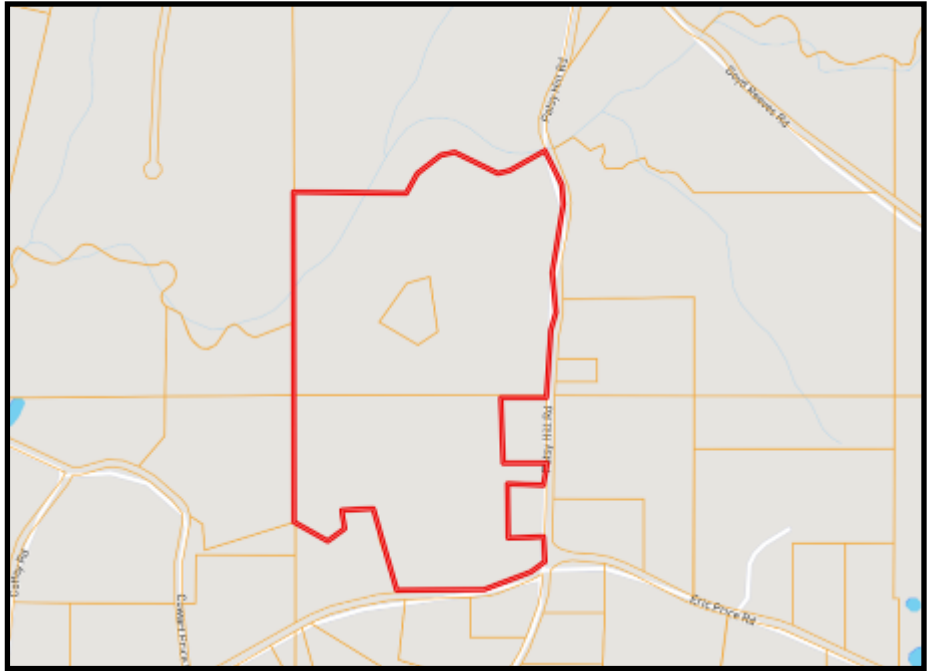
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Ownership Map



Topo Map



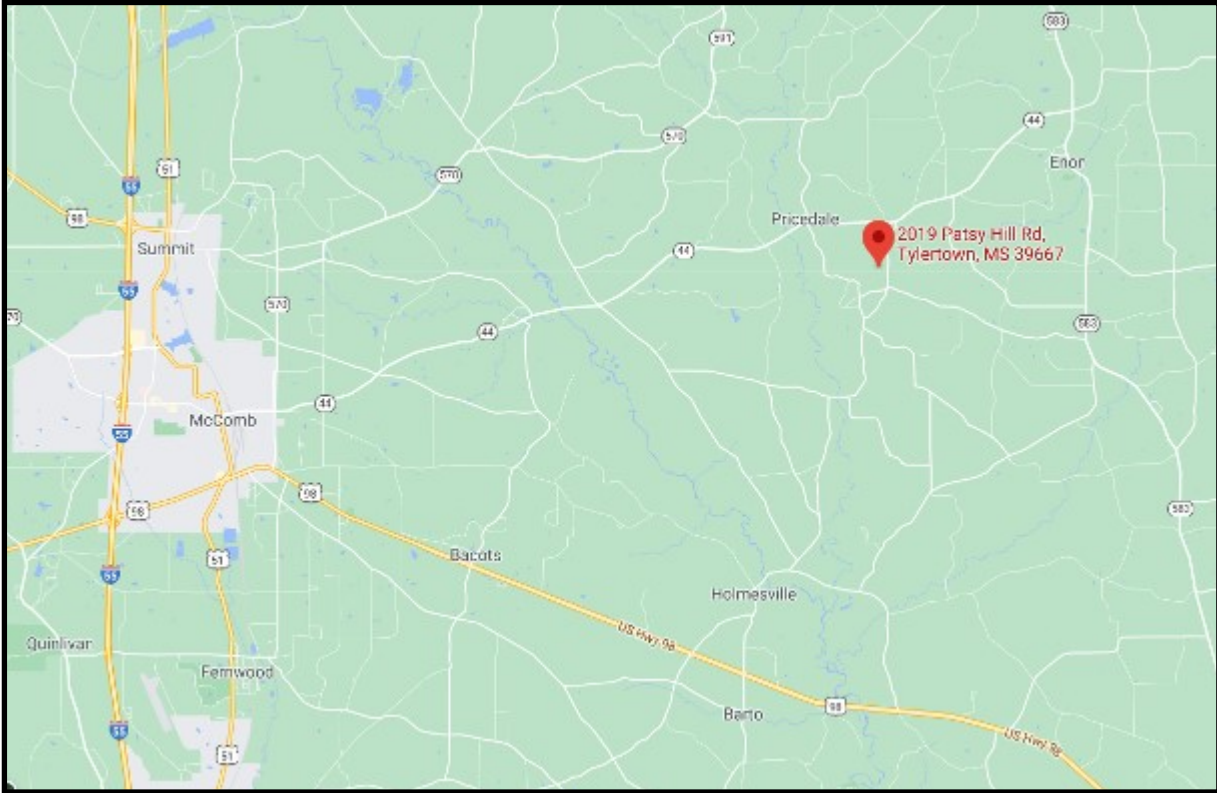
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Directional Map



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