

WELCOME TO LONG CREEK PLANTATION

\$2,982,850



1,200+/- Acres in Tallahatchie & Grenada County, MS
For Sale: 5/7 Majority Ownership with 4 Cabins

- 22 Established Food Plots
- Outstanding Road System
- 7 Shooting Houses
- 700+/- Acres of Hardwoods
- 275+/- Acres of Pine Saw Timber
- Two Lakes Stocked with Bass and Bream
- Professionally Managed for Over 10 Years
- Three Ponds for Wildlife
- Long Creek Runs Through Property
- Abundant with Turkey



Call The Land Man today!

TOM SMITH, ALC, BROKER®
Tom@TomSmithLand.com
601.898.2772 office | 601.454.9397 cell



TomSmithLand.com

Information is believed to be accurate but not guaranteed.

1,200+/- Acres in Tallahatchie and Grenada County, MS | Long Creek Plantation

For Sale: 5/7 Majority Ownership with 4 Cabins

This 1,200+/- acre tract located in Tallahatchie and Grenada County, Mississippi is truly a one of a kind property. Upon arrival at the privacy gates, where the road terminates, you will realize what a totally secluded, special property this is! As you wind down the road to the main compound, you will be amazed at the beauty of the timber, food plots, creeks and the impeccable maintenance. Seven cabins are situated amongst the property with some of them fronting Long Creek with porches overlooking the banks where you can enjoy your cup of coffee!

This offering is five/sevenths majority ownership interest in Long Creek Plantation. Included in this purchase are four beautiful cabins/lodges, three of which overlook Long Creek and offer fire pits and park benches so you can watch the kids play while you enjoy your favorite beverage while watching the sun set.

When you are ready to venture out, you will be in awe of the diversity: 22 beautiful food plots, 700+/- acres of hardwood timber, an amazing road system, two fishing lakes, 275+/- acres of mature pine saw log timber and game like you have never seen! This property has been managed for trophy whitetail for over 10 years and the results are impressive. If you are hooked on chasing that long beard, you will have trouble deciding where to hunt as the turkey population is crazy! The angler is in for a treat; the lakes are managed and actually pampered for the big bass. Stocked with bass and bream, you will hook in to some crappie every now and then as well!

This property is absolutely perfect if you are wanting several cabins for family and friends, or it would make an excellent corporate retreat. This is honestly one of those places you really do have to see to appreciate. Please call Tom to schedule a private showing or discuss the possibilities of this outstanding property!



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The Cabins of Long Creek Plantation



Cabin 1

- 2,000 +/- Sq. Ft.
- 3 Bedrooms
- 2 Baths
- Ceramic Tile Counters
- Covered Porches
- Tree House for Kids
- 2 Car Garage
- Fireplace
- Central HVAC
- Loft Sleeps 4
- Plenty of Storage



Cabin 2

- 1,200 +/- Sq. Ft.
- 2 Bedrooms
- 2 Baths
- Covered Porches
- Overlooks Creek
- Game Room/Loft
- Ceramic Tile Counters
- Central HVAC
- Plenty of Storage



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The Cabins of Long Creek Plantation



Cabin 3

- 1,200 +/- Sq. Ft.
- 2 Bedrooms
- 2 Baths
- Covered Porches
- Overlooks Creek
- Game Room/Loft
- Ceramic Tile Counters
- Central HVAC
- Plenty of Storage



Cabin 4

- 2,200 +/- Sq. Ft.
- 3 Bedrooms
- 3.5 Baths
- Loft Sleeps 2
- Covered Porches
- Dining Room
- Ceramic Title Counters
- Dining Room
- 12 Ft. Kitchen Island
- Large Master Suite
- Gas Fireplace
- Plenty of Storage
- Central HVAC
- 2 Car Garage



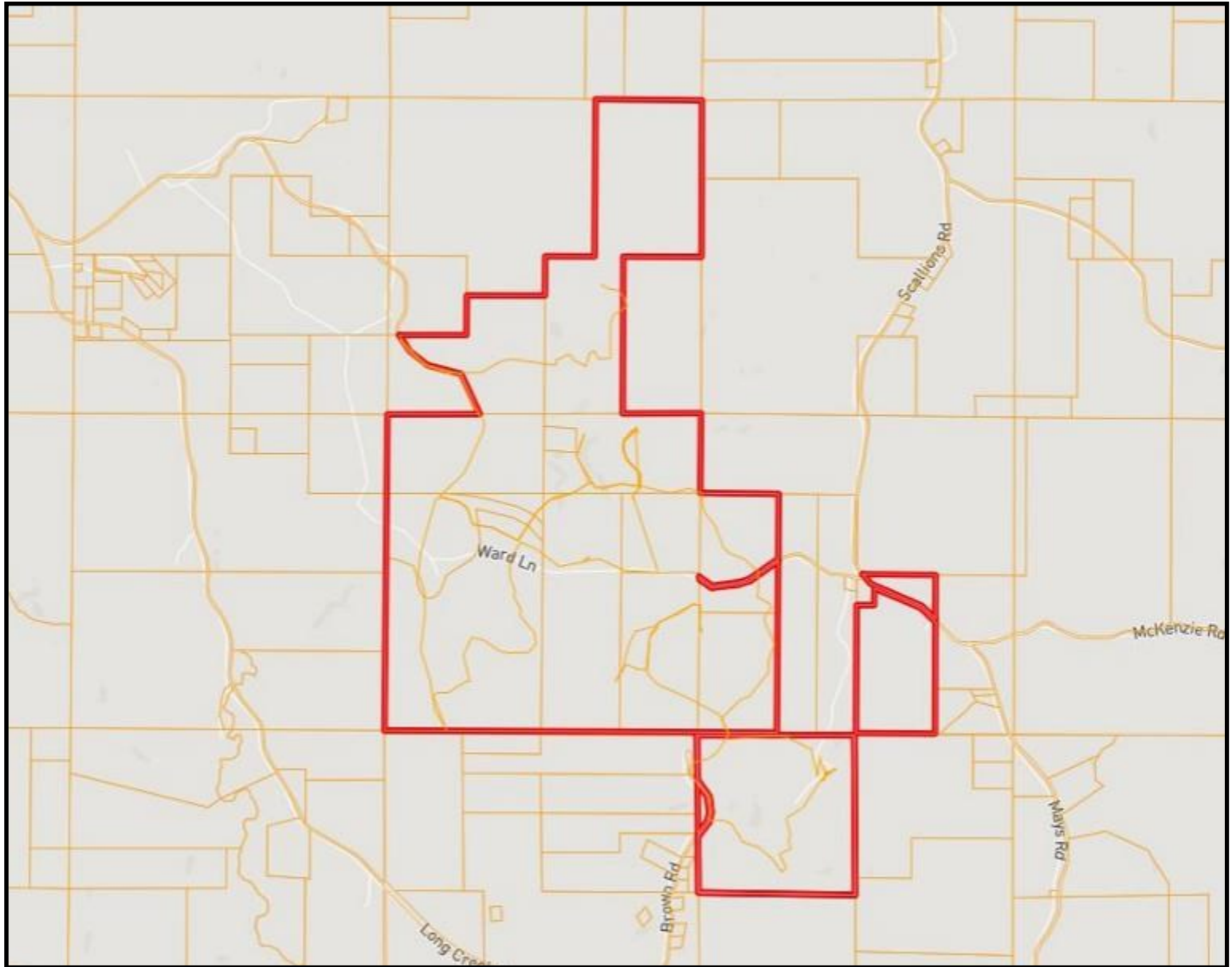
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OWNERSHIP MAP



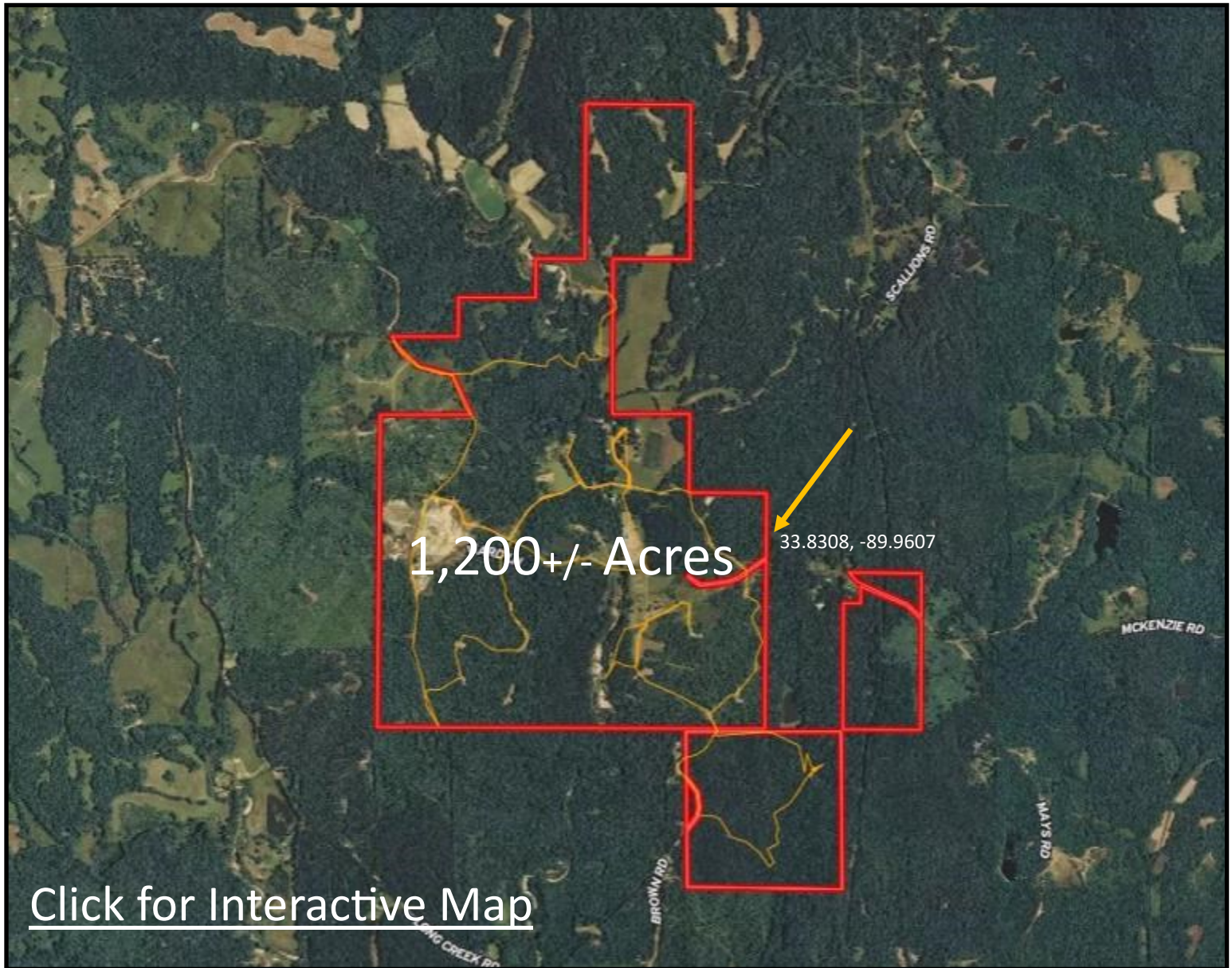
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AERIAL MAP



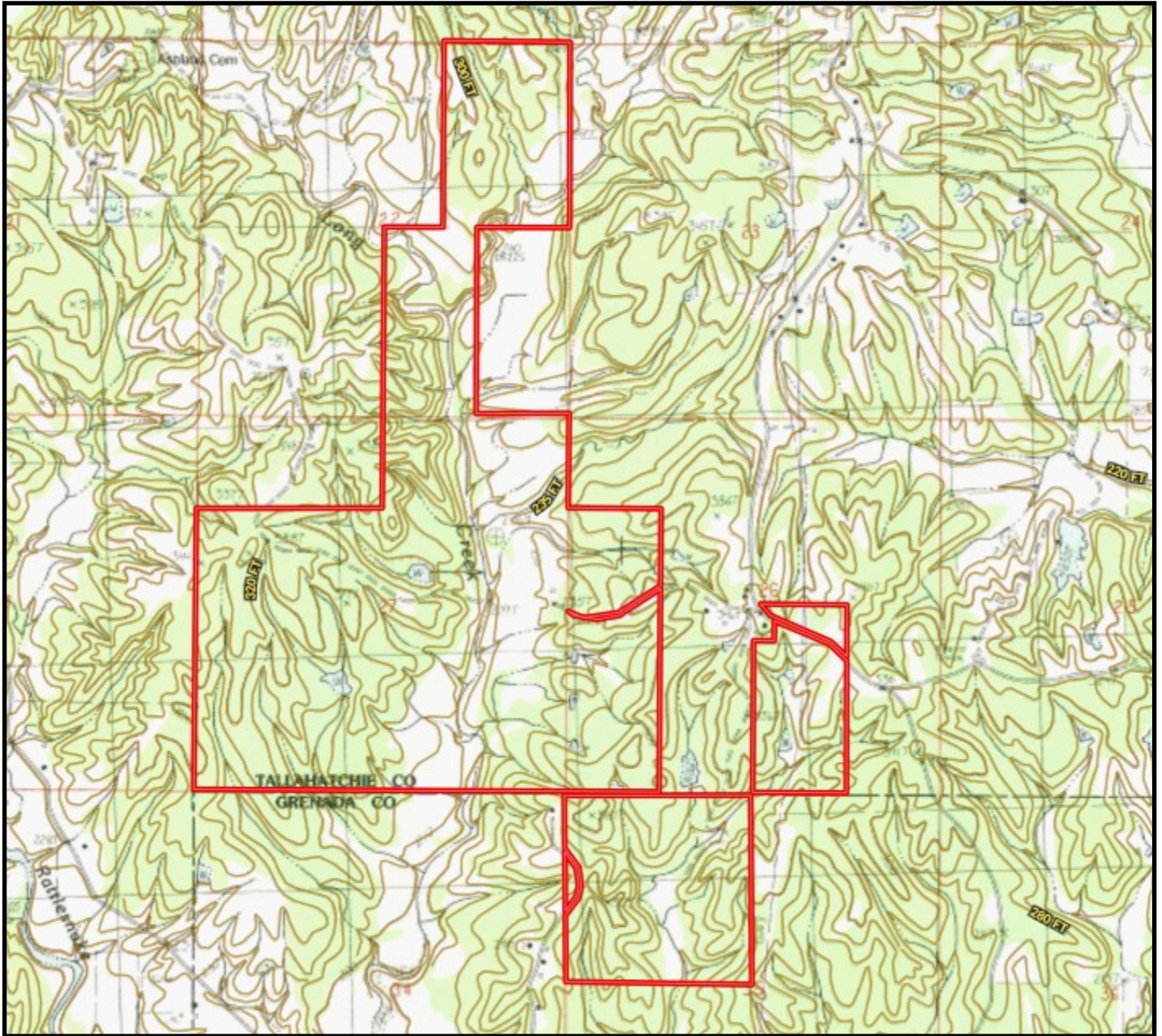
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TOPO MAP



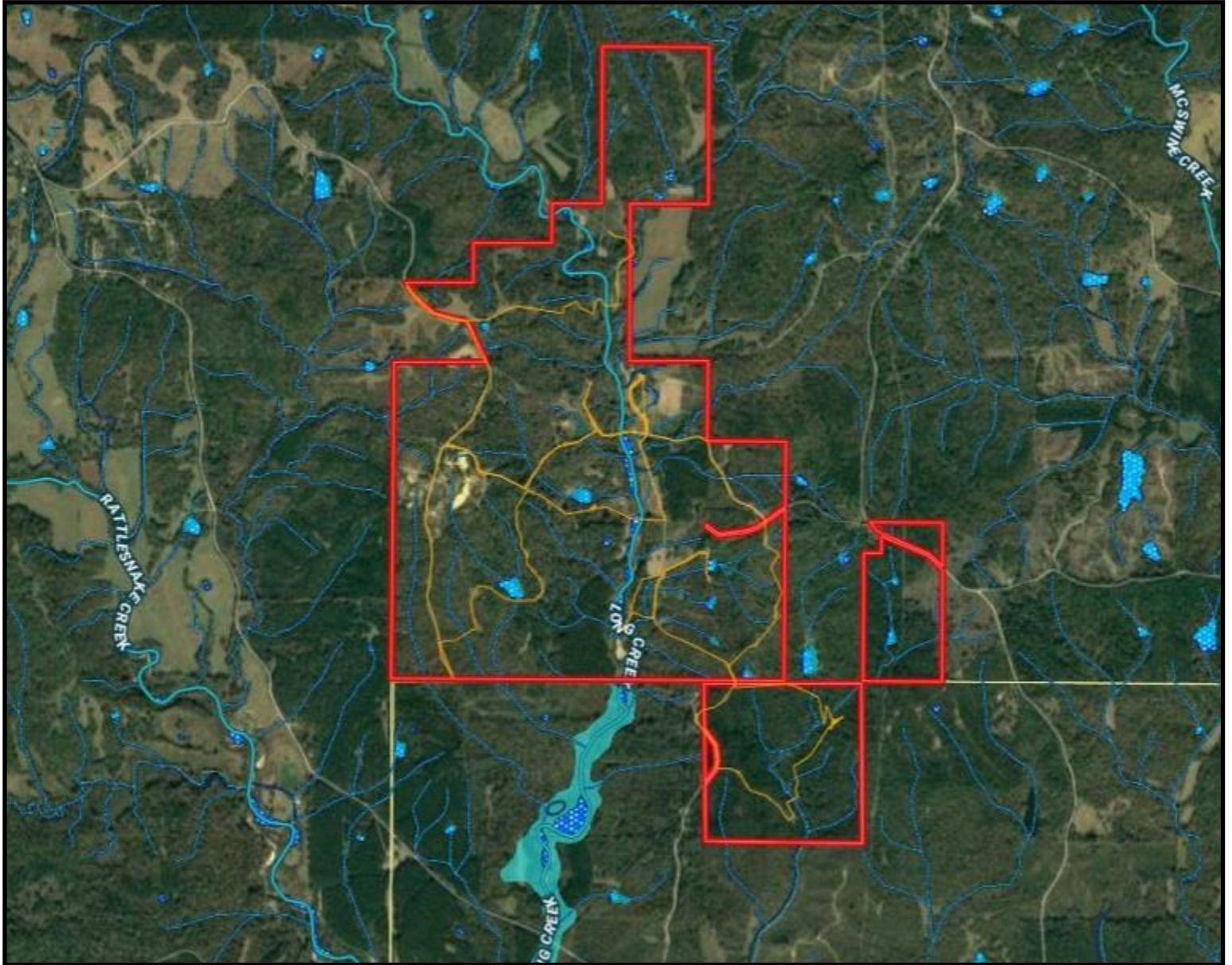
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FLOOD MAP



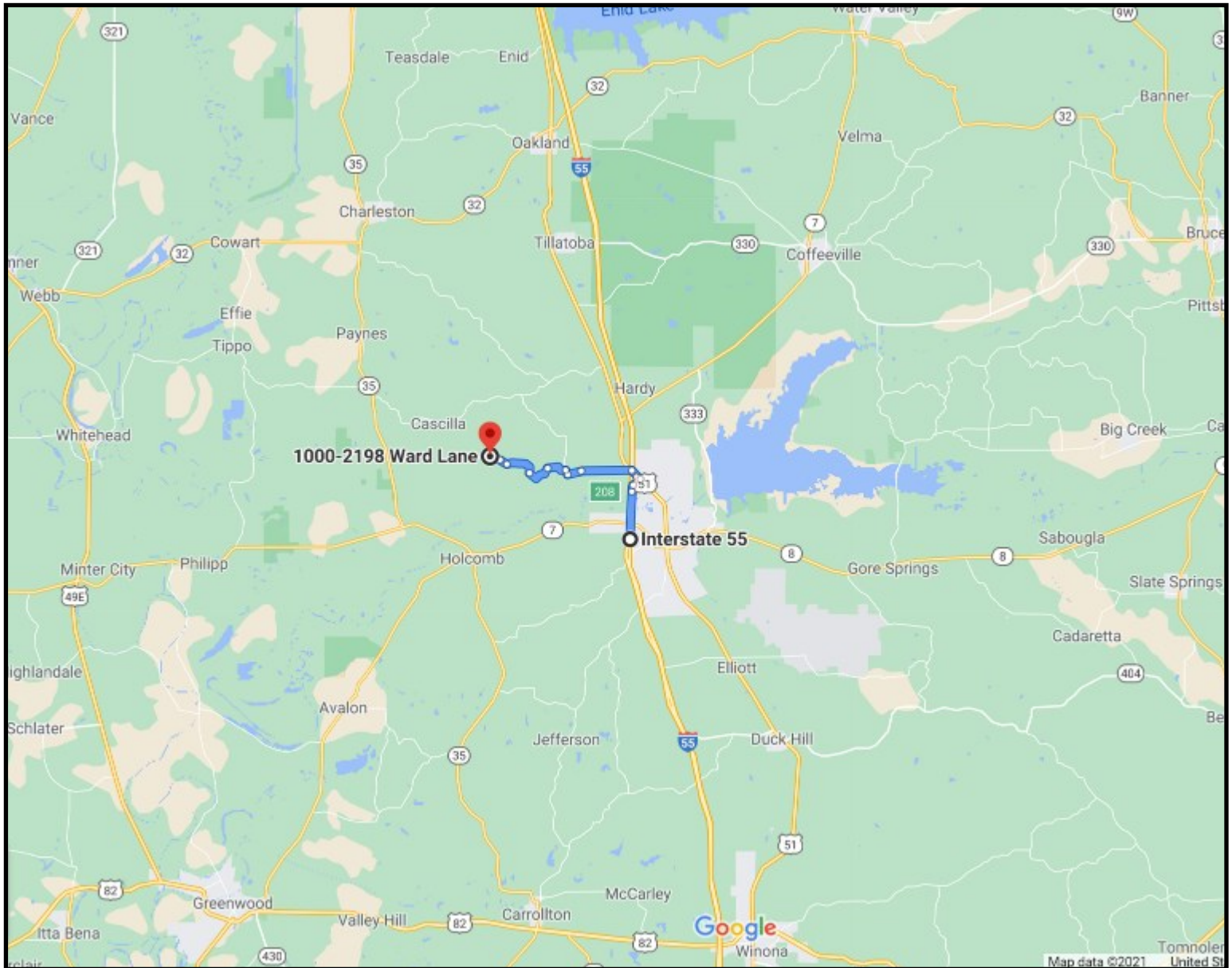
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DIRECTIONAL MAP



DIRECTIONS FROM I-55 IN GRENADA, MS: Take exit 208 towards Papermill Road and then turn left on to Highway 51. Turn left on Pear Ridge road and travel 3 miles. Turn left on McSwine Road and travel 1 mile. Make a slight left on Proctor Road then continue on McKenzie Road 1.5 miles. Turn left on Ward Lane the property will be at the end of the road. [GOOGLE MAPS LINK](#)



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