

Lee Farms

903± ACRES IN YAZOO COUNTY, MS



\$3,339,000

- 903± ACRES IN YAZOO COUNTY, MS
- 3,600 SQ FT TWO-STORY LODGE
- 1,800 SQ FT HOME
- TWO BARN/WORKSHOPS
- 135± ACRES MEADOWS FOR HAY PRODUCTION OR LIVESTOCK
- 20+ ESTABLISHED FOOD PLOTS
- OVER 35 MILES OF ROADS AND TRAILS
- 500± ACRES HARDWOODS
- 75± ACRES OF 17-23 YEAR OLD PINE
- 190± ACRES OF MATURE PINE AND HARDWOOD MIXED TIMBER
- CRP CONTRACT PAYING \$10,300 ANNUALLY
- 5± ACRE STOCKED LAKE
- 8-10 STOCKED PONDS FOR FISHING AND LIVESTOCK
- 40± ACRE PRESERVE CUTOVER AND PLANTED IN HARDWOODS
- ALL EQUIPMENT INCLUDED



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.



If you have been looking for the opportunity to own one of the finest pieces of paradise in Yazoo County, Mississippi, you need to drop everything and take a look at this 903± acre contiguous tract located just 25 minutes from Madison! This property features a 3,600 square foot, two-story lodge with four bedrooms, three full baths, a huge great room, an entertainer's kitchen with concrete countertops, and wood-burning fireplace. Downstairs you will find the party kitchen, hunters' lockers, indoor cleaning station, four horse stalls, a full bath with oversized shower, the perfect "Mancave," and double roll-up doors! There is also a screened-in porch overlooking the property to enjoy your afternoon refreshment while grilling steaks for dinner. An 1,800 square foot two story home that features two exceptionally large bedrooms that are on the lower level each with their own

walk-out patios overlooking the 15± acre stocked lake! The home is perfect for entertaining with a large great room with a wood-burning fireplace, kitchen and full bath upstairs. When it's time to relax, walk out to the fully enclosed screened-in porch overlooking the lake and watch the sunsets!

There are two barns/workshops and equipment storage facilities. One is 36'X48' with double roll-up doors and the second is 40'X80' also with double roll-up doors. Both have 8" rebar-enforced concrete flooring.

The land is absolutely beautiful! There are approximately 135± acres of gorgeous rolling meadows that are prime grazing, hay-producing ground, perfect for your cattle and horses. The pastures up front near the homesites are fenced and cross-fenced. The views throughout the homeplace and the pastures overlooking the lake are breathtaking, something you need to see! It took several years to assemble this 903± acre tract, and the owner did so in a way that makes this place highly desirable.

Pastures and fields are scattered throughout the property and can be used for grazing, hay or for world-class food plots! Your choice. There are 20+ established food plots and over 35 miles of roads throughout this property. The timber is made up of 500± acres of hardwoods, 75± acres of pine ranging from 17-23-year-old and 190± acres of mature pine and hardwood mixed timber. Two CRP contracts are paying \$10,300 annually. Also, a 5± acre lake is in the center of the property, which is stocked for your fishing pleasure. The game on this property is superb; it has been intensely managed for deer and turkey for decades, and only select individuals could have access to hunt this property. There are 8-10 stocked ponds throughout for the wildlife and two creeks traverse the property, both with low water concrete crossings and culverts. There is even a 40± acre preserve that was cutover then planted in various hardwoods, including sawtooth oaks. This is a sanctuary for the game!

This property checks all the boxes! Your dreams will come true here, and the memories you are going to make are unlimited! It is exceedingly rare to find properties like this, especially in Yazoo County! Do not take Tom's word for it, come see it for yourself! ALL EQUIPMENT INCLUDED



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.



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.



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.



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.



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.



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.



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

Tom Smith
LAND AND HOMES
 Expect More. Get More.



TomSmithLand.com

Information is believed to be accurate but not guaranteed.



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.



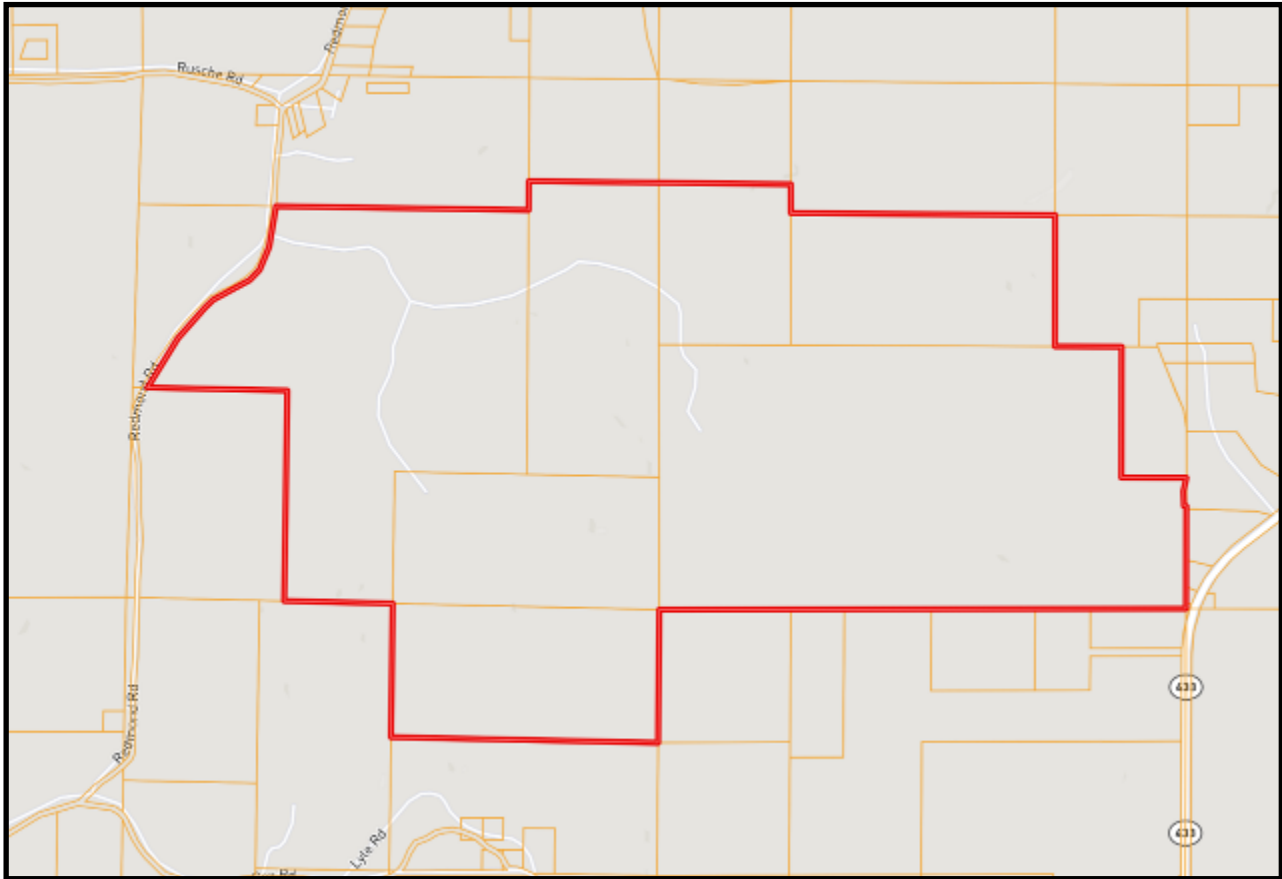
TOM SMITH, ALC, BROKER®
Tom@TomSmithLand.com
601.898.2772 office | 601.454.9397 cell



TomSmithLand.com

Information is believed to be accurate but not guaranteed.

OWNERSHIP MAP



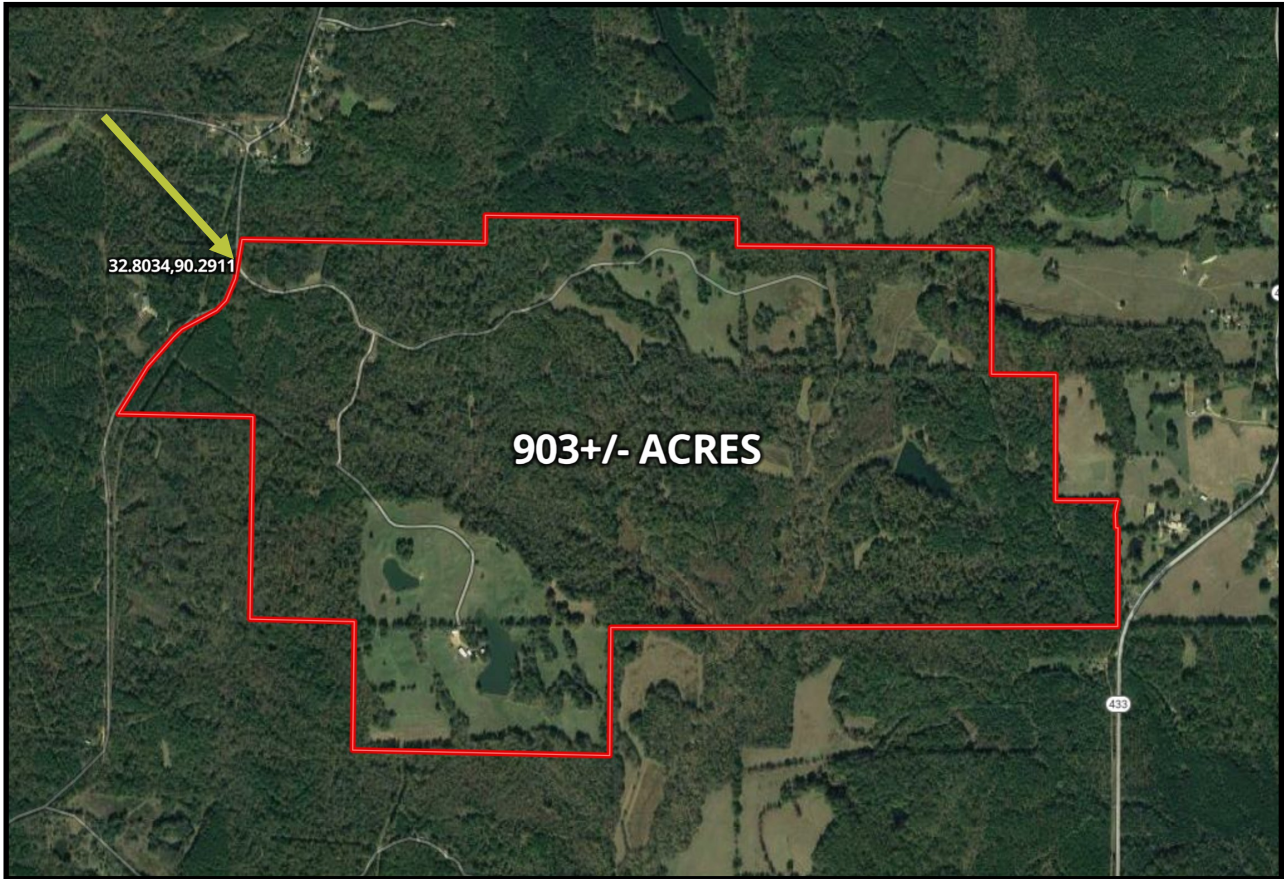
TOM SMITH, ALC, BROKER®
Tom@TomSmithLand.com
601.898.2772 office | 601.454.9397 cell



TomSmithLand.com

Information is believed to be accurate but not guaranteed.

AERIAL MAP



CLICK [HERE](#) FOR AN INTERACTIVE MAP

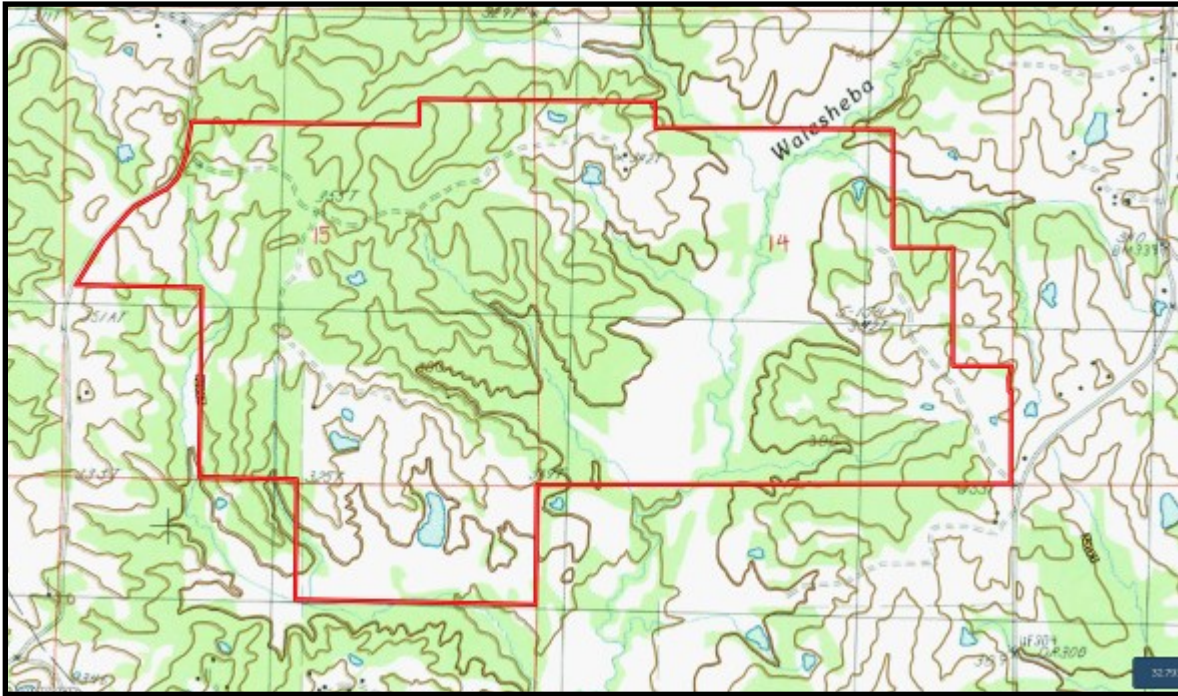


TOM SMITH, ALC, BROKER®
Tom@TomSmithLand.com
601.898.2772 office | 601.454.9397 cell

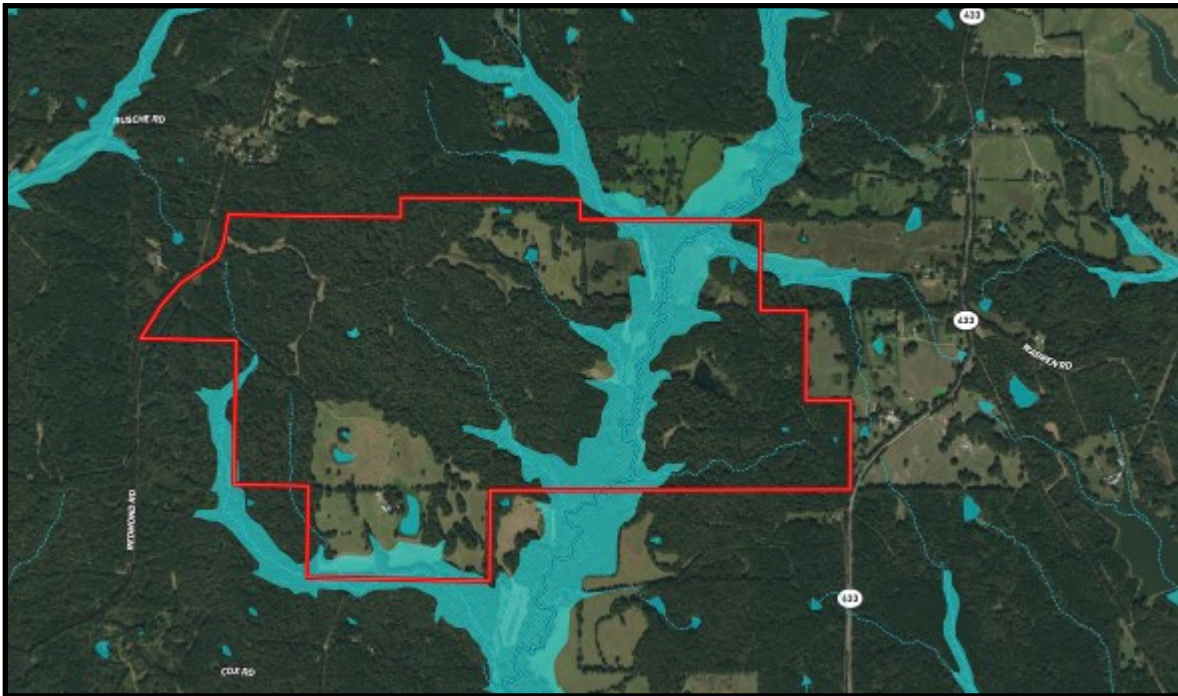


TomSmithLand.com

Information is believed to be accurate but not guaranteed.



TOPO
MAP



FLOOD
MAP



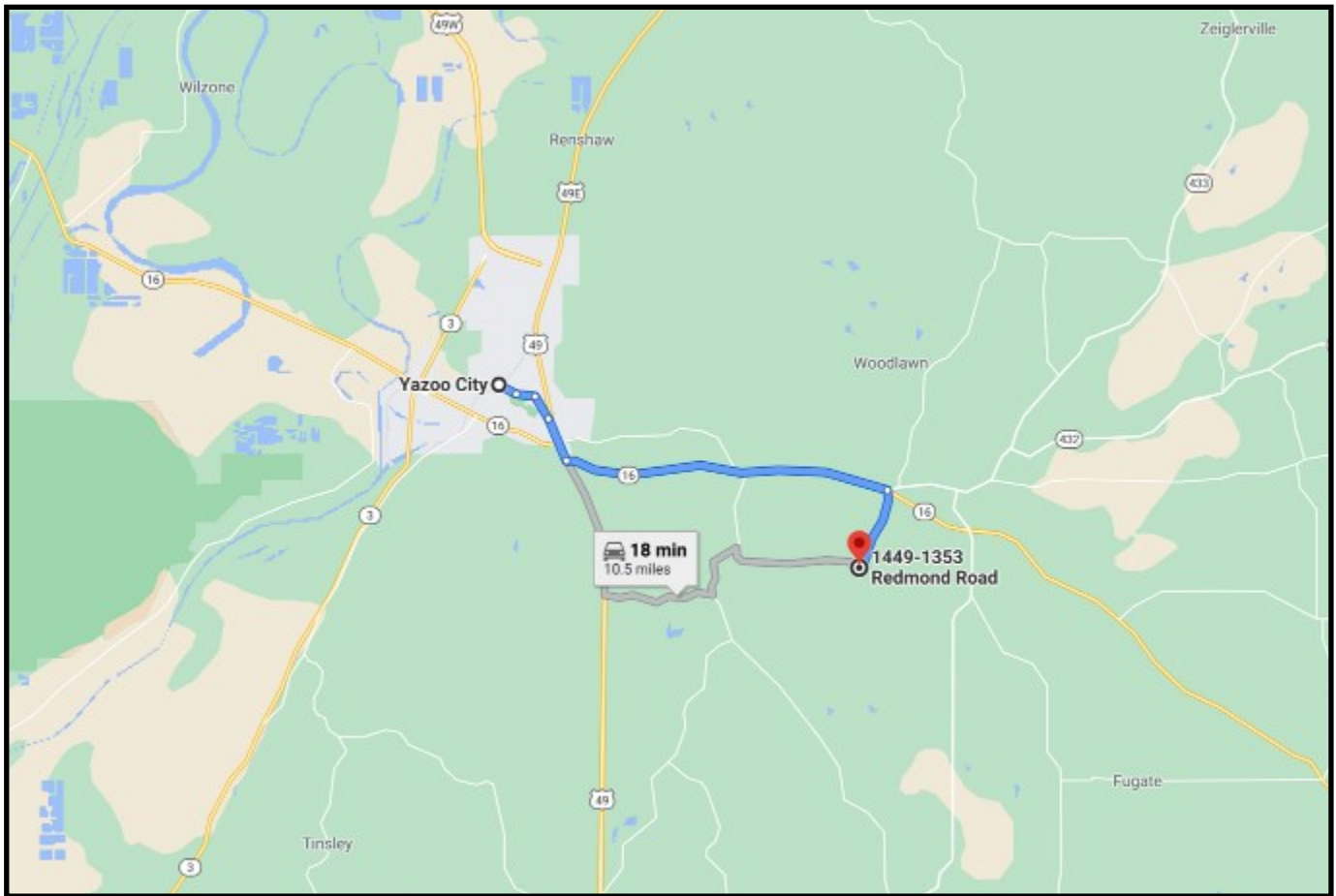
TOM SMITH, ALC, BROKER®
Tom@TomSmithLand.com
601.898.2772 office | 601.454.9397 cell



TomSmithLand.com

Information is believed to be accurate but not guaranteed.

DIRECTIONAL MAP



DIRECTIONS FROM HWY 49 SOUTH IN YAZOO COUNTY, MS: Travel Highway 16 for travel 6.1 miles. Turn right on Redmond Rd., the entrance to the property will be on your left. [GOOGLE MAP LINK](#)



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.