

CROSS CREEK FARM

- 2,028± Total Acres in Pearl River County, MS
- 1,800± Acres Enclosed by High Game Fence
- 6,200± Square Foot Custom Built Lodge
- World Class Whitetail Deer Hunting
- 60± Acre Bass Lake with Multiple Ponds

[MARKETING VIDEO LINK](#)

\$12,250,000

Call me today!

ADAM HESTER, REALTOR®

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Information is believed to be accurate but not guaranteed.



Breathtaking and majestic are two words that accurately describe the 2,028± acre **Cross Creek Farm**. This master planned, recreational paradise is one of the top whitetail deer enclosures in the country and offers trophy bass fishing, an incredible turkey population, along with spectacular duck hunting. This meticulously maintained recreational haven has been intensively managed for over 25 years. No expense has been spared. Featuring immaculately groomed grounds and first-class amenities, **Cross Creek Farm** is a five-star sportsman's paradise!



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WORLD CLASS HUNTING

1,800± Acres Inside High Game Fence

25 Years of High Fence Management

10 Years of Artificial Insemination

38 Different Genetic Lines

21 Bucks Taken over 200" in the Last 3 ½ Years

6 Breeding Pens

Breeder Bucks in Excess of 300"



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Upon entrance to the property, your mind will quickly be captivated with the miles of internal roads through the pristine grounds of **Cross Creek Farm**. The custom-built lodge is ideal for hosting family, friends, and clients. The spacious floor plan features picture windows providing extraordinary views of the adjacent pond, pool, patio and carriage house. The living room is anchored by a large, double-sided stone fireplace that soars to the vaulted ceiling with exposed wooden beams.



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Lodge

6,200± Square Feet
6 Bedrooms, 6 ½ Bathrooms
Spacious Kitchen and Living Room
Large, Stone Fireplace
Two Laundry Rooms
Two Gun Rooms with Lockers



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As you make your way to the back patio, you will find a heated lap pool and hot tub. The adjacent carriage house/recreation room offers an outdoor kitchen and bathroom. The entire premise is beautifully landscaped, well maintained and watered by an underground sprinkler system.

Improvements

400' Water Well

85 KW Generator

Security System with Live Video



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Primary Shop with Guest House

40' x 80' Enclosed
Dual 25' x 80' Open Bay
20' x 80' Foreman Quarters
1 Bedroom-1 Bathroom



Skinning Shed and Walk-in Cooler
16' X 40'



ATV and UTV Shop
48' x 60' Enclosed with Overhang



6 Station Sporting Clay Range



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60± Acre Bass Lake



Longleaf and Slash Pine Plantation



150± Acres of Summer Plots
100± Acres of Winter Plots
Superb Shooting Houses

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The highly improved **Cross Creek Farm** features 2,028± contiguous acres of gently rolling terrain affixed with long leaf pine, slash pine, hardwood draws and natural regeneration. Throughout the property, there are several ponds with the primary water source being the 60± acre lake that has been professionally managed for a number of years. To enhance natural foods for the wildlife, over 3,000 oaks have been planted along roads, fire lanes and bottoms. Approximately 150 acres are designated for summertime wildlife plots and 100 acres for wintertime plots. Protein feeders provide supplemental feeding to ensure proper nutrition is available to the wildlife 365 days a year.



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The pristine grounds of **Cross Creek Farm** are navigated by over 5 miles of highly improved roads and internal trails. At each turn in the road, you will be in awe at its beauty and vastness! From hunting, to trail riding, to fishing...this is the type of property that can be enjoyed year-round!



The pine timber has been well-managed over the years with scheduled burning and thinning. This has created ideal bedding and browse habitat for deer, turkey and other small game. The diverse age class of the longleaf pine and slash pine, accompanied with proper timber management practices, will allow for future, rotational cutting.



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WILDLIFE NUTRITION

Feeders Inside High Fence

- (14) 2,000 lb. Protein
- (7) 300 lb. Protein
- (17) 300 lb. Corn

3,000 Planted Oaks

- White Oak
- Sawtooth Oak
- Nuttall Oak
- Live Oak

Feeders Inside Breed Pens

- (6) 500 lb. Protein
- (6) 300 lb. Protein

Summer Source

- Alyce Clover
- White Clover
- Crimson Clover
- Soybeans
- Chicory
- Clay Peas
- American Joint Vetch

Winter Source

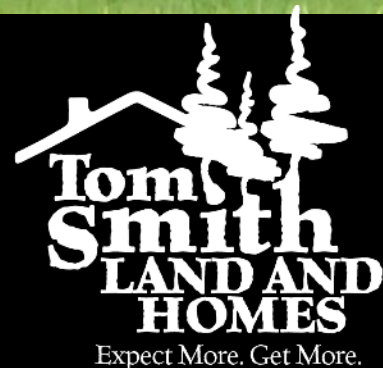
- White Clover
- Wheat
- Fertilized Browse



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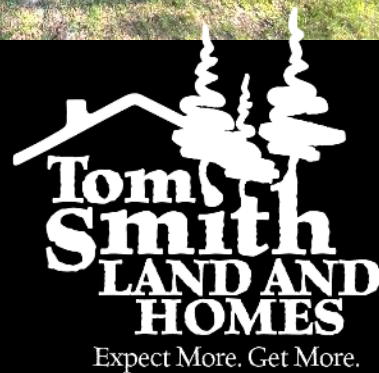
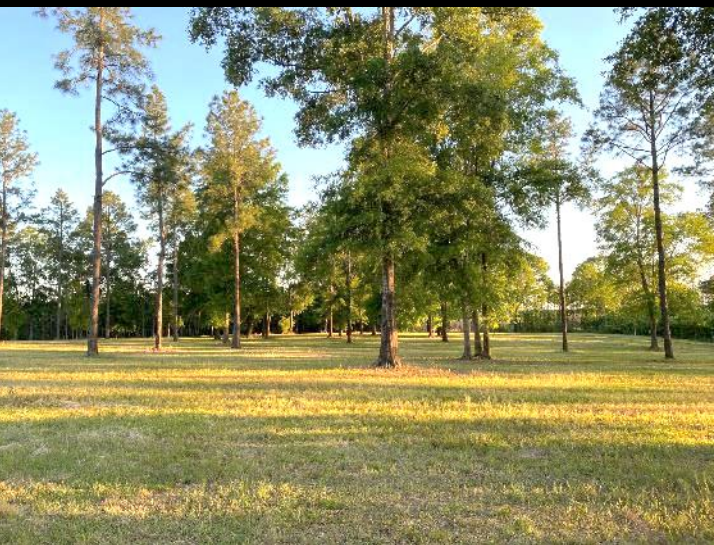
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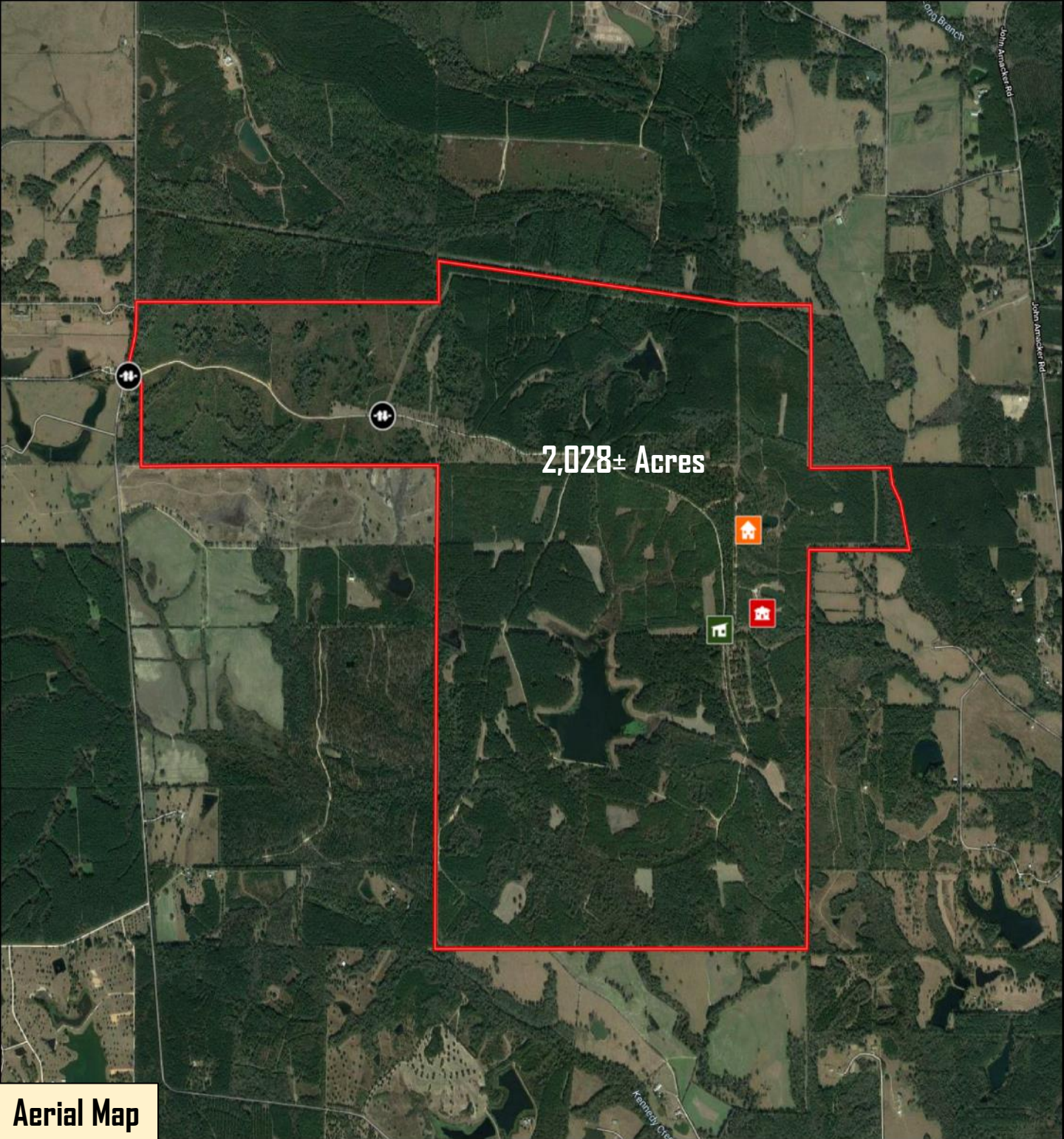
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2,028± Acres

Aerial Map



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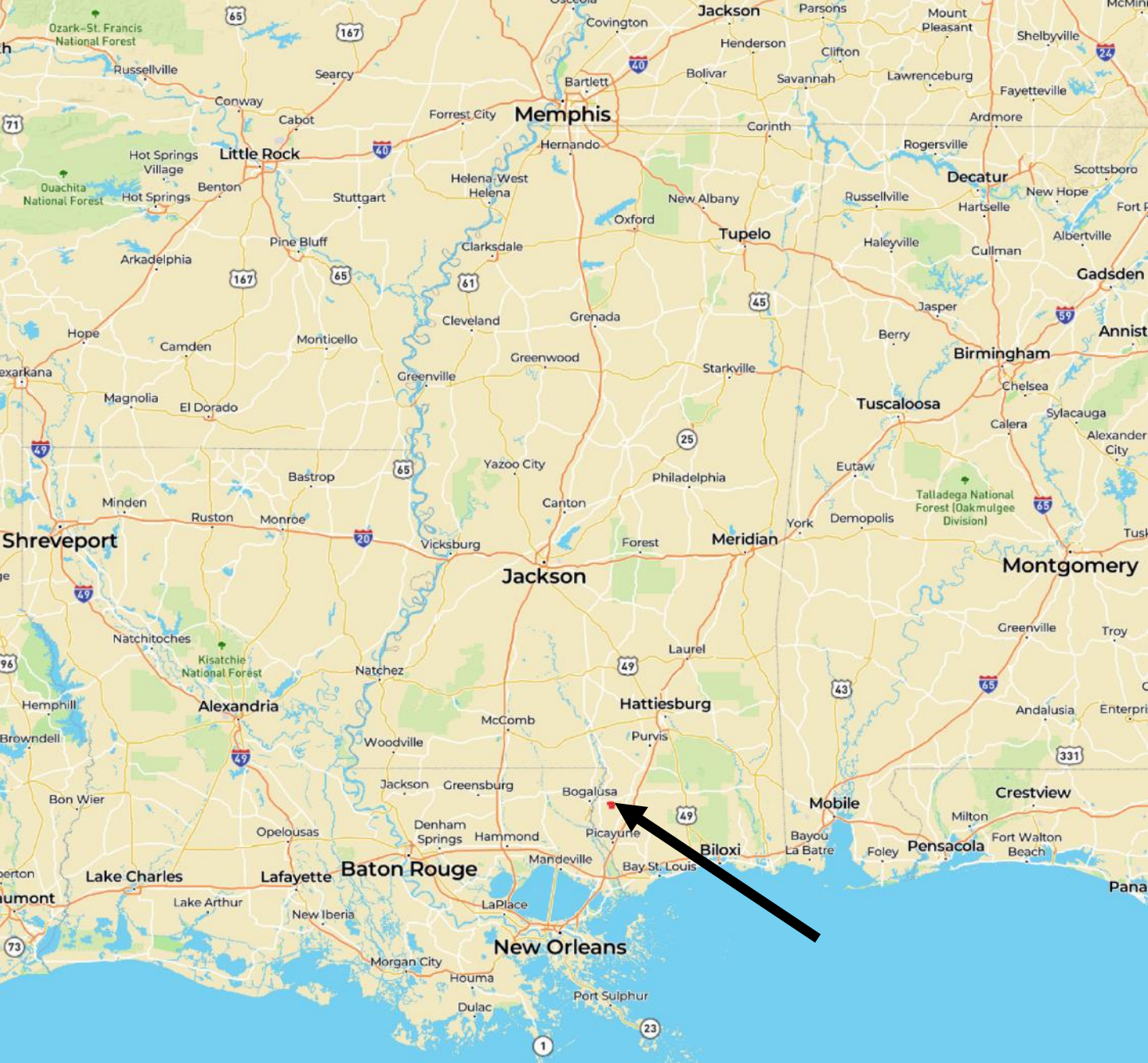


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- 75 miles to New Orleans, Louisiana
- 120 miles to Mobile, Alabama
- 130 miles to Jackson, Mississippi
- 60 Miles to Gulfport, Mississippi
- 20 Miles to the Poplarville-Pearl River County Airport



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