

# Beautiful Country Home with Acreage

223± Acres in Simpson County, MS



115 BROWN HOUSE TRAIL  
BRAXTON, MS 39044

\$1,095,000

- 223± ACRES IN SIMPSON COUNTY, MS
- 5 BED/5 BATH HOME BUILT IN 2010
- HUNTER'S LOCKER OFF GARAGE
- NEW 48 KW GENERAC GENERATOR
- 120± ACRES 15-YEAR-OLD PINE PLANTATION TO BE THINNED IN 2021
- 40± ACRES OF 32-YEAR-OLD PINE TIMBER
- 50± ACRES OF HARDWOOD BOTTOMS
- 10± FOOD PLOTS
- SHOOTING HOUSES AND FEEDERS REMAIN
- 3 WATERING PONDS
- STOCKED LAKE
- MANAGED FOR TROPHY WHITETAIL AND TURKEY PRODUCTION
- 1,200± SF GUEST CABIN
- 30X50 EQUIPMENT STORAGE SHED AND WORKSHOP



*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.

Welcome Home to Simpson County, MS! You will have to look long and hard to find a property of this beauty! Relax as you pull through the gates and begin your winding journey towards the beautiful home built in 2010, overlooking your own stocked lake. The home consists of 5 bedrooms, 5 baths, a breathtaking family room with vaulted ceilings, a fireplace/hearth, a dining area, and a large kitchen flowing off the grand family room. The home was constructed with the finest materials, including granite counters, custom moldings, 9' ceilings, and much more. There are three cooling/heating zones throughout the house. Downstairs the floors are scored concrete, and upstairs are hardwood. The master suite is spacious, with all the bells and whistles anyone could imagine! For the outdoorsman, there are even hunters' lockers off the garage! The current owners are the original designers of the land and home, and they did not miss a thing in the plans or construction quality on this property. The house has both community and well water service. Have no worries about power, as there is a brand new 48 KW Generac Generator with a 1,000-gallon propane tank.

The land is maintained and cared for in the same manner as the home! It consists of 120± acres of 15-year-old pine plantation that will be thinned in 2021, 40± acres of 32-year-old pine timber, as well as 50± acres of hardwood bottoms. There are 10± food plots strategically placed throughout and a power line running ¾ mile through the property that also serves as food plots with shooting houses. All shooting houses and feeders remain. Three watering ponds are on the property for your game, and the northern boundary is a man-made ditch that runs the entire length of the tract. The land has been managed for trophy production for both whitetail and turkey for years with no pressure and outstanding nutrition habits. The road system allows for easy access to any part of the property. For your hunting guests, there is a 1,200± sf guest for them to enjoy! In addition, a 30X50 shop for your equipment storage and workshop is in place. This is a property that you and your family will create years of memories with the kids, grandkids, and all your friends as it has everything that you could ever want! A beautiful home, a guest cabin, your very own stocked lake, 223± acres of hunting paradise, all tucked away only 25 minutes from Jackson, MS!

Call Tom today to schedule your viewing of this once-in-a-lifetime property!



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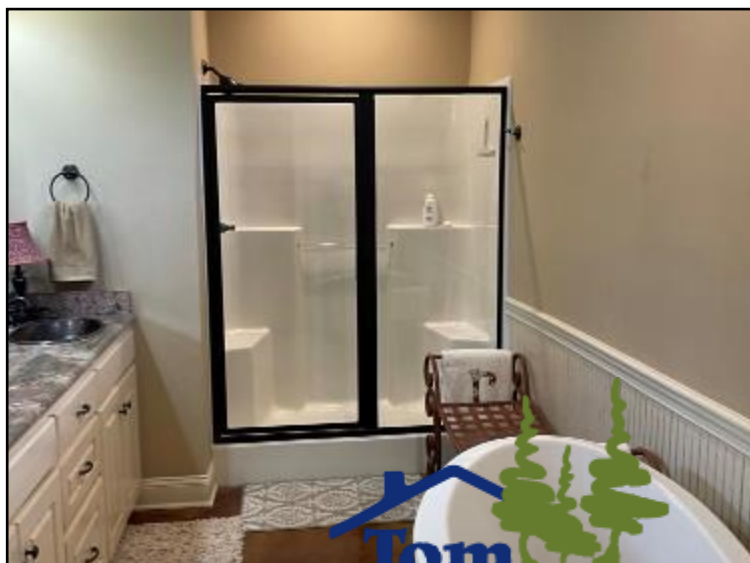
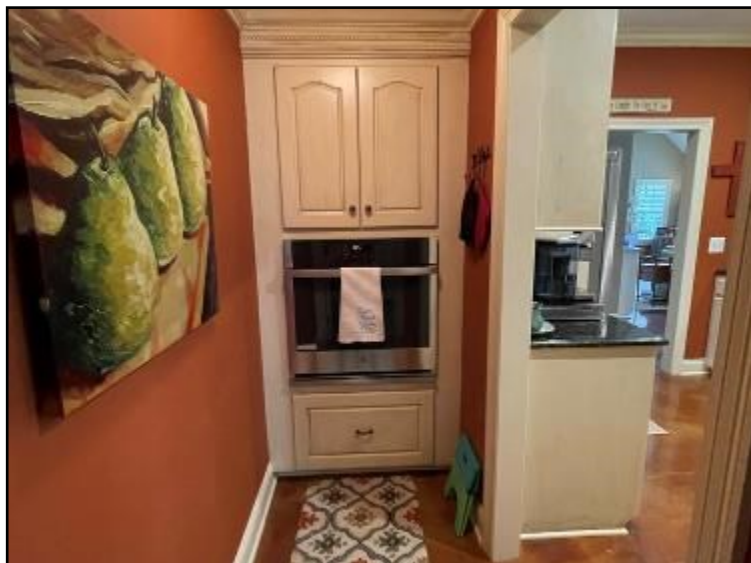
**Tom Smith**  
**LAND AND HOMES**  
 Expect More. Get More.



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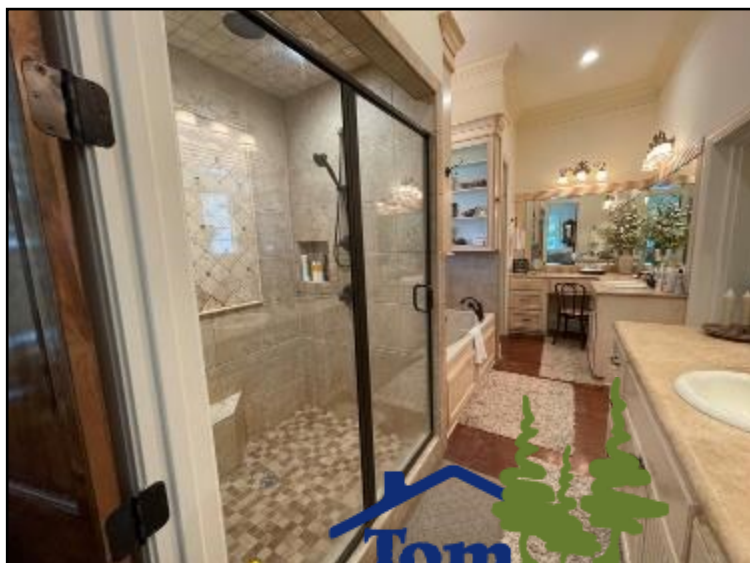
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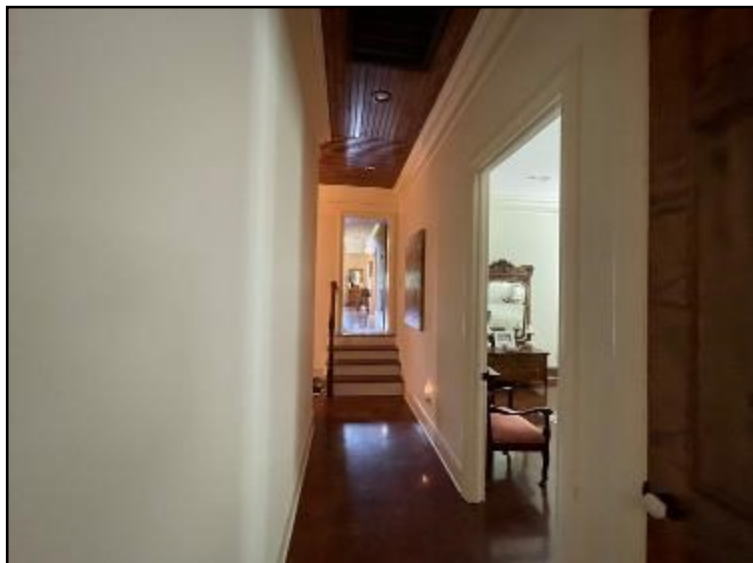
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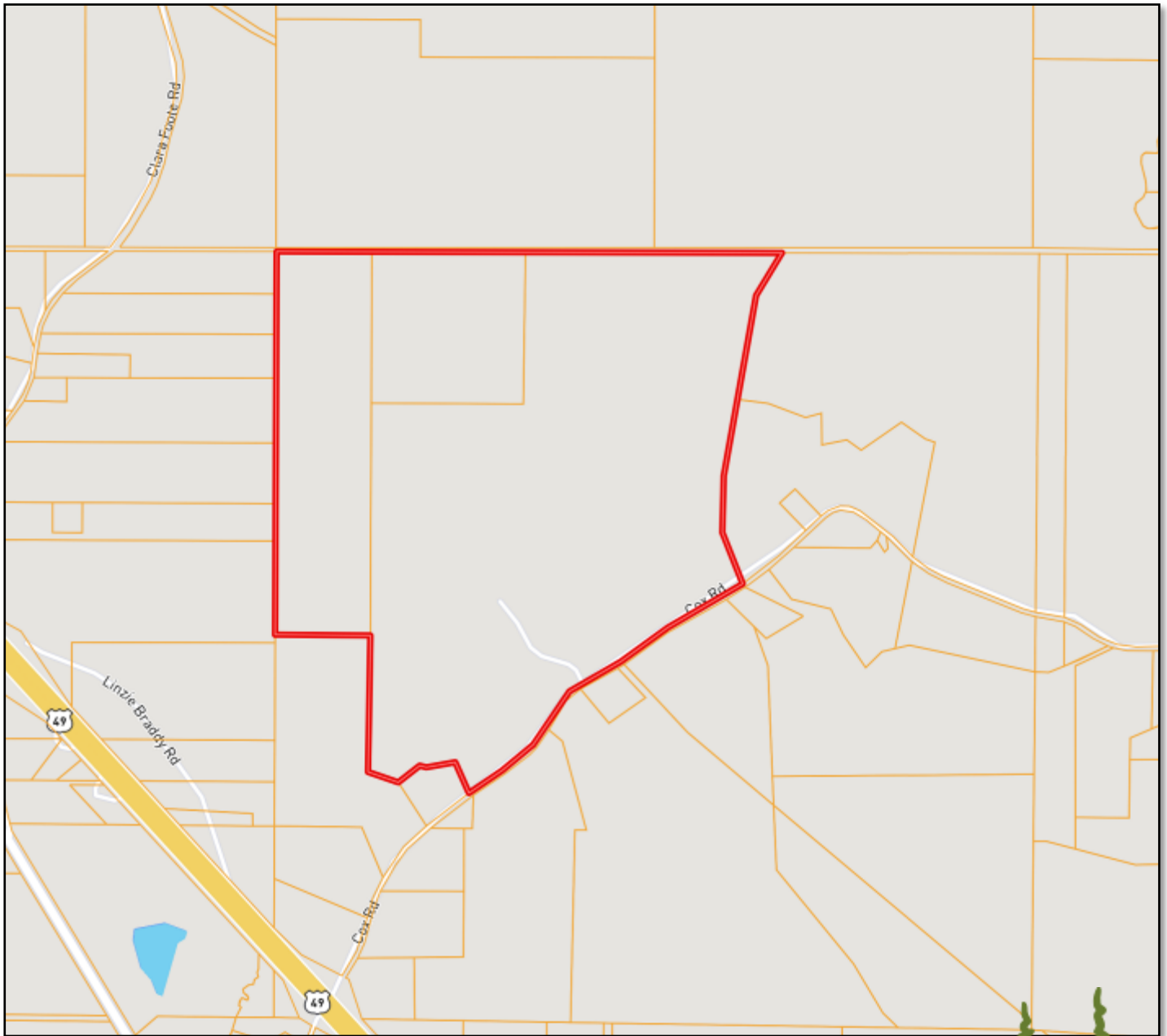


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# OWNERSHIP MAP



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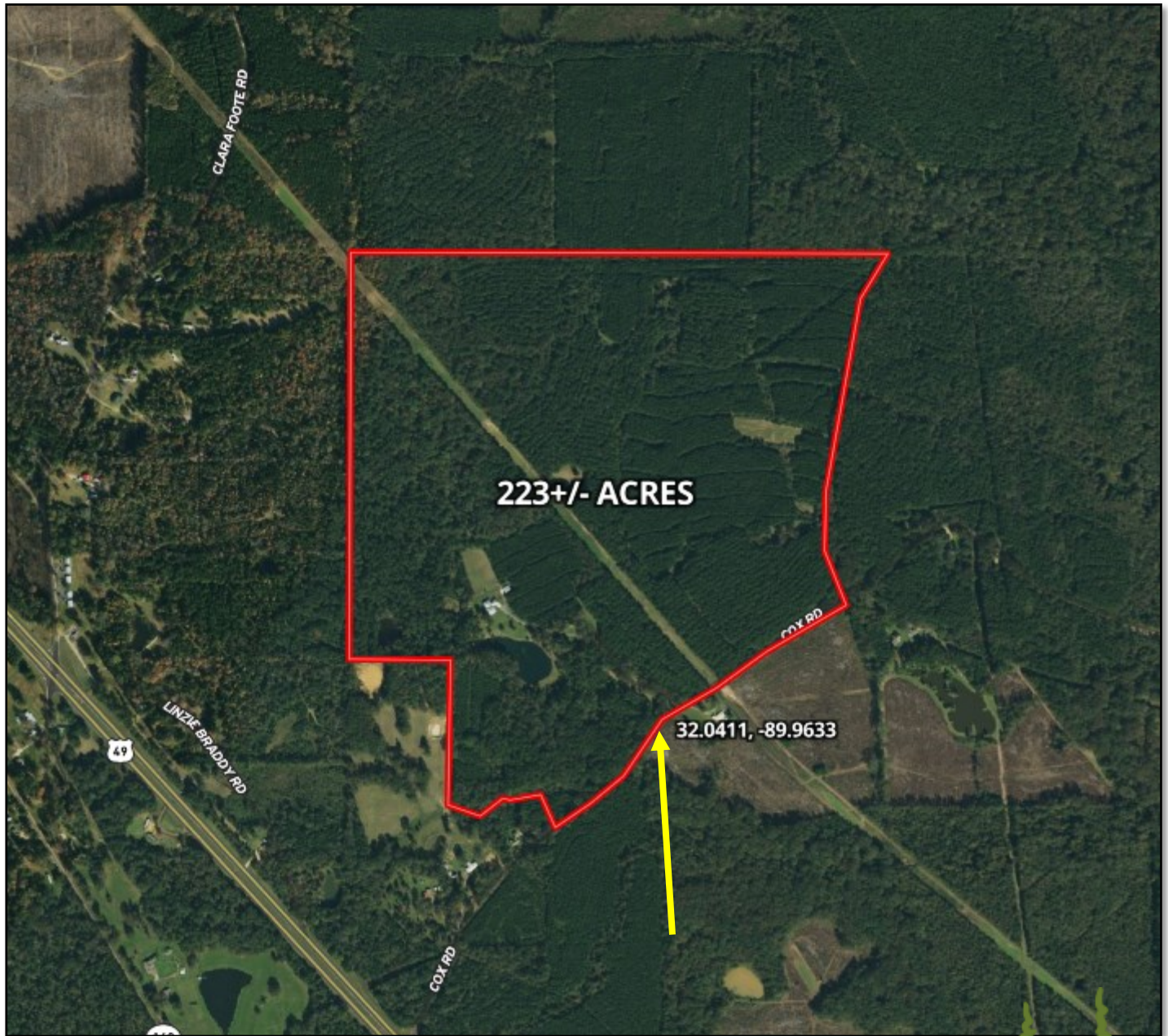


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# AERIAL MAP



**[CLICK HERE FOR AN INTERACTIVE MAP](#)**

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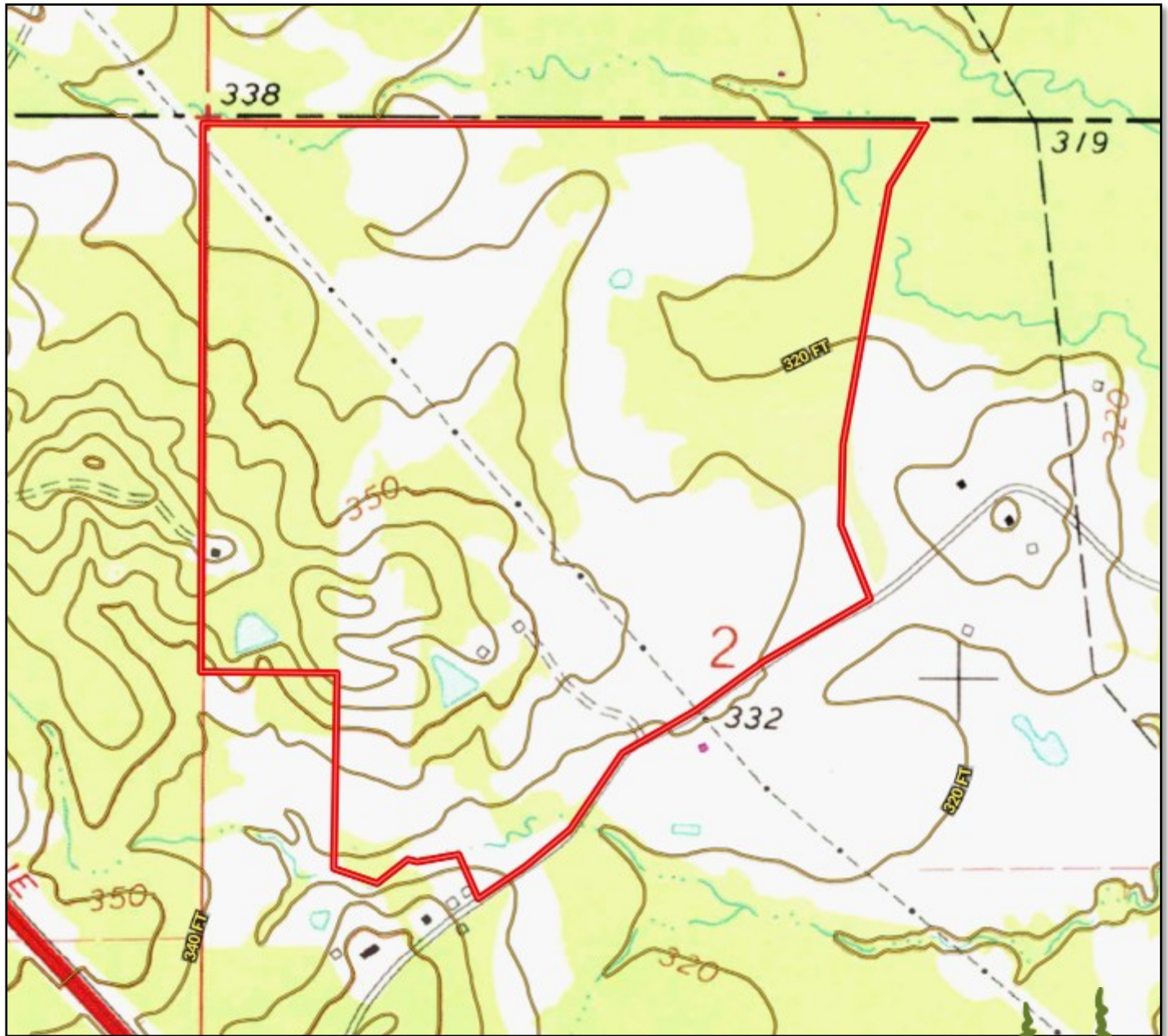


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# TOPO MAP



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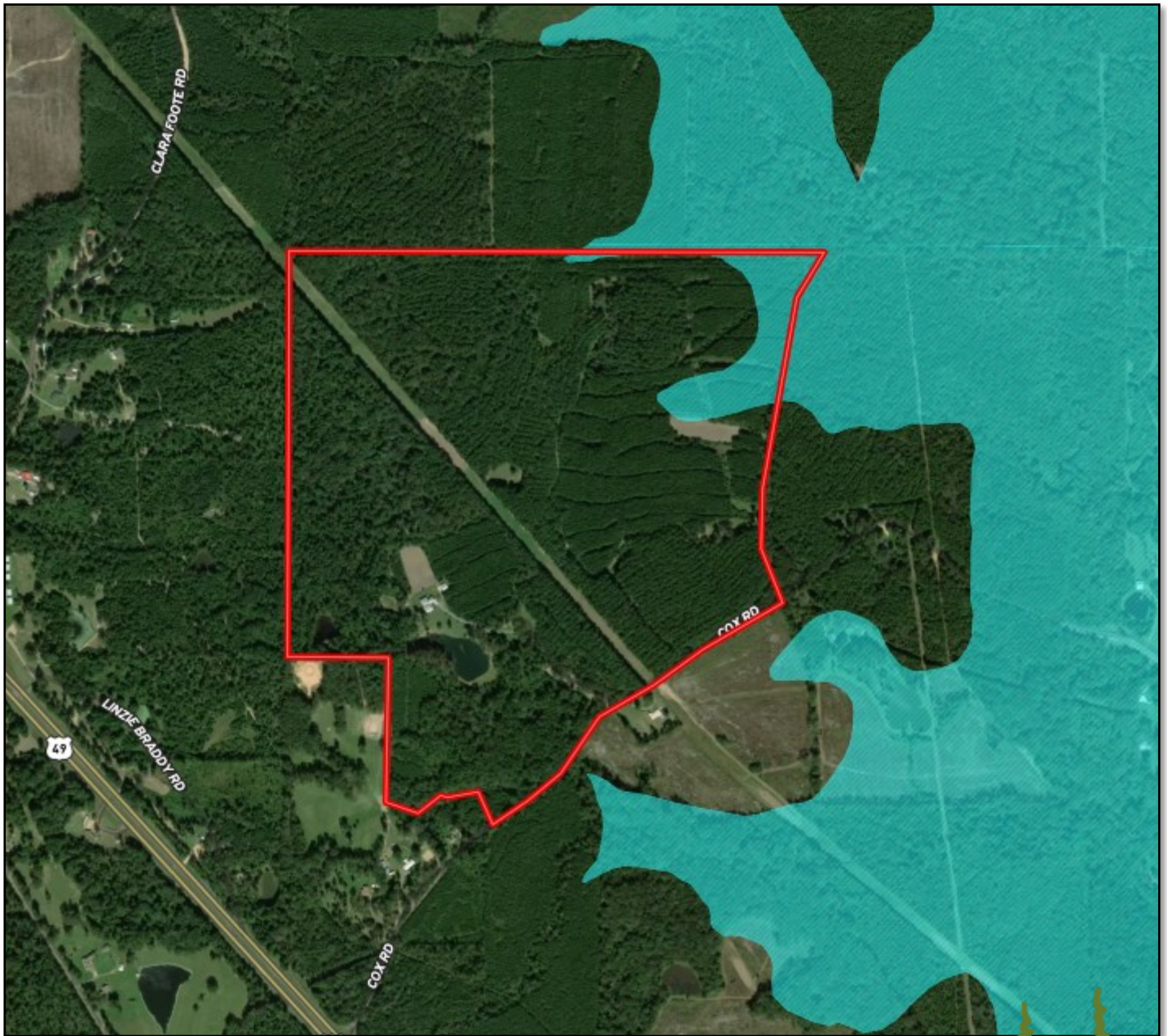


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# FLOOD MAP



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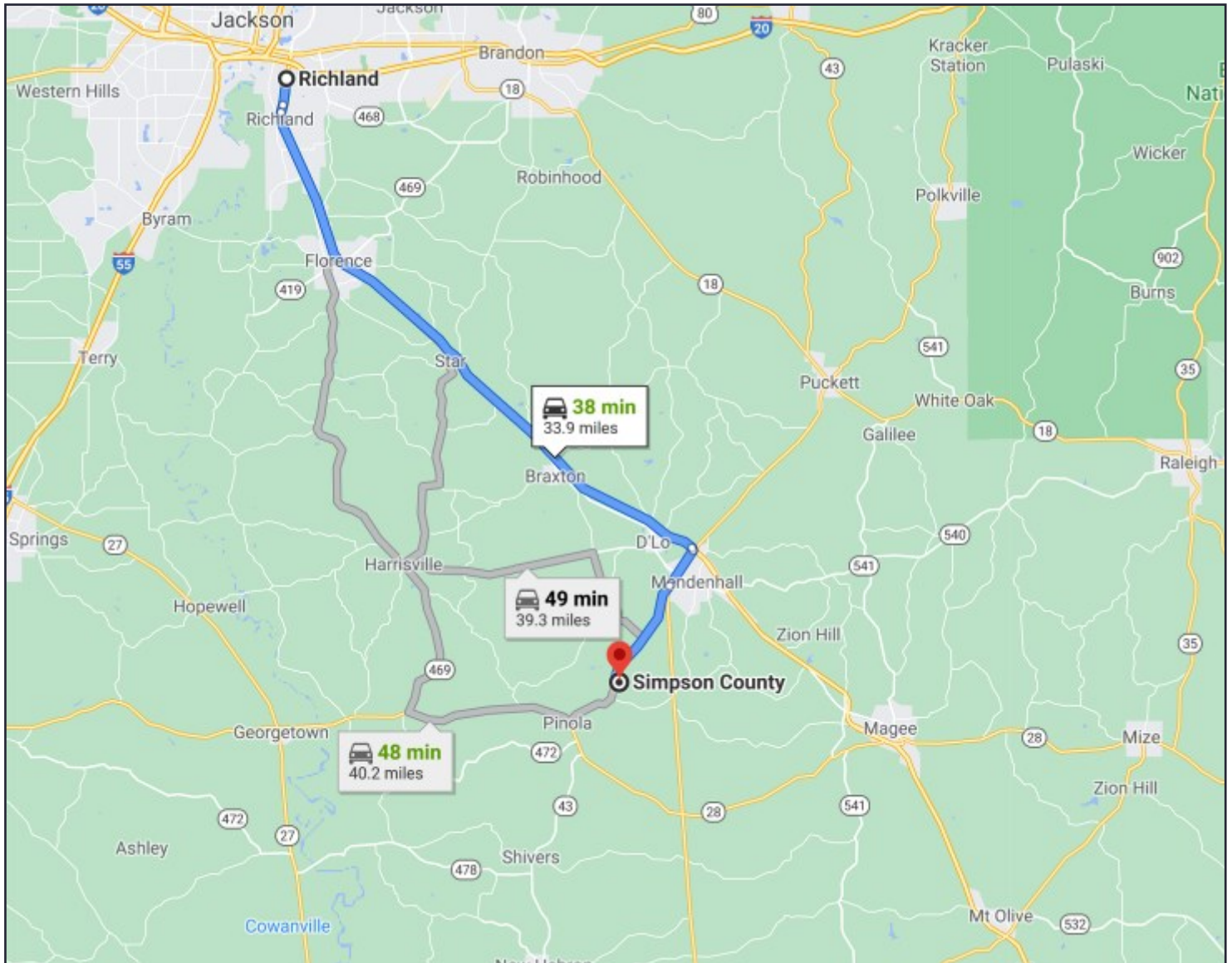


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# DIRECTIONAL MAP



**DIRECTION FROM JACKSON, MS:** Travel I 20 East to Hwy 49. Continue South on Hwy 49 for approximately 20 miles. Turn Left onto Cox Road and travel .6 miles. Property entrance will be on your left.  
115 Brown House Trail Braxton, MS 39044



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