

# 1,774 +/- ACRES ADAMS COUNTY, MS

## \$8,999,800

[Click here for interactive map](#)

### Hunting | Recreation | Investment



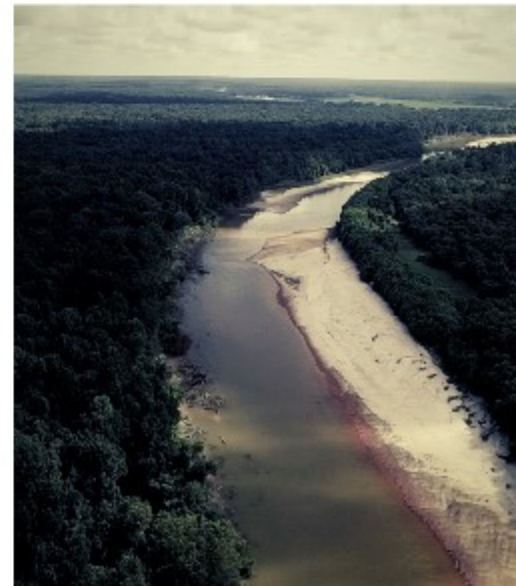
*Call me today!*

**STEVE MARTENS, REALTOR®**  
Steve@TomSmithLand.com  
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## TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





Only 10 miles south of historic Natchez, MS, you have an opportunity to own a piece of history, as well as some of the best hunting and fishing in the state. After thriving in the same family for over a century, this premier property is ready to pass hands. You could own 1,774 +/- contiguous acres in Adams County, MS. No ideal southern scene is complete without majestic live oaks. The South is just showing off as you enter the gate and are welcomed with the stately live oaks that date back centuries. Stretching 4 miles long, and over 1 mile wide, this once in a lifetime property includes multiple dwellings: a spacious caretaker's home, a log cabin remodeled in 2004, horse pastures, hunters' doublewide trailer, and an historic barn – dating back to the Civil War but remodeled in 2010 and now includes a small apartment. While the northern portion of the property boasts rolling hills, lakes, professionally managed pine plantations and beautiful hardwood draws, the southern third of the property includes tranquil cypress and vast, gorgeous hardwoods amid the famed Homochitto swamp, tamed by an impeccable road system to get you wherever you need to go. The existing road systems provide access to the entire property, year-round. Whether you're kayaking, camping on the sandbars, hog hunting, fishing, turkey hunting, duck hunting, or deer hunting – you and your family and friends can enjoy the benefits of this amazing acreage all year long.

Offering some of the best hunting in the Louisiana/Mississippi area, this property has had an excellent hunting program in place for decades, with highly selective standards resulting in some monster whitetails. The Homochitto swamp is known all over for its expansive deer herd and impressive bucks. There are acres of meticulously maintained food plots ready to attract those trophy deer and wise old gobblers. The sizable lake on the west side of the property, the cypress sloughs, and the Homochitto River all provide exceptional fishing and duck hunting, too.

Known as the Sligo Ranch, but ready to begin a new chapter and share its legacy, this property has everything you could want. Located only 2 ½ hours from New Orleans, 1 hour from Baton Rouge, 2 hours from Jackson, and only 10 minutes from Natchez, this 1,774 +/- acre property in Adams County is waiting for you and the next chapter. Contact me today to arrange a private showing.



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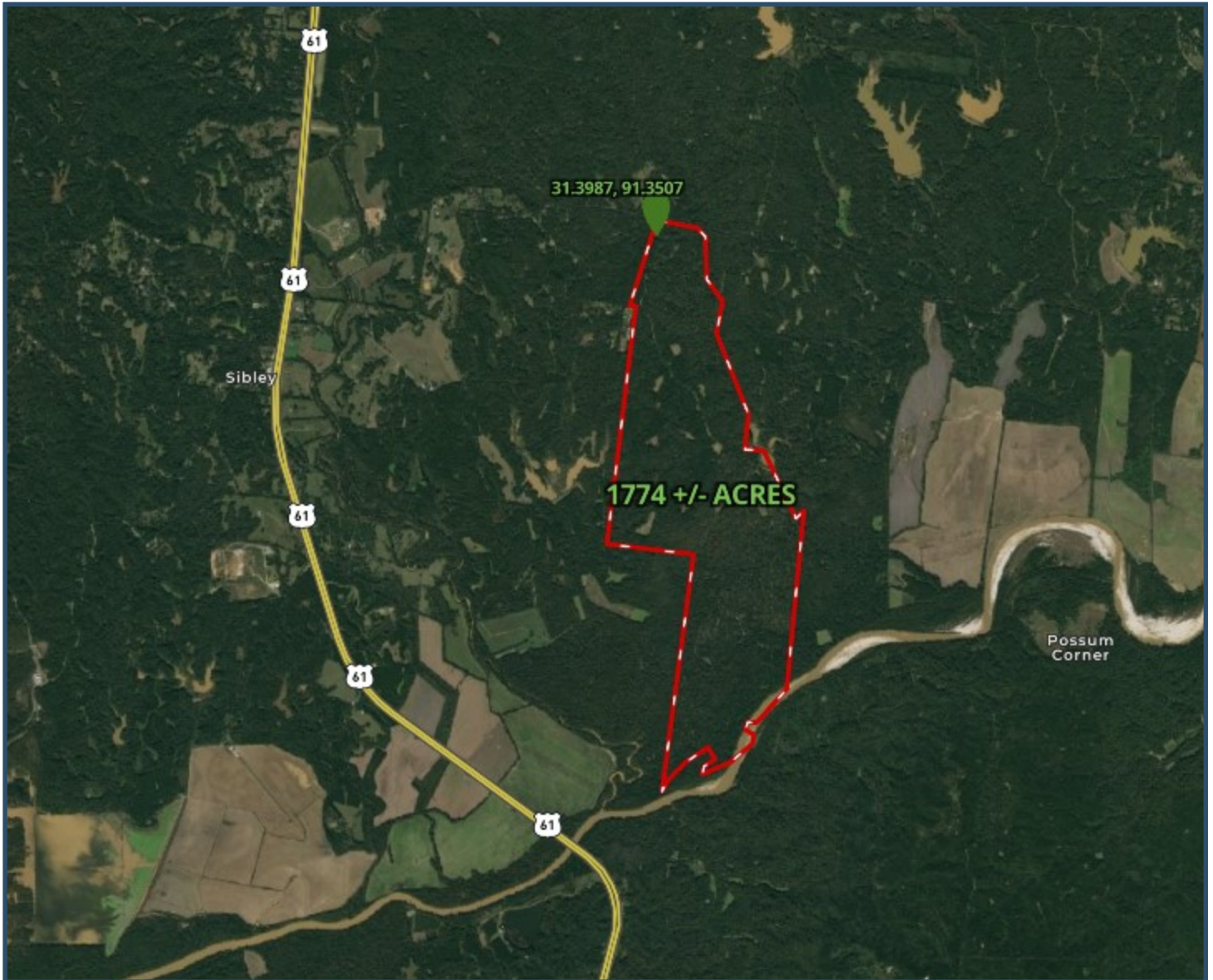
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# Aerial Map



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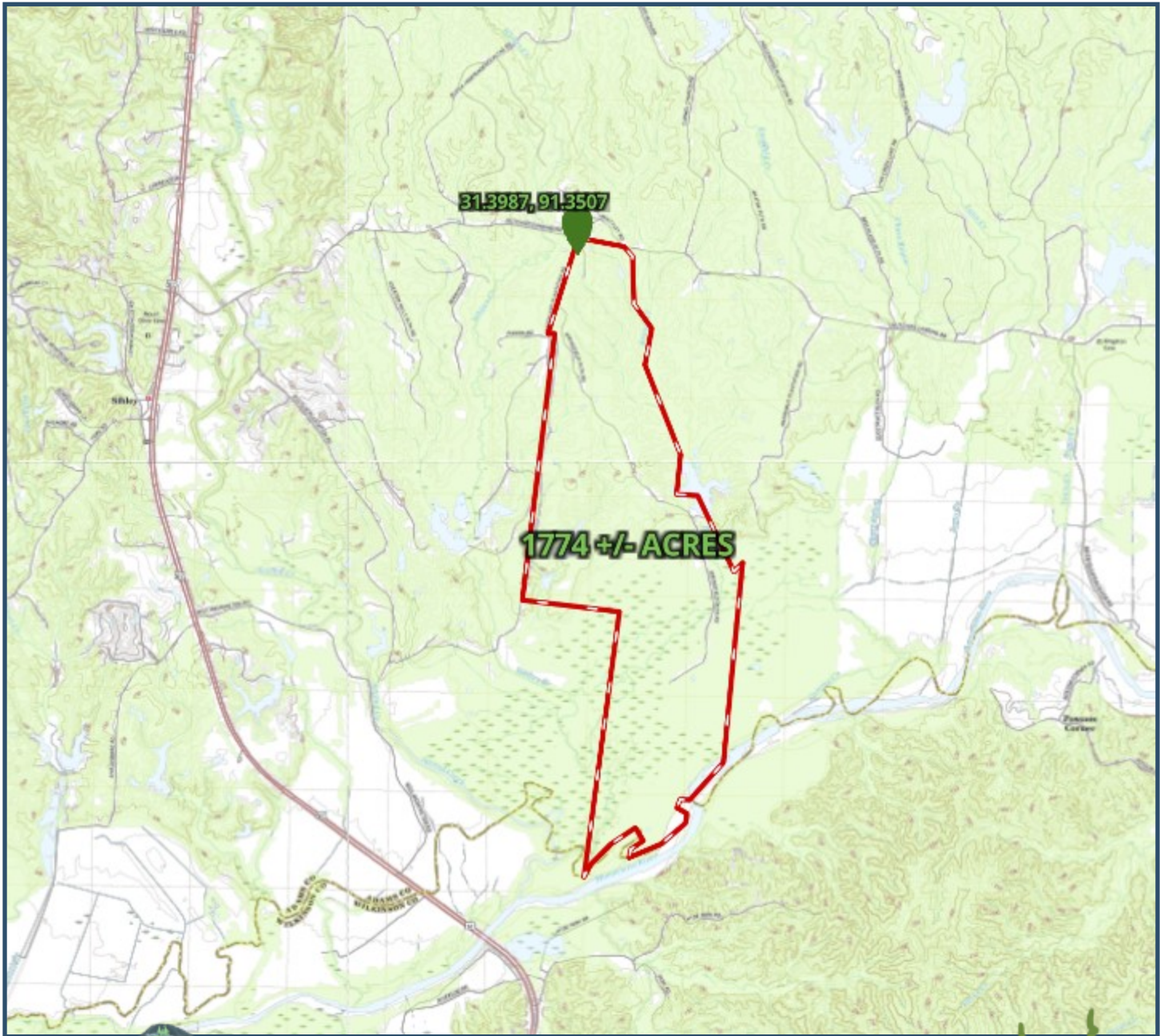


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# Topographical Map



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# Ownership Map



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# Soil Map

Boundary  1899.4 ac

CODE	DESCRIPTION	ACRES	%	CAP	
FF	Falaya association	805.36	42.5%	4w	
MeF2	Memphis silt loam, 17 to 60 percent slopes, eroded	421.14	21.9%	7e	
MeB2	Memphis silt loam, 2 to 5 percent slopes, eroded	177.14	9.3%	2e	
MeC2	Memphis silt loam, 5 to 8 percent slopes, eroded	135.12	7.1%	3e	
McA	Memphis silt loam, 0 to 2 percent slopes	129.42	6.8%	1	
MeF3	Memphis silt loam, 12 to 60 percent slopes, severely eroded	67.3	3.6%	7e	
MeD2	Memphis silt loam, 8 to 17 percent slopes, eroded	63.66	3.4%	6e	
W	Water	44.26	2.3%	-	
Fa	Falaya silt loam	23.8	1.3%	2w	
MeD	Memphis silt loam, 8 to 17 percent slopes	21.05	1%	6e	



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# Floodplain Map



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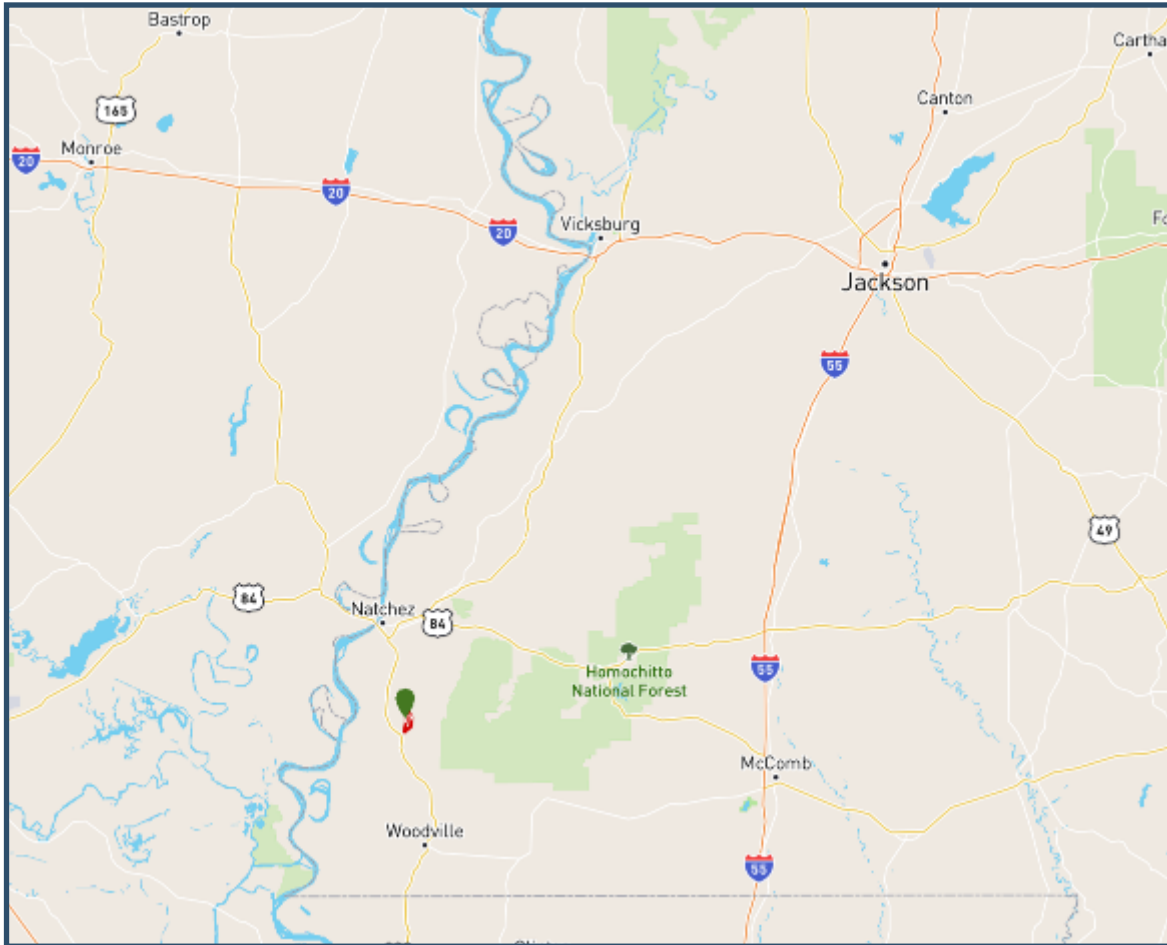


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# Directional Map



**Directions:** Travel south of Natchez on Highway 61 and drive 7 miles from Roux 61.  
Turn left on Hutchings Landing Road and travel 2.5 miles.  
The property will be on your right.



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