

605± Acres

Hunting / Recreation

Leake County, MS



\$1,997,500



**BRADY
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MANAGING BROKER

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Property Information

Location:

- 9 miles East of Carthage

Property Use:

- Recreation, Hunting

Coordinates:

- 32.78995, -89.39030

Property Highlights

- 605± acres
- 4,252± sq ft cabin
- 5 bedrooms, 3 bathrooms
- Well-maintained road system
- Established food plots
- Mature hardwood timber
- Multiple sloughs to duck hunt
- Access off HWY 16 E
- Additional 252± acre lease that can be transferred to a new owner with 16 years remaining on the lease

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The Property

605± Acres

Welcome to an exceptional 605± acre recreational property located at 2788 Highway 16 E near Carthage, Mississippi. Located approximately 9 miles East of Carthage and 17 miles West of Philadelphia, this property offers the ideal combination of a private country setting, quality improvements, abundant wildlife, and convenient access to nearby amenities.

The property consists of four surveyed, contiguous parcels. The 24± acre homesite parcel features a 5-bedroom, 3-bath all-brick sportsman's lodge and a 40'x40' metal shop and equipment storage building. The parcel includes mixed-age pine and hardwood timber, as well as open areas suitable for food plots, pasture, or additional homesites. Public utilities are available, including AT&T fiber-optic internet.

The centerpiece of the property is the 525.5± acre bottomland hardwood tract, which has been carefully managed for more than 25 years to preserve the habitat and enhance wildlife. Multiple strategically located food plots provide excellent hunting opportunities, with healthy populations of deer, turkey, small game, and wood ducks. The 525.5± acre parcel is protected by a Mitigation Covenant with the U.S. Army Corps of Engineers and a Conservation Easement in favor of The Mississippi Land Trust. These protections are intended to preserve the bottomland hardwood ecosystem.

The remaining parcels include 19.78± acres along Birds Road, consisting of approximately 25-year-old pine and hardwood timber with potential for residential or other development uses, and 35.11± acres of mature native hardwood, cypress, and pine timber.

An additional opportunity is available through the adjoining 252± acre parcel leased from Wildlife Mississippi. Approximately 16 years remain on the lease, which is transferable to the purchaser subject to the lease terms. The tract consists primarily of mature bottomland hardwood and cypress timber and features more than two miles of Pearl River frontage, significantly expanding the recreational footprint.

This is a rare opportunity to acquire a substantial recreational property featuring a quality sportsman's lodge, extensive bottomland hardwood habitat, established wildlife management, hunting and fishing opportunities, and additional leased acreage along the Pearl River.

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The Property



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Hunting Photos



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The Property



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Cabin

4,252± Sq Ft



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Aerial Photos



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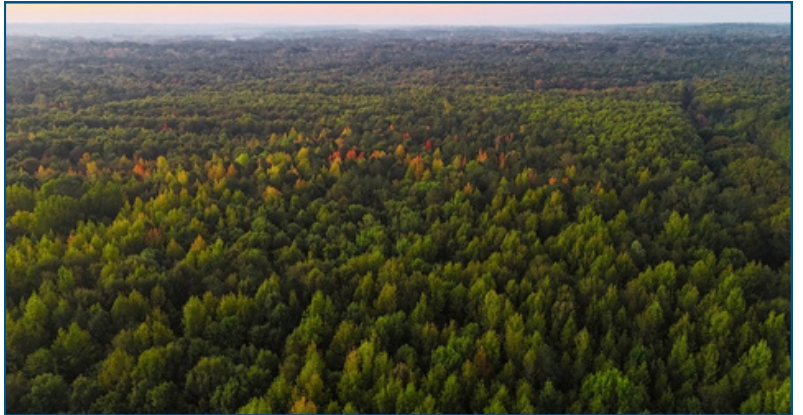
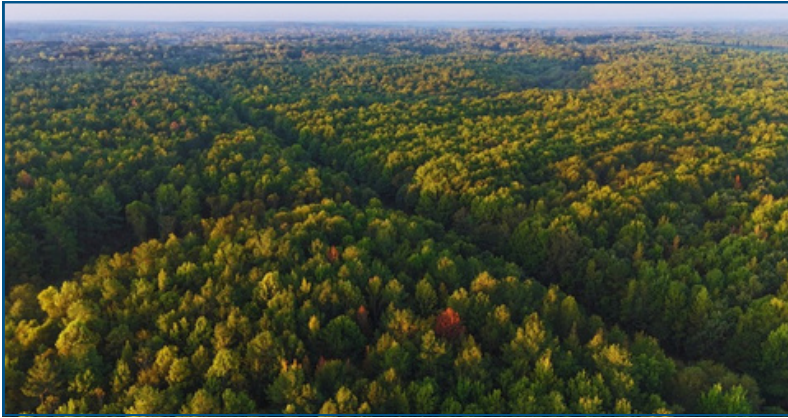
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Aerial Photos



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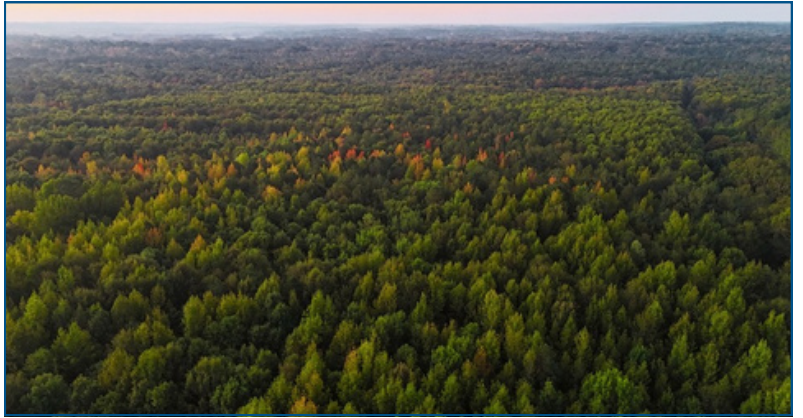
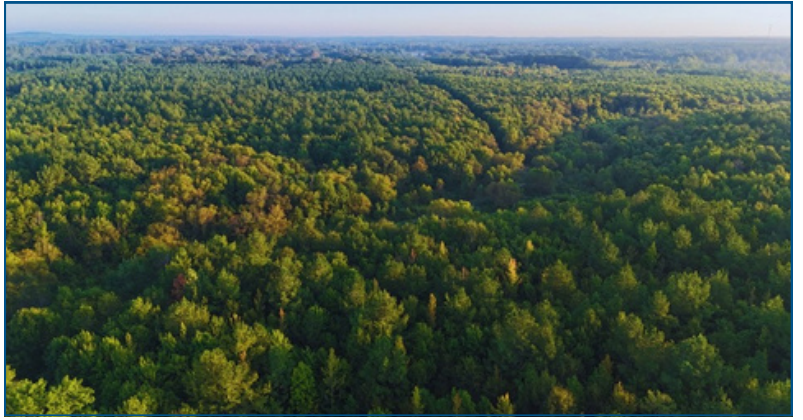
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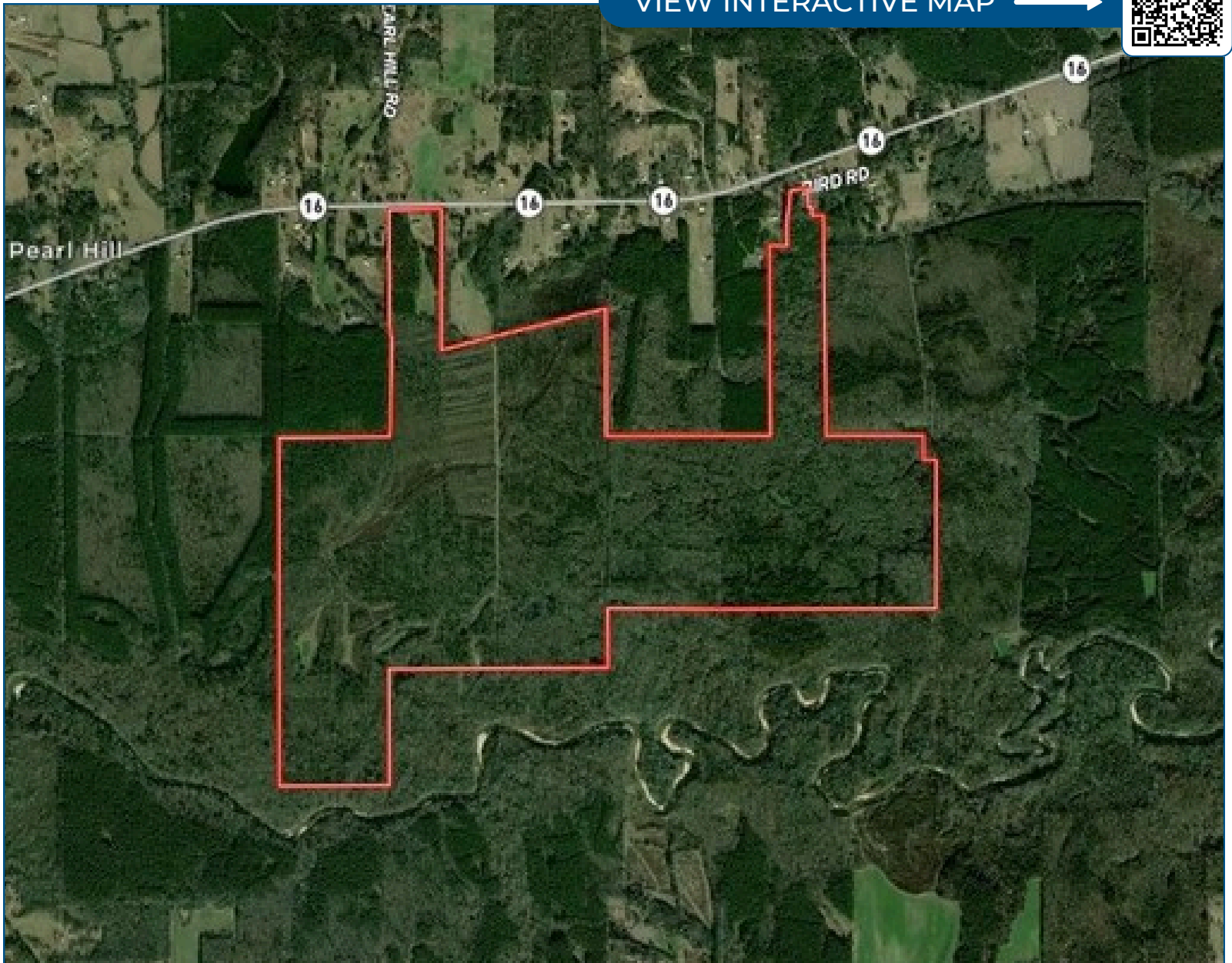
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Aerial Map

[VIEW INTERACTIVE MAP](#) →



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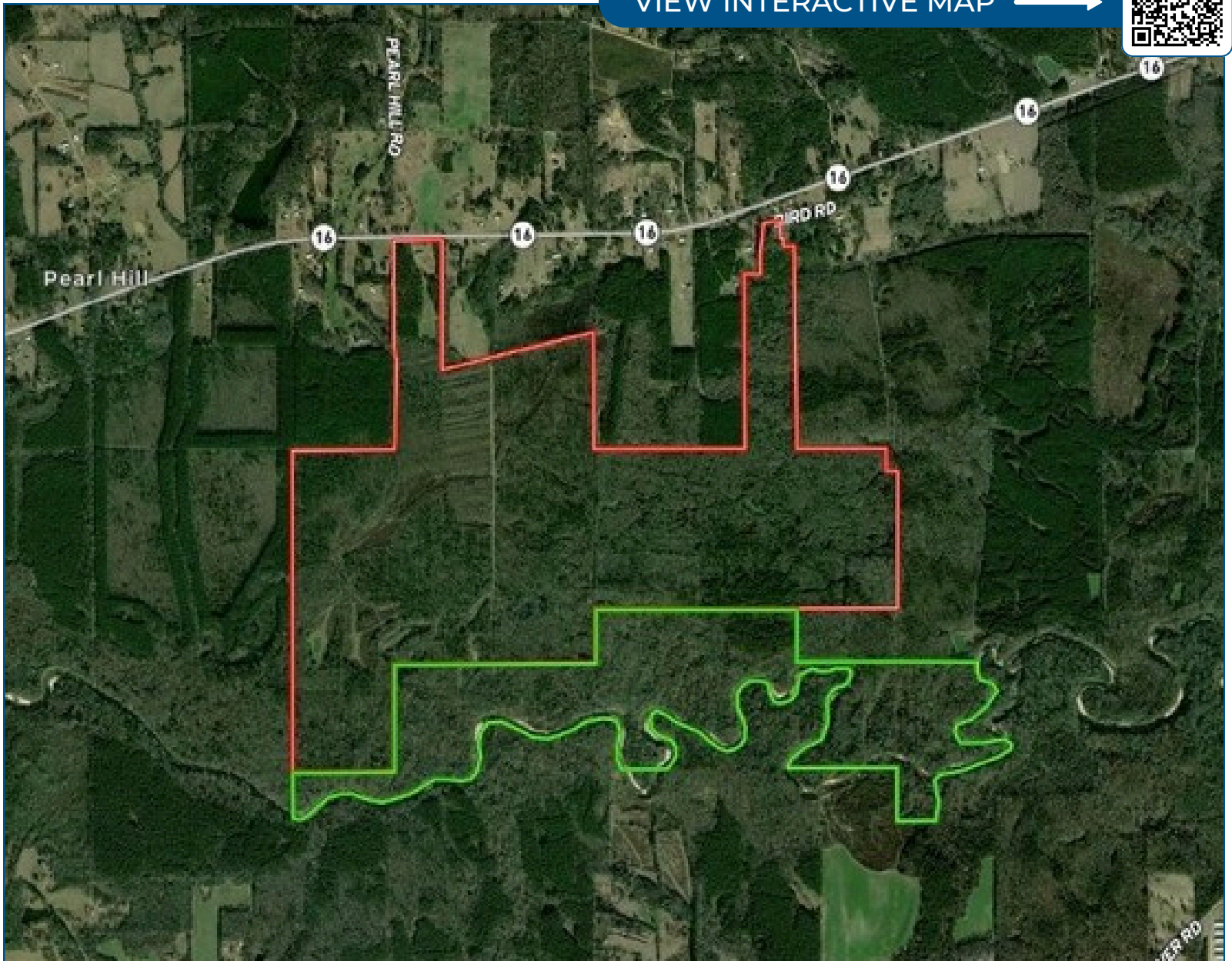
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Aerial Map & Lease

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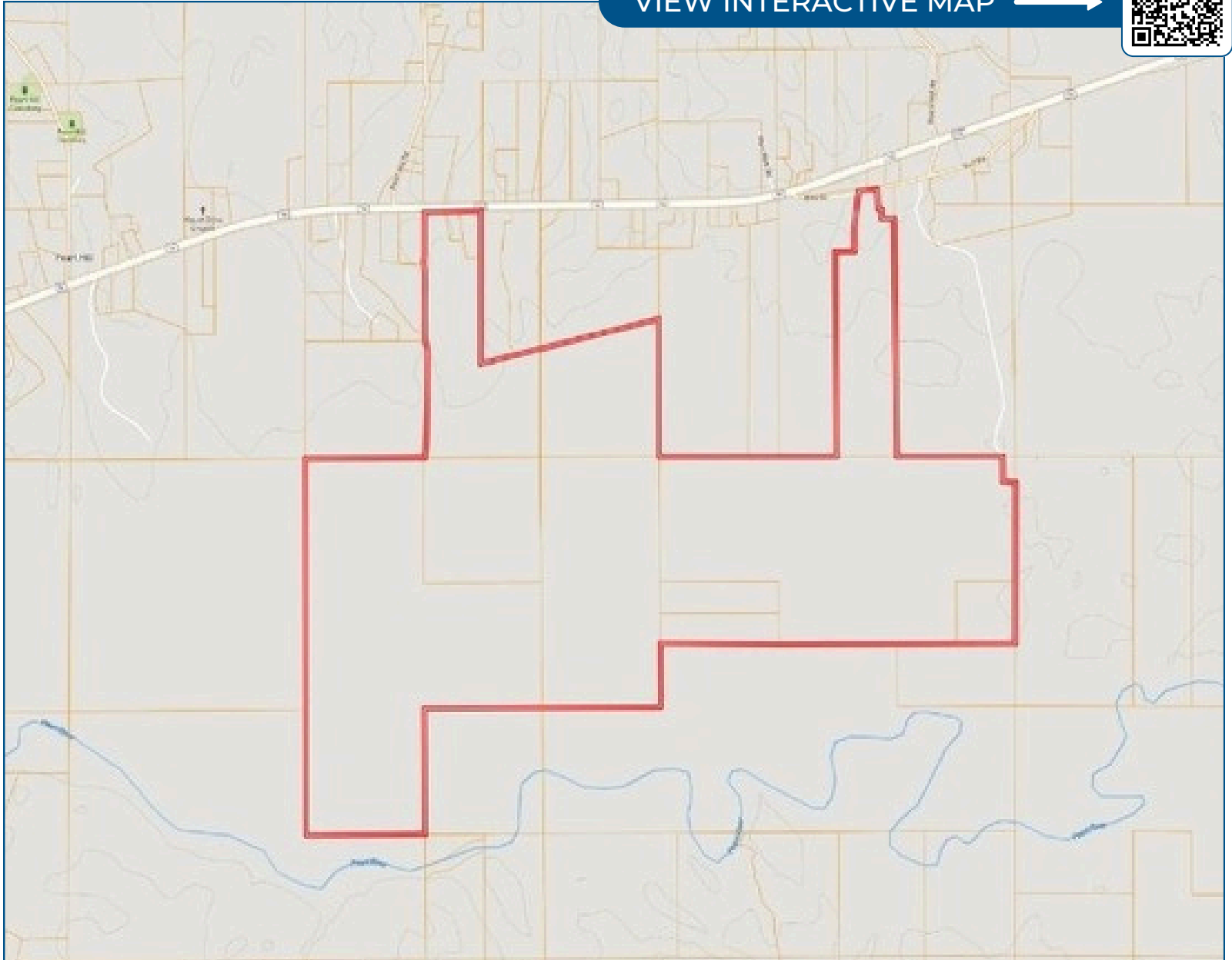
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Ownership Map

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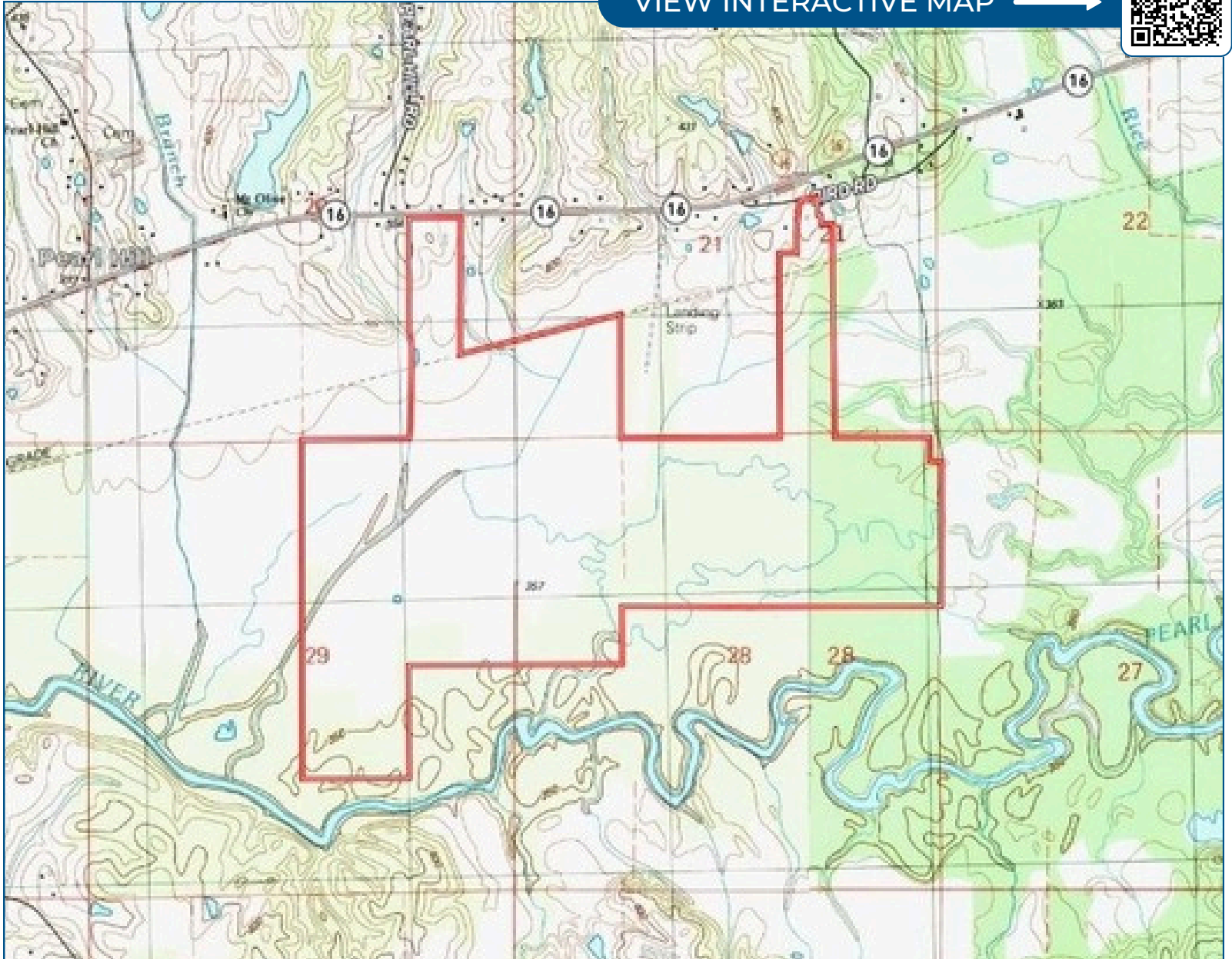
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Topo Map

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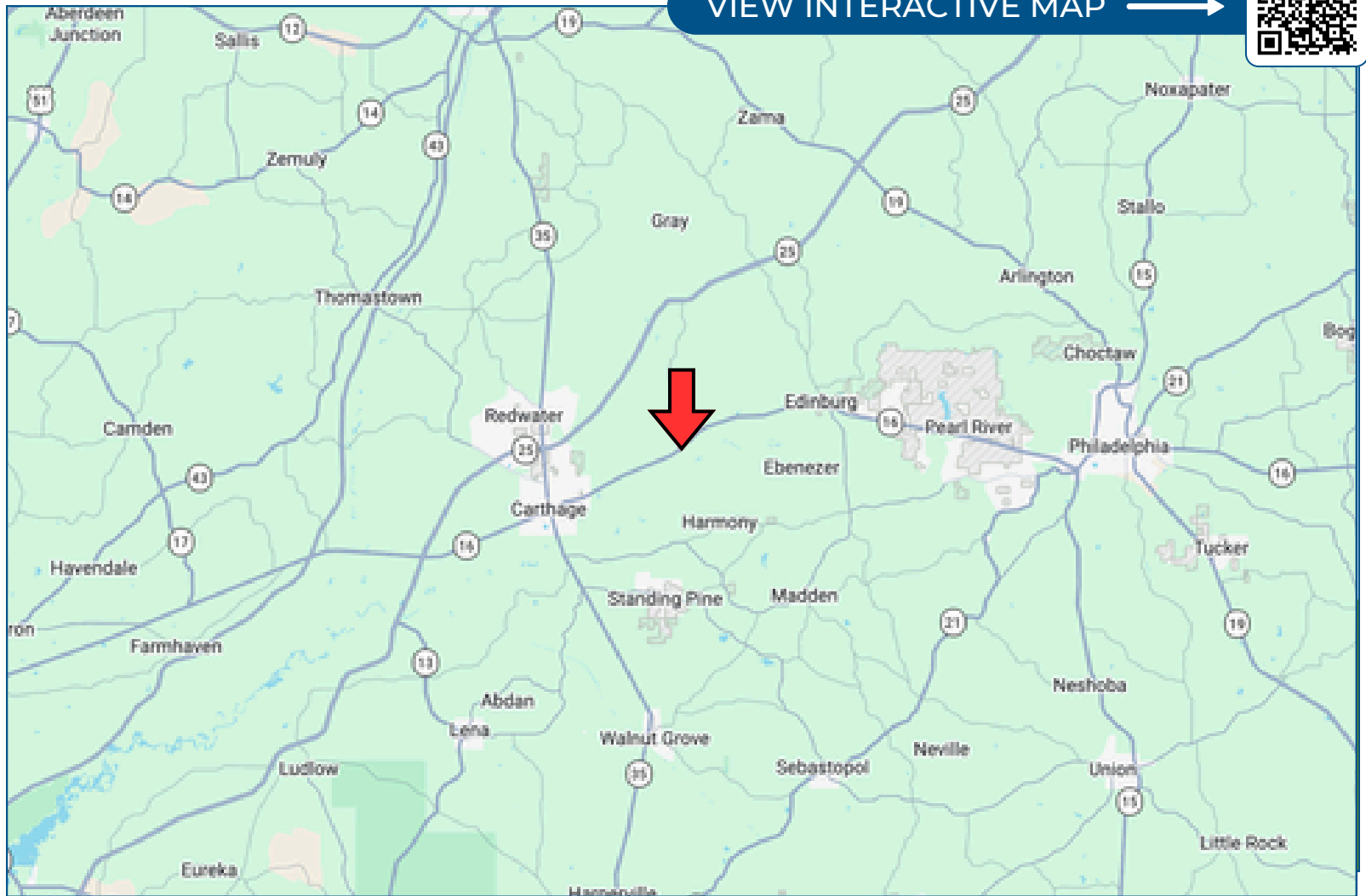
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Directional Map

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Directions from the intersection of HWY 16 and HWY 35 in Carthage, MS:
Head east on HWY 16 for 9.5 miles, and the property will be on your right.

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