

400± Acre Estate

Stone County, MS

164 Lott Cemetery Road, Perkinston, MS 39573



\$3,900,000



**TOM
SMITH**

ALC®, BROKER

Office: 601.898.2772

Cell: 601.454.9397

Tom@TomSmithLand.com



Expect More. Get More.

Call The Land Man Today!



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

Property Information

Location:

- 164 Lott Cemetery Road, Perkinston, MS 39573

Coordinates:

- 30.79470, -89.07880

Property Use:

- Residential
- Cattle Operation

Property Highlights

- 400± Acres
- Fully-Fenced & Cross-Fenced
- Custom-Built, 4,500± Sq Ft Home
- 3 Bedrooms, 4.5 Bathrooms
- 9-Foot Ceilings
- Surround Sound System Inside & Outside
- Thermador and Dacor Appliances
- Private Saltwater Pool & Hot Tub
- Basketball Court
- Two Shops
- Separate Workshop
- Greenhouse
- Working Cattle Pens
- Hay Barn
- Fruit Orchards & Live Oaks
- Additional 2 Bed, 2 Bath, 2,500± Sq Ft Home

**TOM
SMITH**
ALC®, BROKER

Office: 601.898.2772

Cell: 601.454.9397

Tom@TomSmithLand.com



The Estate

400± Acres

Welcome to an extraordinary 400± acre estate in Perkinston, Mississippi, offering a rare combination of luxury living, natural beauty, privacy, recreation, and a first-class cattle operation. Surrounded by beautiful open acreage, scattered mature live oaks, and fruit orchards, this exceptional property provides a stunning setting for family living, entertaining, agriculture, and creating a lasting legacy. The custom-built 4,500± square-foot residence features 3 spacious bedrooms, 4.5 bathrooms, 9-foot ceilings, 9-foot solid wood doors, premium finishes, and a thoughtfully designed multi-level floor plan. Each bedroom features its own full en suite bathroom, with the spacious primary suite conveniently located on the main level. The chef's kitchen showcases premium Thermador and Dacor appliances, a professional-grade gas range and cooktop, custom cabinetry, expansive granite countertops, and a large center island. Oversized windows overlook the private saltwater pool and hot tub, while a custom indoor bar and surround sound system inside and outside create an exceptional atmosphere for entertaining. The expansive steel-framed outdoor pavilion features a fully equipped kitchen, commercial-grade gas fryer, dedicated shrimp boil station, custom bar with seating for nine, spacious sitting area, and wood-burning fireplace, making it ideal for gatherings and year-round enjoyment. Additional amenities include a private basketball court, greenhouse, fruit orchards, and beautiful mature live oaks. The fully fenced and cross-fenced acreage includes working cattle pens, a hay barn, two shops, and a separate workshop, providing excellent infrastructure for a first-class cattle operation and agricultural use. An additional 2,500± square-foot home, built in 2009 with 2 bedrooms and 2 bathrooms, offers comfortable accommodations for a caretaker, ranch manager, guests, extended family, or mother-in-law residence. Combining luxury, exceptional craftsmanship, recreation, agricultural functionality, and breathtaking acreage, this truly one-of-a-kind Mississippi cattle and family estate offers privacy, comfort, and an extraordinary opportunity to create a legacy for generations to come.

**TOM
SMITH**
ALC®, BROKER

Office: 601.898.2772

Cell: 601.454.9397

Tom@TomSmithLand.com



The Residence

[CLICK HERE FOR PROPERTY VIDEO](#)



**TOM
SMITH**

ALC®, BROKER

Office: 601.898.2772

Cell: 601.454.9397

Tom@TomSmithLand.com



The Residence

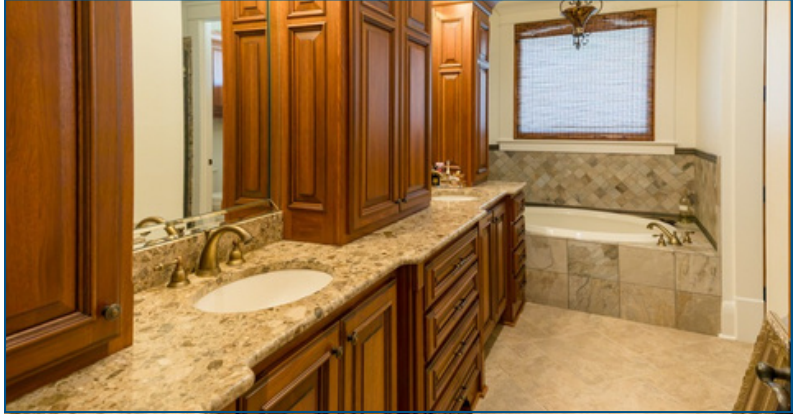
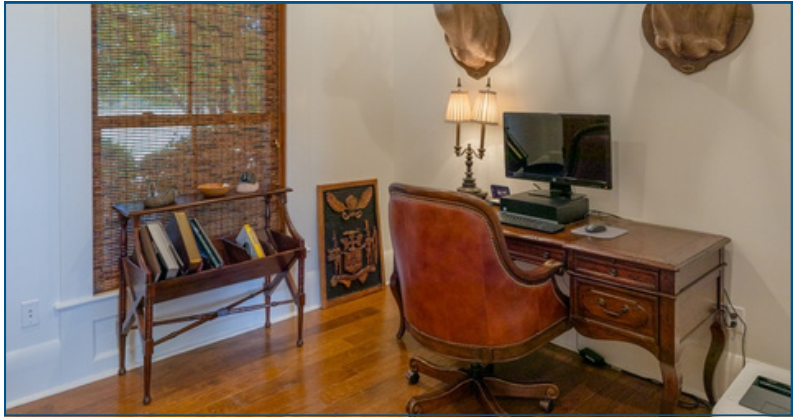
4,500± Sq Ft



**TOM
SMITH**
ALC®, BROKER
Office: 601.898.2772
Cell: 601.454.9397
Tom@TomSmithLand.com

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

The Residence



**TOM
SMITH**
ALC®, BROKER
Office: 601.898.2772
Cell: 601.454.9397
Tom@TomSmithLand.com



The Residence



**TOM
SMITH**

ALC®, BROKER

Office: 601.898.2772

Cell: 601.454.9397

Tom@TomSmithLand.com



The Guest House



**TOM
SMITH**

ALC®, BROKER

Office: 601.898.2772

Cell: 601.454.9397

Tom@TomSmithLand.com



Aerial Photos



**TOM
SMITH**

ALC®, BROKER

Office: 601.898.2772

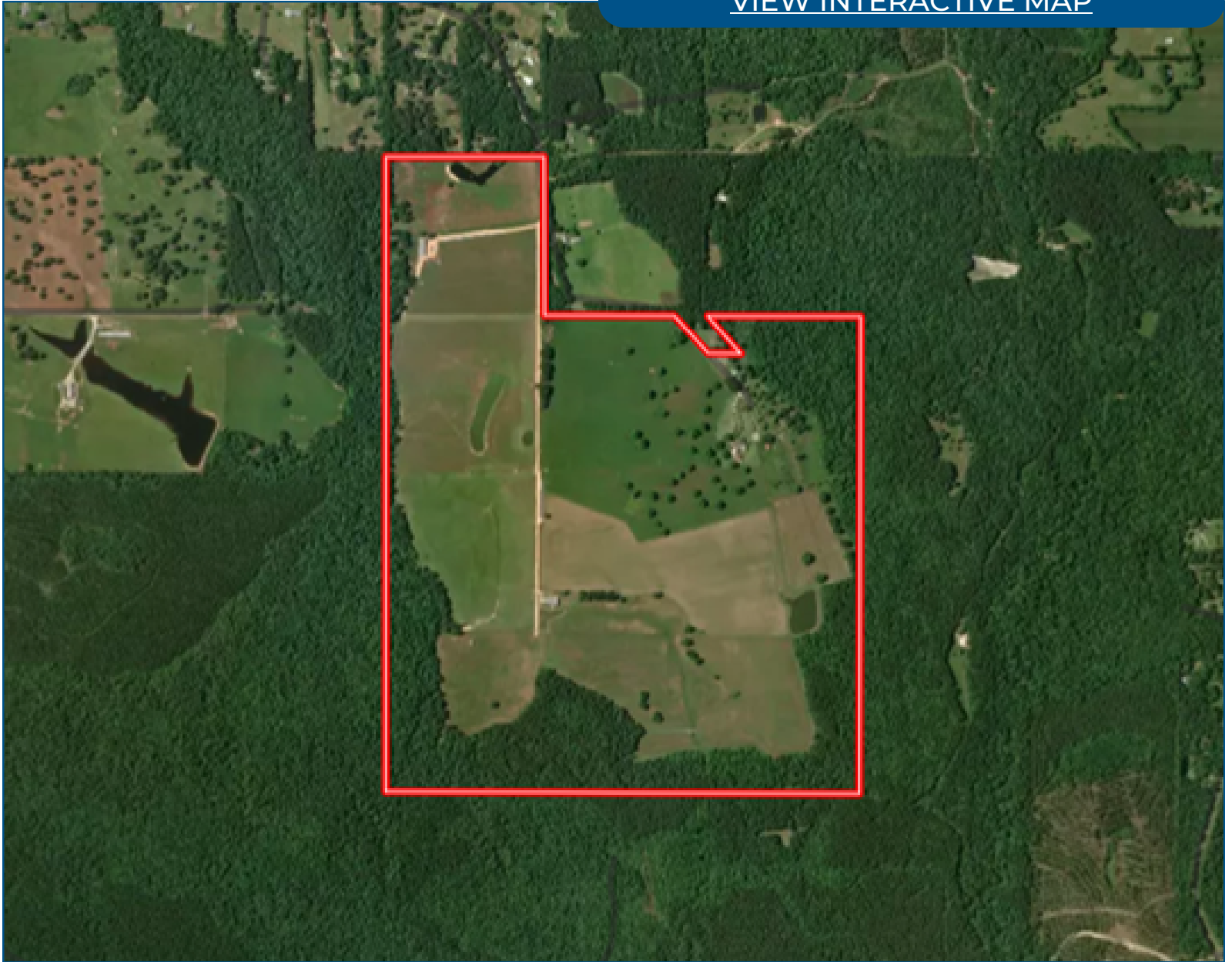
Cell: 601.454.9397

Tom@TomSmithLand.com



Aerial Map

[VIEW INTERACTIVE MAP](#)



**TOM
SMITH**

ALC®, BROKER

Office: 601.898.2772

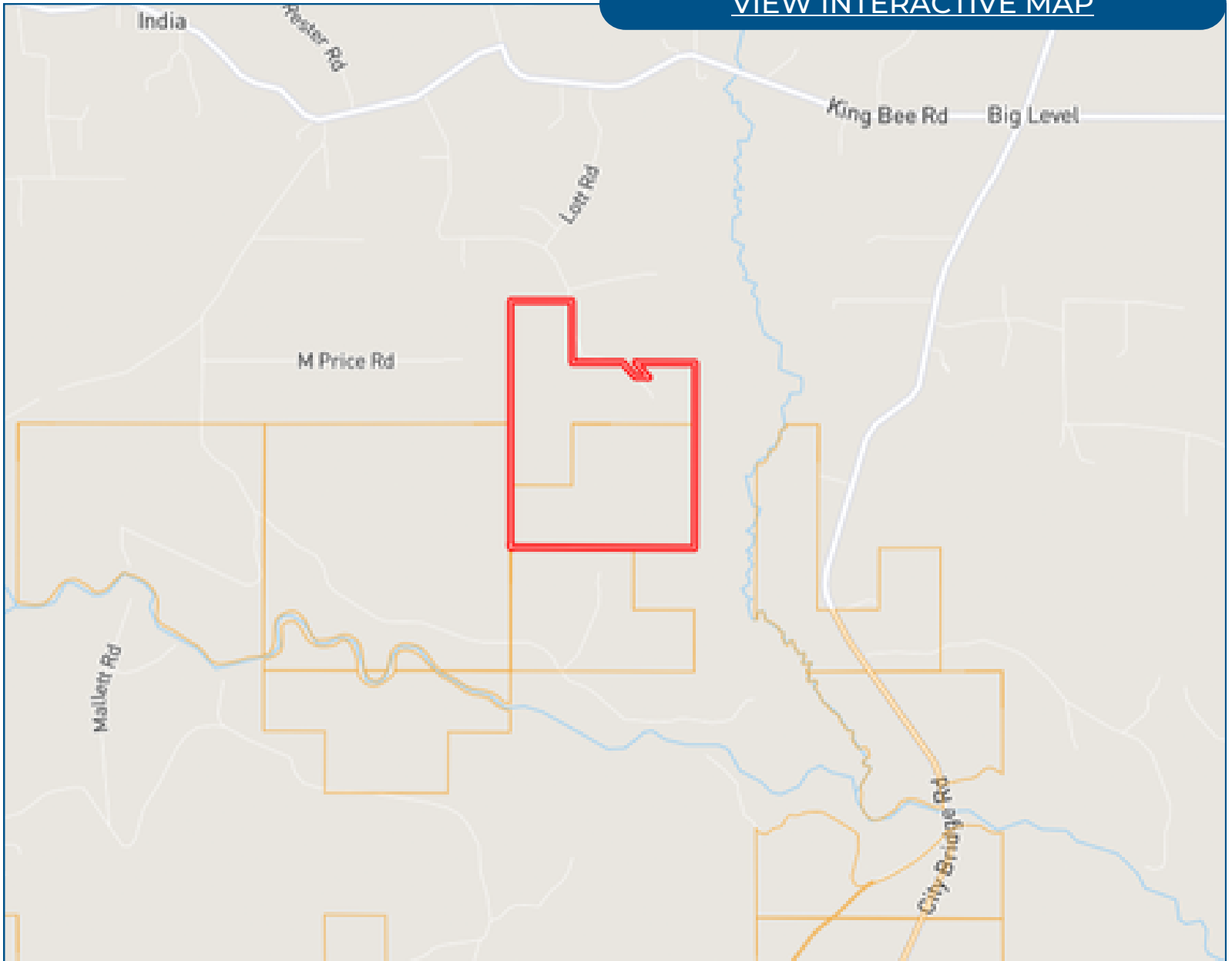
Cell: 601.454.9397

Tom@TomSmithLand.com



Ownership Map

[VIEW INTERACTIVE MAP](#)



**TOM
SMITH**

ALC®, BROKER

Office: 601.898.2772

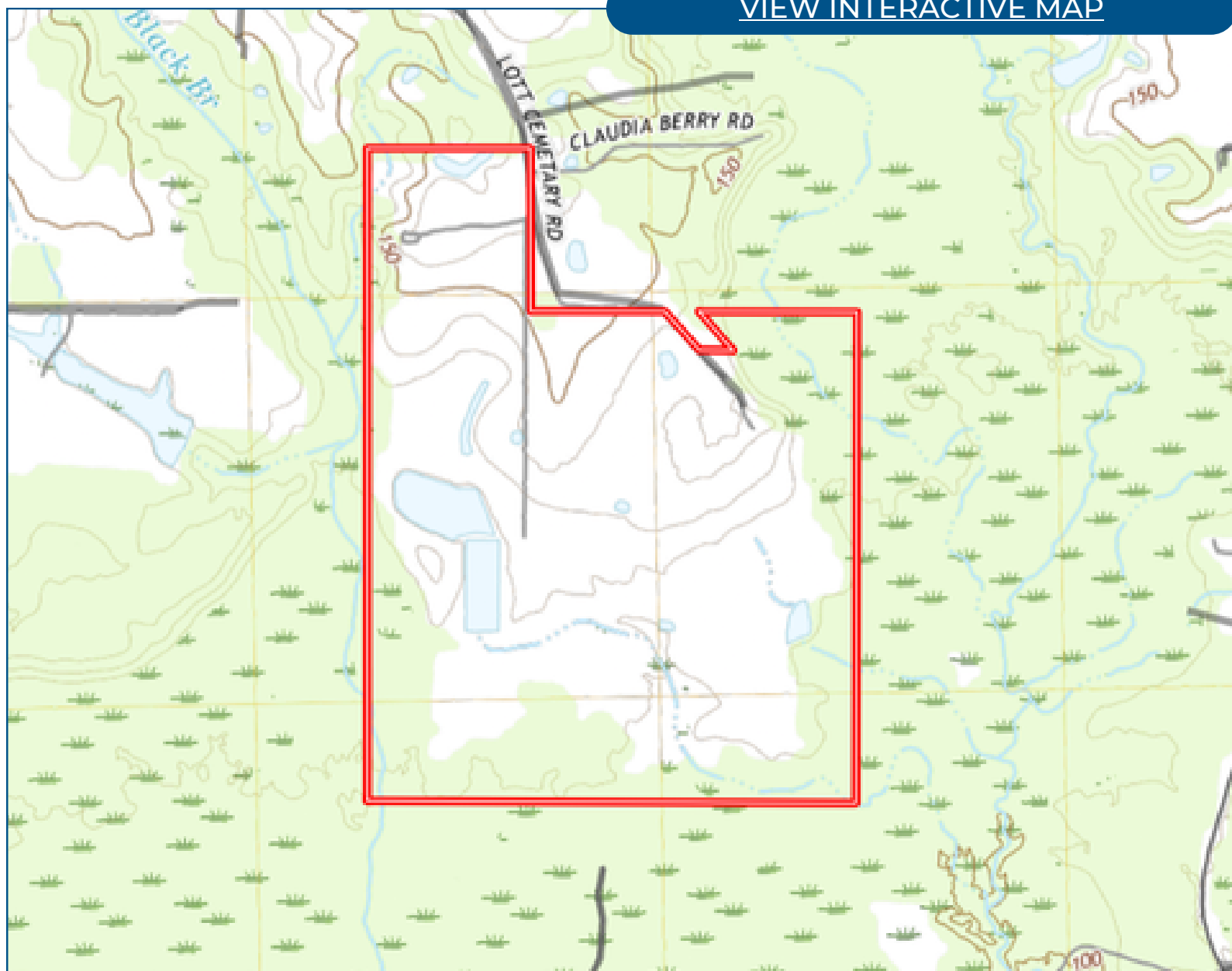
Cell: 601.454.9397

Tom@TomSmithLand.com



Topo Map

[VIEW INTERACTIVE MAP](#)



**TOM
SMITH**

ALC®, BROKER

Office: 601.898.2772

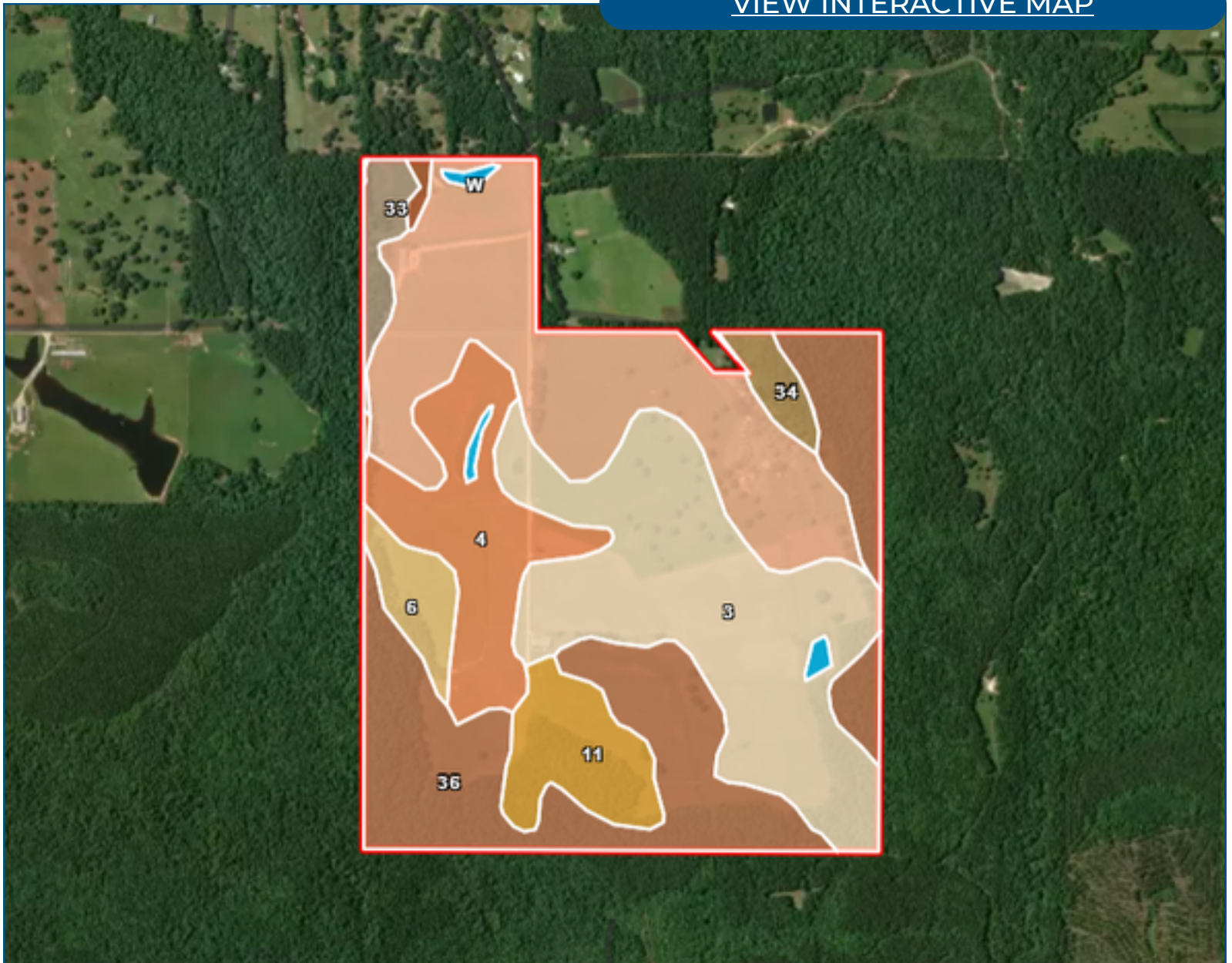
Cell: 601.454.9397

Tom@TomSmithLand.com



Soil Map

[VIEW INTERACTIVE MAP](#)



**TOM
SMITH**

ALC®, BROKER

Office: 601.898.2772

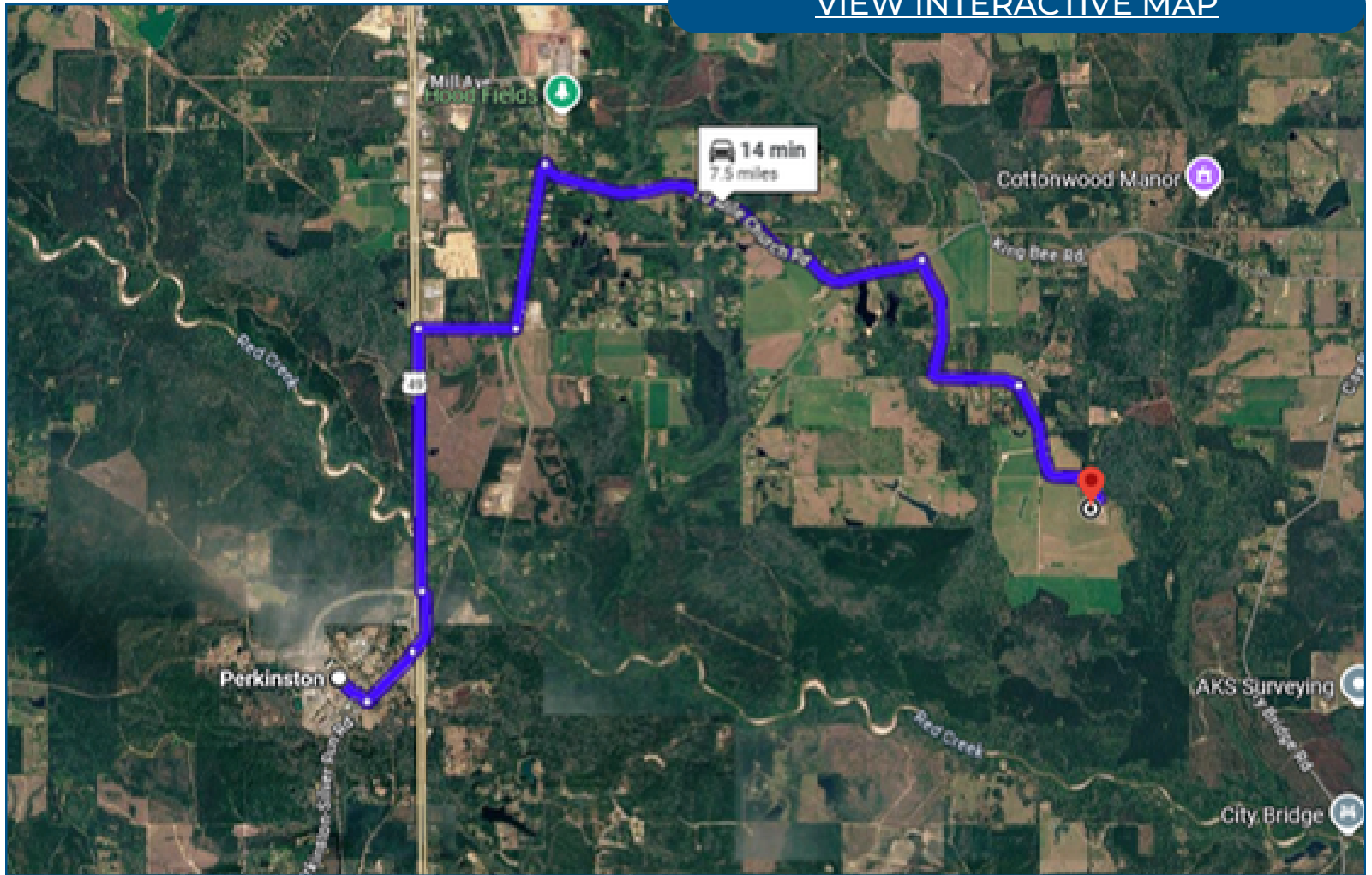
Cell: 601.454.9397

Tom@TomSmithLand.com



Directional Map

[VIEW INTERACTIVE MAP](#)



Directions from Perkinston, MS:

Head toward Champions Way for 0.2 miles. Follow Perkinston-Silver Run Rd & US 49 S to Inda Rd E for 2 miles. Take 1st St S to 10 Mile Church Rd for 1.3 miles, and then turn right onto 10 Mile Church Rd for 2.1 miles. Continue on Lott Rd. Drive to Lott Cemetary Rd for 1.8 miles. The destination is straight ahead.

**TOM
SMITH**
ALC®, BROKER
Office: 601.898.2772
Cell: 601.454.9397
Tom@TomSmithLand.com



Listing Agent



TOM SMITH

FOUNDER & BROKER, ALC®

24+ Years in Mississippi Land, Ag and Management

Tom Smith is the Principal Broker and founder of Tom Smith Land and Homes, bringing over two decades of real estate expertise and a deep-rooted knowledge of the Mississippi market. A native of Meridian, Mississippi, Tom attended Mississippi State University and launched his real estate career in Madison in 2002.

With a strong background in executive leadership, Tom brings a strategic business mindset to real estate, having previously served in top management roles with major companies such as Wal-Mart and Home Depot, as well as holding CEO positions for retail organizations across the U.S.

Tom is one of the few Realtors in the Southeastern U.S. to hold the prestigious Accredited Land Consultant (ALC) designation from the Realtor Land Institute, which he earned in 2006. He is also a recipient of the APEX Award, recognizing him among the top-performing land brokers in America. His specialties include recreational tracts, timberland investment, commercial properties, and 1031 Tax-Deferred Exchanges.

An avid outdoorsman, Tom enjoys hunting, fishing, boating, and golf in his free time. He and his wife of 29 years, Ellen, make their home in Lake Caroline (Madison), Mississippi, and are proud parents of two daughters—one residing in Lakeland, Tennessee, and the other in Charleston, South Carolina.

OFFICE: 601.898.2772

CELL: 601.454.9397

Tom@TomSmithLand.com

**CALL THE LAND MAN
TODAY!**

