

COLES CREEK TIMBER AND LAND JEFFERSON COUNTY, MS

ONE EQUITY SHARE WITH A CABIN | \$1,198,500



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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COLES CREEK TIMBER AND LAND

PROPERTY PROFILE

LOCATION:

- Guedon Road
Natchez, MS 39096
- Jefferson County
- 56± Miles NW of Brookhaven
- 93± Miles SW of Madison
- 111± Miles N of
Baton Rouge, LA
- 187± Miles NW of
New Orleans, LA

COORDINATES:

- 31.76245, -91.24645

PROPERTY USE:

- Recreational
- Hunting & Fishing
- Weekend Getaway

PROPERTY INFORMATION:

- 5 Current Members
- 1,358± Acres
- 300± Acres of Mature Flooded Timber
- 100± Acre Lake
- 30± Acre Lake
- Mature Hardwoods
- Cutover
- 31 Deer Stands (13 Box Stands)
- 19 Established Duck Holes
- 4 Bedroom/3 Bathroom Cabin
 - Satellite TV
 - Gas Appliances
 - Central Heat & Air
 - Electric Water Heater
 - Dedicated Mud Room
- Enclosed Shop
- Full-Time Grounds Caretaker
- Deer/Hog/Small Game/Alligator



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BRADEN SMITH

LAND SPECIALIST

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4848 Main St. - Flora, MS 39071

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Information is believed to be accurate but not guaranteed.

WELCOME TO COLES CREEK TIMBER AND LAND

FEW PROPERTIES CAN MATCH THE HISTORY, RECREATIONAL OPPORTUNITIES, AND SENSE OF TRADITION THAT COLES CREEK TIMBER AND LAND HAS TO OFFER. Formed in February of 1997 and consisting of just five members, this 1,358± acre retreat, not including the separate 5± acre cabin site, has been carefully managed and enjoyed for nearly three decades. Located just 14± miles north of historic Natchez, Mississippi, owners have convenient access to some of the South's best dining, entertainment, shopping, and rich cultural history, offering the perfect balance between a world-class hunting property and the amenities of town.

The property features some of the finest waterfowl habitat in Southwest Mississippi, with over 300± acres of mature flooded timber, 19 established duck holes, a 100± acre lake, and an additional 30± acre lake. Whether you enjoy hunting flooded timber or setting up on open water, the opportunities here are second to none.

Adding to the exceptional wildlife habitat, the eastern boundary adjoins more than 1,000 acres of productive agricultural land, providing a tremendous food source that supports healthy populations of ducks, deer, and other game. This is truly one of those rare places in Southwest Mississippi where you can shoot mallards in the flooded timber at daylight and harvest a 150-inch-class whitetail that same afternoon, all within a short buggy ride from the cabin.



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MORE ABOUT COLES CREEK TIMBER AND LAND

For deer hunters, the property offers 31 established stands, including 13 box stands, along with approximately 200 acres of timber that was harvested in 2017 to encourage thick undergrowth and create exceptional bedding and browse habitat. Beyond deer and duck hunting, members enjoy outstanding fishing, hog hunting, alligator hunting, and excellent squirrel hunting, making Coles Creek Timber and Land a true four-season recreational destination.

The improvements are equally impressive. The four-bedroom, three-bathroom cabin is equipped with central air and heat, separate upstairs and downstairs units, satellite television, gas appliances, and an electric water heater, providing all the comforts needed for extended stays with family and friends. A dedicated mud room offers the perfect space for storing decoys, waders, guns, and other hunting equipment, helping keep everything organized and ready for the next adventure.



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This share of ownership also includes a fully enclosed shop complete with a two-winch skinning bay, sinks for cleaning game, and ample storage space for equipment and supplies. Additionally, the share comes with two camp tractors, providing everything needed to help maintain food plots, roads, and the property while supporting the traditions and stewardship that have made Coles Creek Timber and Land such a special place.

A dedicated caretaker handles the day-to-day maintenance, including discing, bush hogging, food plot preparation, planting, and maintaining the grounds around the cabins, allowing owners to simply show up and enjoy everything the property has to offer.

Multi-generational recreational properties of this size, quality, and history rarely become available. Coles Creek Timber and Land represents an opportunity to be part of something special—a well-managed sporting property that has provided generations of memories and is positioned to do the same for many years to come.

Contact Braden Smith today to schedule a private showing or for more information.



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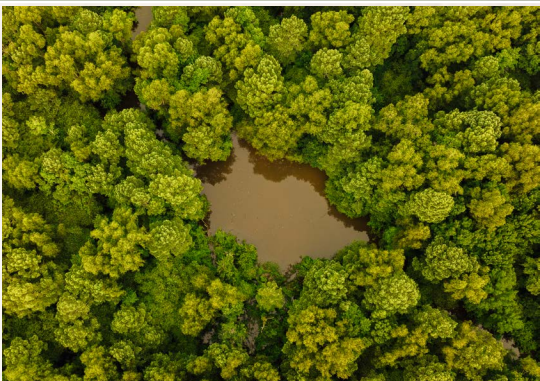
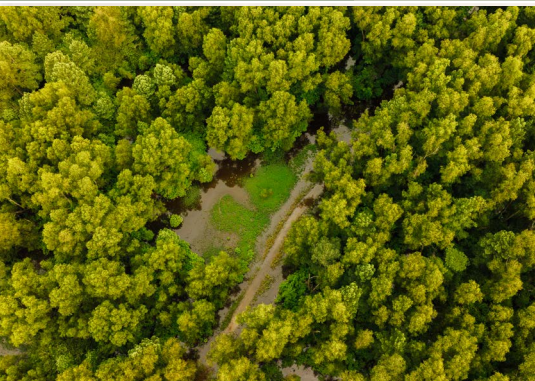
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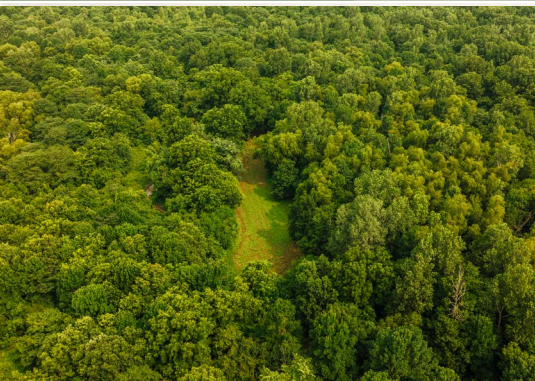
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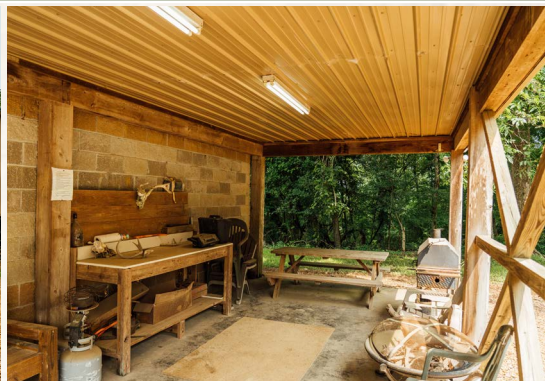
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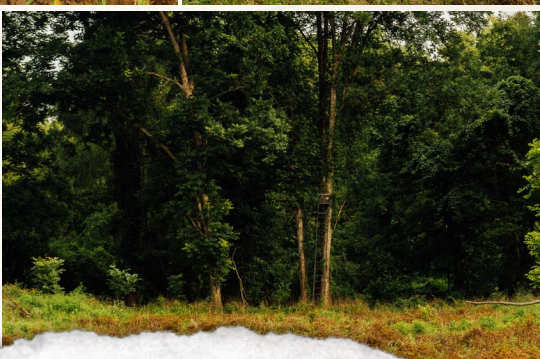
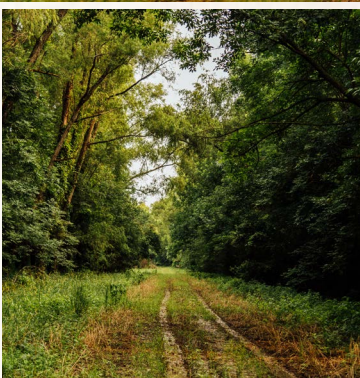
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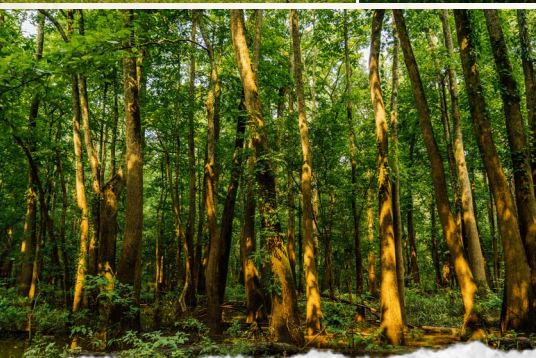
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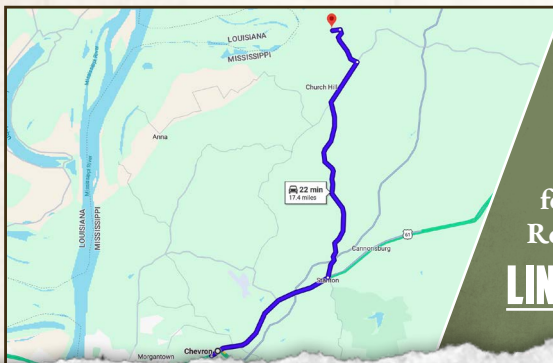
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land **id.** LINK



Directions from the Chevron on US-61 N in Natchez, MS: Travel north on US-61 for 5.8 miles. Turn left onto MS-553 N and continue for 9.4 miles. Turn left onto Bates Road and proceed for 1.6 miles. Turn left onto Guedon Road and travel 0.3 miles to the property.

LINK TO GOOGLE MAP DIRECTIONS



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