

WHISPERING PINES PLANTATION

2,511± Acre High Fenced Hunting Property

Hancock County, Mississippi

\$14,100,000



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The Estate — *Cypress Lodge*

Upon entering the grand automatic gates, it becomes immediately evident that you have arrived at an exceptional and distinguished property. You are greeted by the impressive Cypress Lodge, constructed in 2018, which offers five elegantly appointed master suites, a professional-grade gourmet kitchen, expansive entertainment areas, and screened porches that include an outdoor kitchen overlooking a pristine swimming pool complete with hot tub and waterslide. The lodge showcases superior materials and exemplary craftsmanship throughout, reflecting a standard of quality that is truly first-class.



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Outdoor Living + Luxury Pool

The residence includes expansive, meticulously designed entertainment spaces and elegant screened-in porches, highlighted by a fully appointed outdoor kitchen that commands views of the resort-style swimming pool, complete with a serene hot tub and an exquisite waterslide feature.



Guest House + Workshop

GUEST HOUSE



Just beyond the main lodge sits a charming 3-bedroom, 2-bath guest house, ideal for accommodating additional visitors in comfort and privacy. A short distance further, you will find an impressive 11,000-square-foot workshop, thoughtfully designed and complete with a well-appointed 1-bedroom, 1-bath apartment—perfect for a full-time caretaker or staff member.

WORKSHOP



After your hunts, the outdoor kitchen and entertainment area provide a convenient and comfortable place to gather and unwind. Nearby, an elevated mechanized skinning and cleaning rack ensures efficient processing, complemented by a full walk-in cooler, feed storage rooms, and a dedicated tool room. The facility also offers ample storage for trucks, ATVs, and equipment, keeping everything organized and close at hand.

The Ranch

Exotic & Whitetail High Fenced Pen



The ranch is comprised of three areas: 515 acres in the Buck Pen, 1,850 acres in the Main Pen, and 140 acres of unfenced land. The Exotics Pen features 14 food plots, each with a Redneck shooting house, while the Whitetail Pen offers four food plots, all equipped with Redneck shooting houses and elevated platforms.

Exotic Animals on the Property Include:

- Bison
- Elk
- Red Stag
- Axis Deer
- Fallow Deer
- Black Buck
- Pierre David Deer
- Aoudad
- Zebra
- Zonkeys

Aerial Photos

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Expect More. Get More.

Property Highlights



Estate Features:

- 24± acre lake stocked with bass, crappie, and bream + boat house
- Additional catfish pond near main lodge
- 35± miles of gravel roads throughout the property
- Belle Creek traverses through the property
- Timber consists of primarily Southern Pine plantation at various ages
- Mostly chip & saw and mature sawlogs
- Hardwood bottoms & SMZ's providing cover and nutrition for the game
- Potential income producing property

Maps

[VIEW LAND ID INTERACTIVE MAP](#)

