

Premier Income Producing Farm

352.8 +/- Acres in Winston County, MS



\$1,239,000

Turn-key, income producing, beautiful, amazing, and unbelievable are just a few words to describe this prime-time property in Winston County, MS. This 352.8 +/- acre farm is loaded to the gills with just about anything you ever dreamed of. If you want to get off the road and start working at home on your own farm, or if you just want a gorgeous setting to call home and lease out the work for additional income, take a look at this place. The property consists of a beautiful 2,517 Square foot 3BR/2BA brick home, 150+/- gently rolling acres of open farm ground, 182+/- acres of mature cypress and hardwood bottom land, 20,000 capacity chicken operation in production now, over a mile of paved road frontage on Garrigues and Joe Wray Roads and twelve manufactured home pads with utilities (No homes now), all located in a great area in Winston County, just outside of Louisville, MS. All of this and it's loaded with deer, turkeys and ducks; a hunting and recreational dream property. Make plans to see this one of a kind property before it is too late. Qualified buyers only. Will sell Chicken Farm Separately. Call Bo for more details!

Directions from Downtown Louisville, MS: Drive south on S. Columbus Ave. for .5 miles. Turn on left E. John C Stennis Dr and drive 1.6 miles, turn left onto Garrigues Rd and drive 6 miles to the property on your right.

Or drive east on Hwy 14 for 5.1 miles, turn right onto Crystal Ridge Rd. and drive 1.3 miles, turn right onto Boon Rd and drive 2 miles. Turn left onto Garrigues Rd. and drive .2 miles to the destination on your right.



Call me today!

BO BURKES, ALC, MANAGING BROKER

Bo@TomSmithLand.com

662.268.6333 office | 601.416.1808 cell

135 Jefferson Street | Starkville, MS 39759



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

The Home

At the center of the property you will find this beautiful 2,517 square foot 3BR/2BA home. The home offers an open floor plan with a big kitchen looking into the family room. From the custom cabinets to the columns and built-ins in the family room you will surely enjoy entertaining friends and family. There is plenty of room out back on the covered porch and patio for larger get-togethers. There is an office and a huge master suite with his/her walk-in closets lined with custom built shelving. The master bath offers plenty of room with two sinks, a shower and a large whirlpool bathtub. There is beautiful landscaping all around the home and circle drive. The views from any point of the home will take your breath away. (Flooring in the bedrooms and family room has been removed, allowing the buyer to choose what they want.)

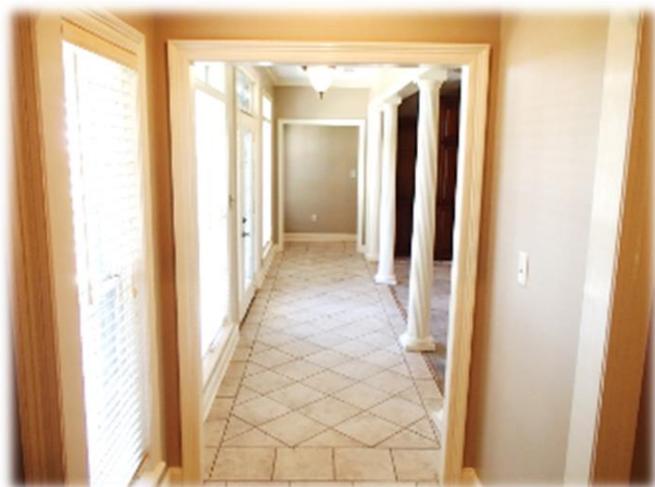


BO BURKES, ALC, MANAGING BROKER
Bo@TomSmithLand.com
662.268.6333 office | 601.416.1808 cell
135 Jefferson Street | Starkville, MS 39759



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



BO BURKES, ALC, MANAGING BROKER
Bo@TomSmithLand.com
662.268.6333 office | 601.416.1808 cell
135 Jefferson Street | Starkville, MS 39759



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



Master Bedroom



Master Bath



Her Master Closet



Laundry



Bedroom w/ Fireplace



BO BURKES, ALC, MANAGING BROKER
Bo@TomSmithLand.com
662.268.6333 office | 601.416.1808 cell
135 Jefferson Street | Starkville, MS 39759



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

Laying Chicken Operation

The chicken farm consists of two 10,000 capacity houses (Built in 1997) and is currently in operation and producing income. There is a new Valco Pax nest system (2015) and recent updates have been made on all equipment. Of the twelve manufactured homes that were once on the property, one remains for the full-time employee that works the farm. If you are interested in adding to the chicken farm there is plenty of good acreage to build more houses. Call Bo for more information on the farm.

The chicken farm can be sold separately.



BO BURKES, ALC, MANAGING BROKER
Bo@TomSmithLand.com
662.268.6333 office | 601.416.1808 cell
135 Jefferson Street | Starkville, MS 39759



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

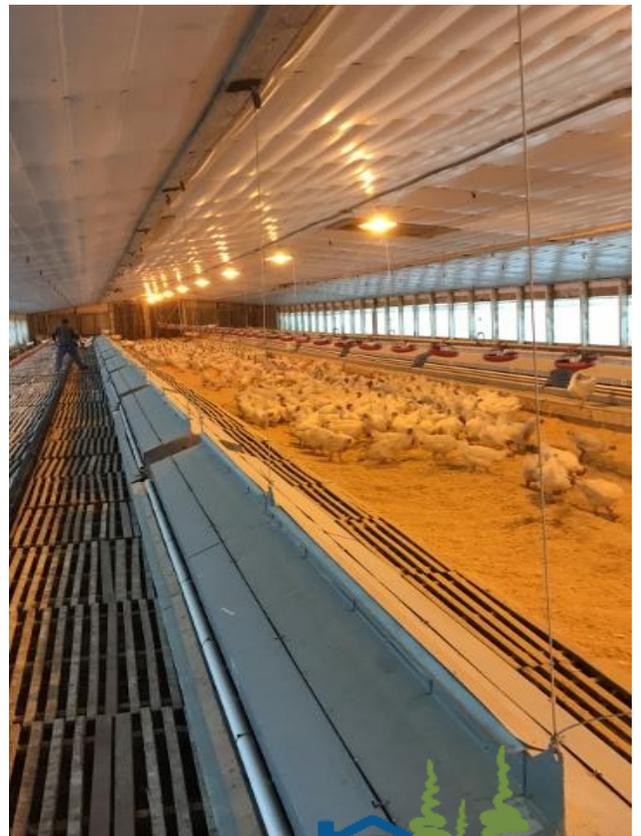
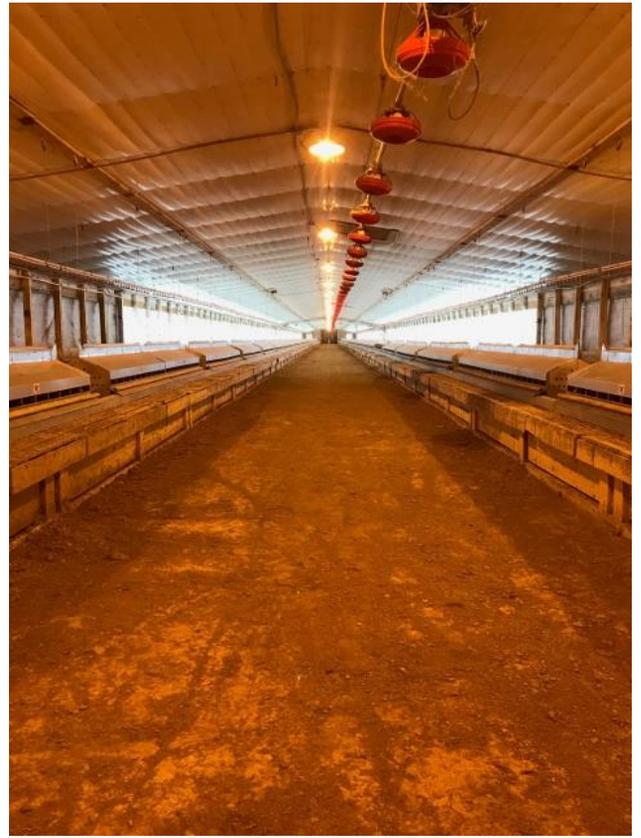


BO BURKES, ALC, MANAGING BROKER
 Bo@TomSmithLand.com
 662.268.6333 office | 601.416.1808 cell
 135 Jefferson Street | Starkville, MS 39759



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



BO BURKES, ALC, MANAGING BROKER
Bo@TomSmithLand.com
662.268.6333 office | 601.416.1808 cell
135 Jefferson Street | Starkville, MS 39759



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

150 +/- Acres of Gently Rolling Farm Land

The income potential doesn't stop at the chicken farm. The open acreage has been leased in the past for corn, soybeans and hay production. The property offers about a mile of frontage on Garrigues Road, half of that being good frontage, and another ¼ mile fronting John Wray Road. This adds a lot of value to the property and opens up more options for development into additional home sites. Also the twelve pads with utilities already run to them, that were used for manufactured home sites, can be turned back on for more income if one chooses to do so. The work has already been done, just add the homes. All of this income potential exists with little development cost needed. Or, just leave it alone and enjoy the spectacular views!



- ◆ Income Producing Potential
- ◆ Over a Mile of Paved Frontage
- ◆ Small Fishing Pond
- ◆ Development Potential
- ◆ Great Location



BO BURKES, ALC, MANAGING BROKER
Bo@TomSmithLand.com
662.268.6333 office | 601.416.1808 cell
135 Jefferson Street | Starkville, MS 39759



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



Fishing Pond



Foreman's House



Utilities In Place



Lots of Paved Frontage



BO BURKES, ALC, MANAGING BROKER
Bo@TomSmithLand.com
662.268.6333 office | 601.416.1808 cell
135 Jefferson Street | Starkville, MS 39759



Expect More. Get More.

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

Premium Recreational/Hunting Property

Now for the fun stuff. This property is loaded with deer and turkey. I know because I've seen them out in the open in the southern most field (The Killing Field). It was covered in turkeys and deer on my initial inspection of the property. What really stands out is the opportunity to bust ducks in the back water sloughs and flooded timber off of Town Creek. 182+/- acres of bottom land is covered up with some of the biggest cypress trees and hardwoods around. It is truly amazing, I wish it was mine! One look at this place and you will understand.



- ◆ Premier Wildlife Habitat
- ◆ Large Cypress Break
- ◆ Huge Cypress and Hardwood Trees
- ◆ Loaded with Deer, Turkeys and Ducks
- ◆ Live Creek

BO BURKES, ALC, MANAGING BROKER
Bo@TomSmithLand.com
662.268.6333 office | 601.416.1808 cell
135 Jefferson Street | Starkville, MS 39759



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

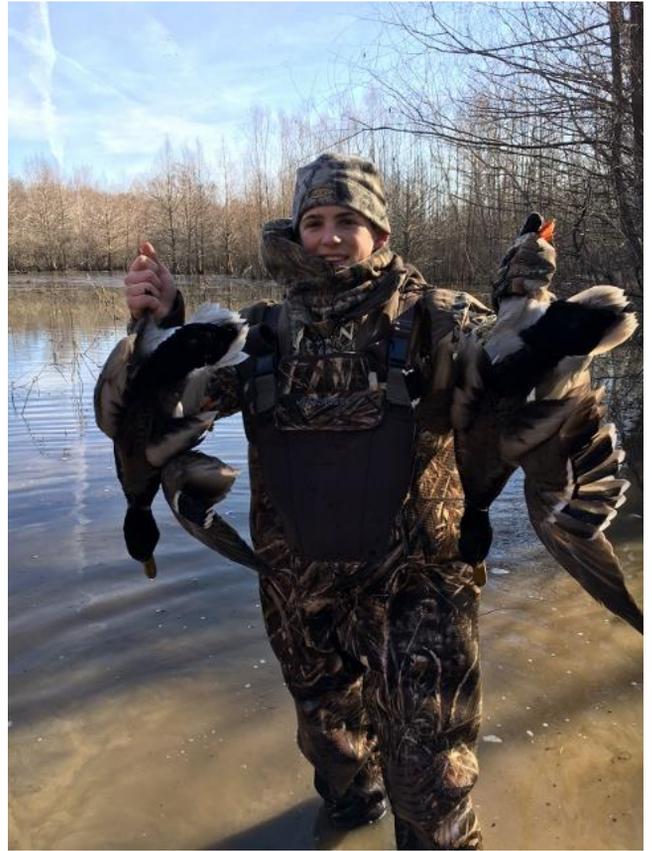


BO BURKES, ALC, MANAGING BROKER
 Bo@TomSmithLand.com
 662.268.6333 office | 601.416.1808 cell
 135 Jefferson Street | Starkville, MS 39759



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



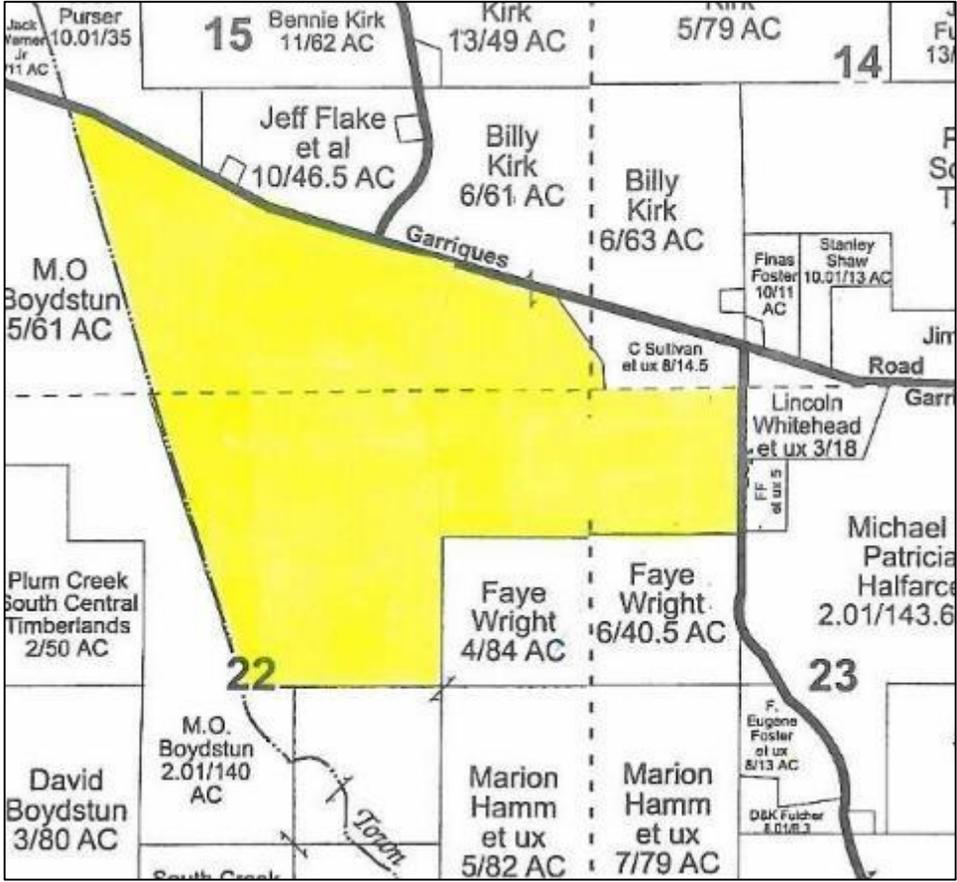
BO BURKES, ALC, MANAGING BROKER
 Bo@TomSmithLand.com
 662.268.6333 office | 601.416.1808 cell
 135 Jefferson Street | Starkville, MS 39759



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

Ownership Map



BO BURKES, ALC, MANAGING BROKER
 Bo@TomSmithLand.com
 662.268.6333 office | 601.416.1808 cell
 135 Jefferson Street | Starkville, MS 39759



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

Aerial Map



[Click for Interactive Map](#)

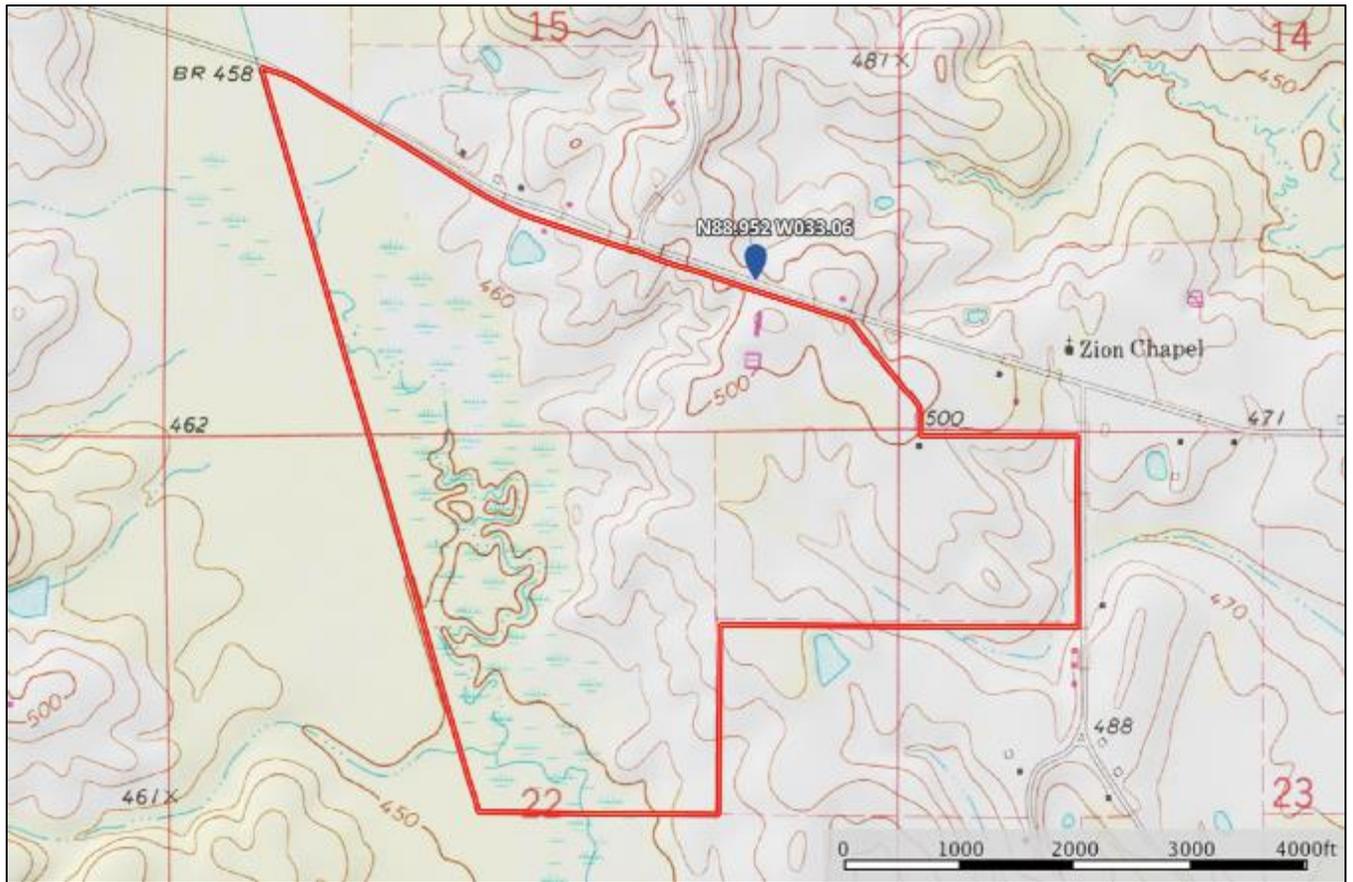
BO BURKES, ALC, MANAGING BROKER
Bo@TomSmithLand.com
662.268.6333 office | 601.416.1808 cell
135 Jefferson Street | Starkville, MS 39759



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

Topography Map



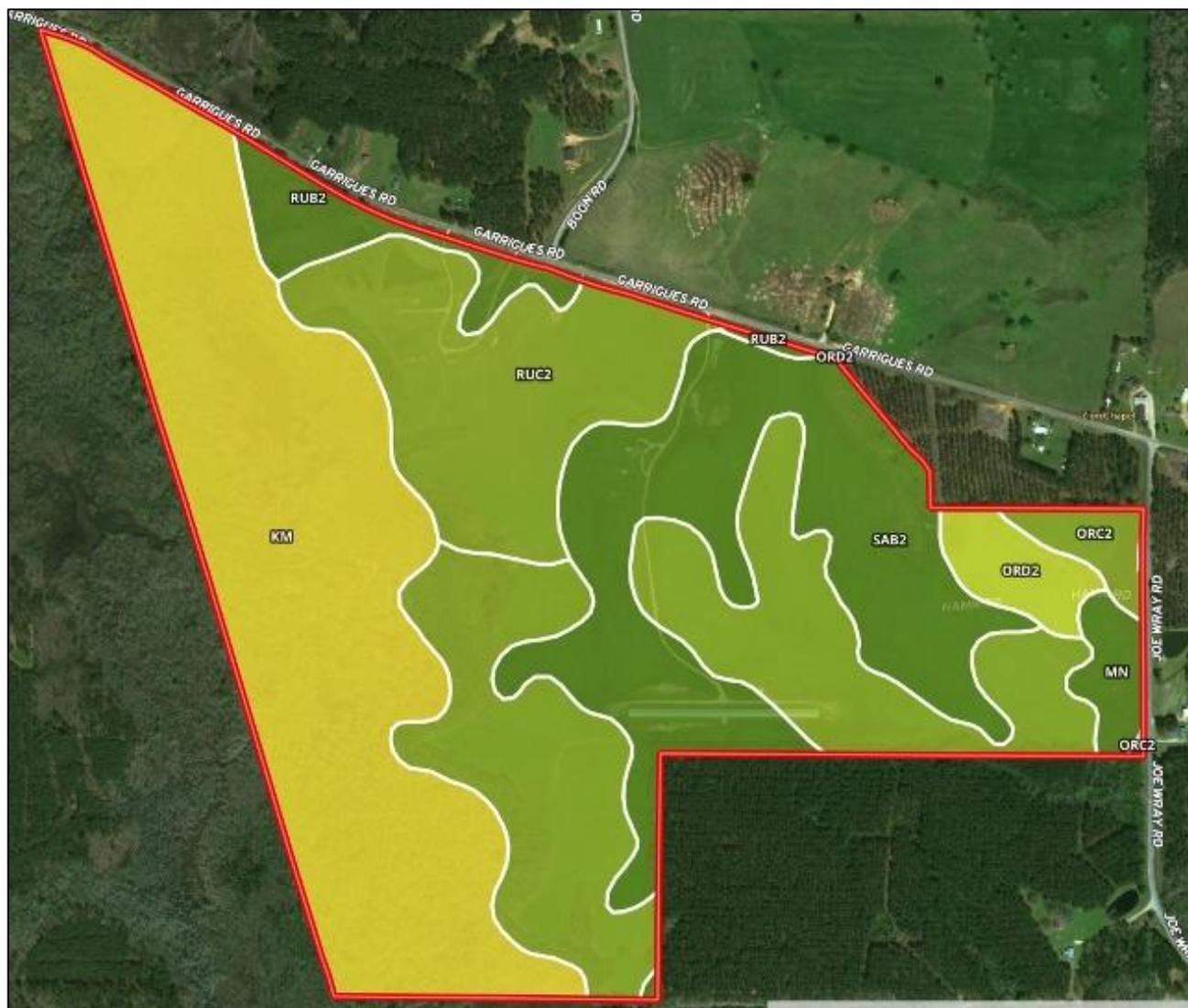
BO BURKES, ALC, MANAGING BROKER
Bo@TomSmithLand.com
662.268.6333 office | 601.416.1808 cell
135 Jefferson Street | Starkville, MS 39759



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

Soil Map



Boundary 346.1 ac

| SOIL CODE | SOIL DESCRIPTION | ACRES | % | CAP |
|-----------|--|-------|-------|------|
| Mn | Mantachie loam, 0 to 2 percent slopes, occasionally flooded | 5.8 | 1.66 | 2w |
| OrC2 | Ora fine sandy loam, 5 to 8 percent slopes, eroded | 83.4 | 24.11 | 3e |
| SaB2 | Savannah fine sandy loam, 2 to 5 percent slopes, moderately eroded | 70.5 | 20.36 | 2e |
| KM | Kinston, Mantachie, and Mooreville soils, frequently flooded | 119.9 | 34.64 | 5w |
| OrD2 | Ora fine sandy loam, 8 to 12 percent slopes, eroded | 8.0 | 2.31 | 4e |
| RuB2 | Ruston fine sandy loam, 2 to 5 percent slopes, moderately eroded | 11.9 | 3.43 | 2e |
| RuC2 | Ruston fine sandy loam, 5 to 8 percent slopes, eroded | 46.7 | 13.49 | 3e |
| TOTALS | | 346.1 | 100% | 3.46 |

BO BURKES, ALC, MANAGING BROKER
 Bo@TomSmithLand.com
 662.268.6333 office | 601.416.1808 cell
 135 Jefferson Street | Starkville, MS 39759



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

Directional Map



[Click for Interactive Map](#)

Directions from Downtown Louisville, MS: Drive south on S. Columbus Ave. for .5 miles. Turn left on E. John C. Stennis Dr. and drive 1.6 miles, turn left onto Garrigues Rd and drive 6 miles to the property on your right.

Or drive east on Hwy 14 for 5.1 miles, turn right onto Crystal Ridge Rd. and drive 1.3 miles, turn right onto Boon Rd and drive 2 miles. Turn left onto Garrigues Rd. and drive .2 miles to the destination on your right.

BO BURKES, ALC, MANAGING BROKER
Bo@TomSmithLand.com
662.268.6333 office | 601.416.1808 cell
135 Jefferson Street | Starkville, MS 39759



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.