

12 +/- Acre Equestrian Estate in Lauderdale County

5680 Pauldin Road, Enterprise, MS 39330



\$499,000

- *Private Family Estate*
- *4,500 +/- S.F. Custom Built Home*
- *4 Bedrooms, 3 Full Baths*
- *Large Media Room with Wet Bar*
- *Office/Additional Guest Room*
- *Guest House with Full Bath & Kitchen*
- *Saltwater Pool*
- *2 Car Attached Garage*
- *8 Stall Barn*
- *900 S.F. Block Building*
- **More Acreage Available**
- *7 Miles From Meridian*



Call me today!

JOEL MCKEE, REALTOR®

Joel@TomSmithLand.com

601.898.2772 office | 601.562.2800 cell

135 Jefferson Street | Starkville, MS 39759



Expect More. Get More.

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

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You are looking at a gorgeous 12 +/- acre family estate that has so much to offer! Once you come through the gates and down the paved driveway lined with Bradford pears and white picket fences, you come upon a custom built 4,500+/- square foot house. Upon entering the front door you will notice the tall ceilings and the thought that went in to designing this house. The home has 4 bedrooms and 3 bathrooms with the master suite offering a walk-in shower, bathtub, double vanity, and two large walk-in closets. The house also features a kitchen with custom built wooden cabinets that flow into the living room with vaulted ceilings and a gas fire place. Additional features are heated and cooled attic space, laundry room, and office that can be made into a 5th bedroom. For the kids, a large media/play room is located above the two car garage. There is also a guest house that sits next to the gorgeous saltwater pool. The guest house is setup with a full bath, kitchen, and washer/dryer room. The main house and guest house each have a new roof which is a huge bonus for you! To say the least, this house is a place to raise your family and also entertain your friends!

The property is located 7 miles South of Meridian, and less than a half mile from Interstate 59. There is a 900 square foot block building, perfect for a workshop or storage for all your toys. There is an 8 stall barn, with each stall having its' own door opening up to the pasture and individual holding pens. There is also an enclosed tack room and storage room. In the pasture there is already a slab setup for a horse walker. The pasture is fenced with white vinyl fencing which is a beautiful addition to this family estate.

The additional acreage that could be bought has 2 ponds on it, one is stocked with catfish and bream and the other is stocked with Florida Hybrid Bass. During the fall and winter months enjoy deer hunting from one of the two pipelines or from a food plot behind the 2 ponds. The timber on this place is a mixture of pine and hardwood which makes great bedding area for the deer hunter. This property is tailor-made for the family that loves the outdoors and understands the work it took to make such a property into what it is today. Call Joel for a private showing, 601-562-2800.

Directions: From Meridian, drive south on Interstate 59 to exit 142 (Savoy). Turn right off the ramp and drive 0.4 miles, the entrance is the white gates on the left.

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Aerial Map



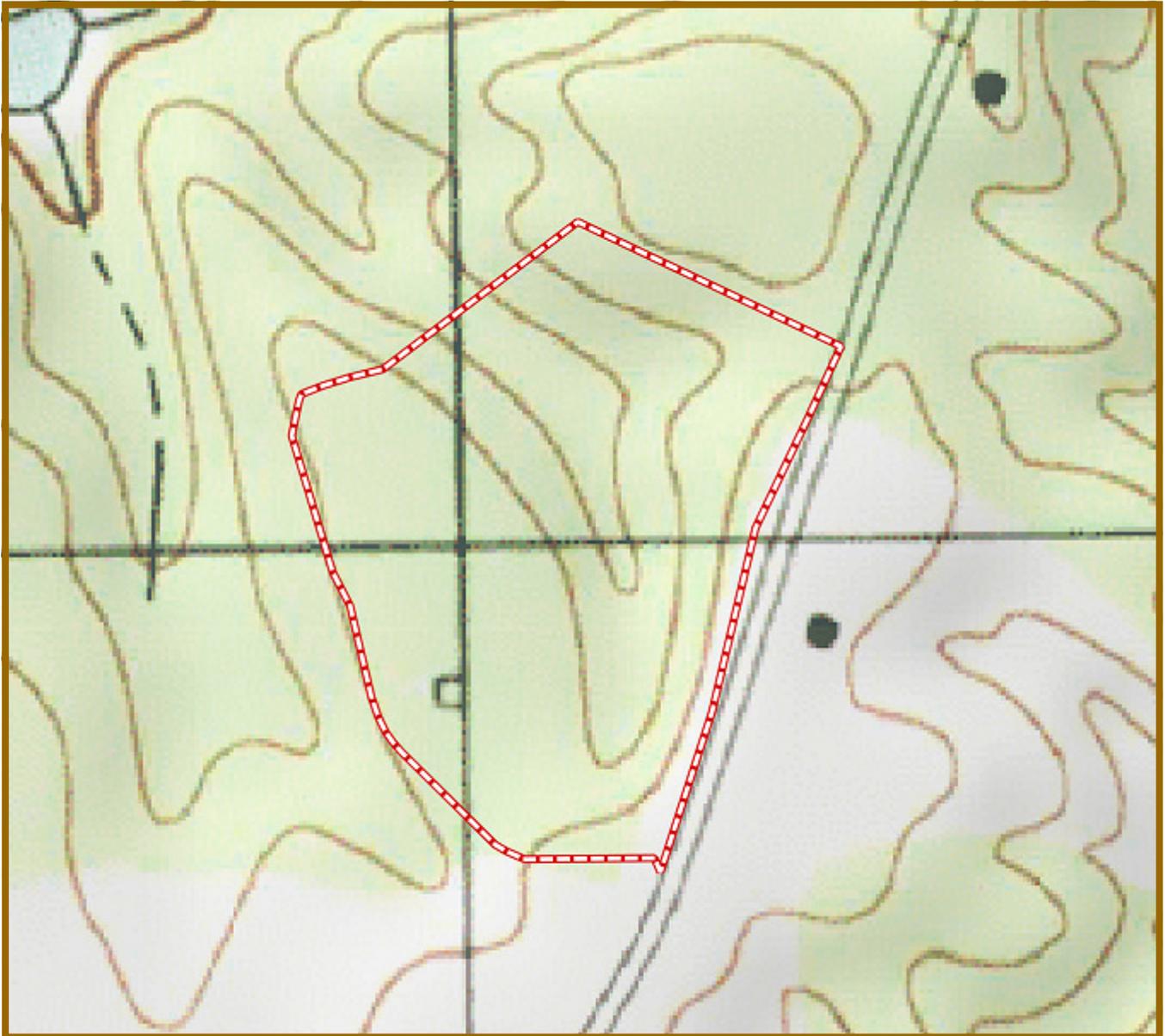
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Topography Map



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Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
ScD	Smithdale fine sandy loam, 8 to 15 percent slopes	5.1	42.57	6e
MaB	McLaurin loamy sand, 2 to 5 percent slopes	3.5	29.61	2e
SX	Sweatman-Smithdale association, hilly	3.3	27.82	5w
TOTALS		12.0	100%	4.54



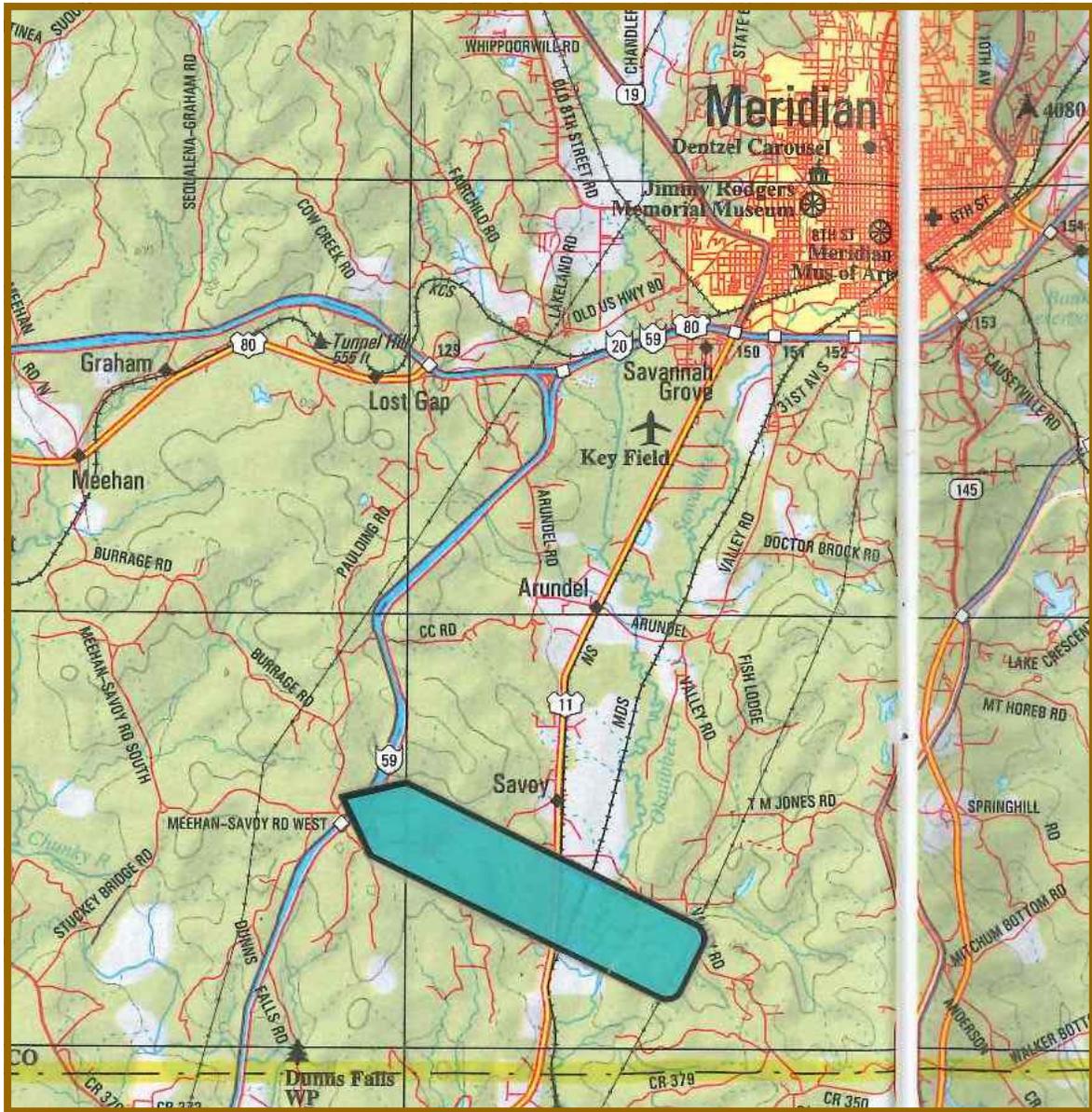
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Directional Map



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