Cotton House Plantation

$3,761,000

- 935+/- Acres in Jasper County, MS
- 4,550 Sq. Ft. Custom Built Home with 5 Bedrooms and 5 1/2 Baths
- Outdoor Kitchen and Entertainment Area
- 12 Acre Trophy Fishing Lake with Boathouse
- Workshop (60x80) Fully Enclosed with Four Bays
- Fully Encloses 40X80 Skinning Rm with Outside Entertainment Area with Whole Hog Cooker
- 30 Food Plots with Shooting Houses
- Professionally Managed for 29 Years
- 913+/- Acres of Merchantable Timber
- Equipment Storage Buildings
- Abundant with Deer and Turkey
- Fantastic Road System
- One of the Finest Properties that is Available!

Directions from the intersection of Interstate 59 and MS Highway 18 W: travel Highway 18 W for 1.6 miles to County Road 1848. Turn left on County Road 1848 and go 1.3 miles and the property is on your left.

Address: 253 CR 1848, Pachuta, MS

Call The Land Man today!

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Cotton House Plantation
Jasper County, MS

From the moment you enter through the custom iron gate you know this is a one of a kind luxury property. The custom 4,550 sq. ft., 5 bedroom, 5.5 bath home was built in 1986 and offers heart of pine floors, a large kitchen with professional Viking appliances, walk in pantry, dining room with custom built cabinets (from oak on the property), utility room (with commercial ice maker, freezers, oak shelving), keeping/sunroom, and trophy room that was added in 2013. The custom built trophy room is something you dream about. From the oak that was harvested off the property for the vaulted beam ceilings, to the unique fixtures made from horns hanging, to the floor made out of brick pavers, this room leaves nothing out. Imagine sitting in this 80x60 room by the custom stone wood burning / propane fireplace watching the big game or entertaining. To make it easier you will find a wet bar, big screen TV, surround sound, and lots of room to hang those special trophy animals. If you are wanting to take the entertaining outside the 40x60 outdoor kitchen is just outside the trophy room. This outdoor space features a 60 inch TV, surround sound system, gas grill, Green Egg, fish cooker and river stone wood burning fireplace! There is a whole house generator that runs on propane with a 500lb underground propane tank. As if the home isn't enough to take your breath away, the views from the covered front porch and throughout will. The property also features a fully covered and enclosed workshop with 4 bays, a half bath, 2 steel structured equipment storage buildings (80x100 and 80x60) , a trophy 12 acre lake (with bass and copper nose bream) and a boathouse with pier. For those who love to garden, it will not take you long to notice the raised irrigated boxes for gardening, fruit trees and the greenhouse with mud room. You will notice next to the house there is a two acre catfish pond (in which the catfish are fed daily) along with an entertainment area that includes a 40x60 building with skinning shed. This building is fully enclosed, heated, airconditioned and has floor drains. The professional appliances and bream scaling machine makes the family fish fry a summer must have. The catfish pond has its own well and is fed by the one of a kind waterfall. For those cozy nights, you will love the building that houses the hot tub and sauna. This building would also be a great workout room. As if this isn't enough space, there are separate living quarters above the garage!

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Cotton House Plantation
Jasper County, MS

<u>This 935+/- Acres in made up as follows:</u>

- 83 Acres of 23 year old lob lolly plantation pine (thinned once)
- 196 Acres of 25 year old lob lolly plantation pine (thinned once)
- 40 Acres of 20 year old lob lolly plantation pine (thinned once)
- 33 Acres of 3 year old lob lolly plantation pine
- 50 Acres of planted oak hardwoods planted in 2006
- 100 Acres of 35 year old lob lolly saw logs
- 220 Acres of 22 year old lob lolly plantation pine
- 40 Acres of 26 year old lob lolly plantation pine
- 8 Acres of 20 year old lob lolly plantation pine
- 2 Acres of hardwood
- 50 Acres of open fields
- 45 Acres of 27 year old lolly lob plantation pine
- Remaining acreage in mixed natural timber

The 935+/- acre tract features a great road system, live creek, deer feeders, 18 shooting houses, 10 tree stands, 11 food plots consisting of 30 acres and has been on the D MAP for 30 years. The property is surrounded by a steel "T" post every 100 yards. This exquisite property is turn key and ready for you and your family.

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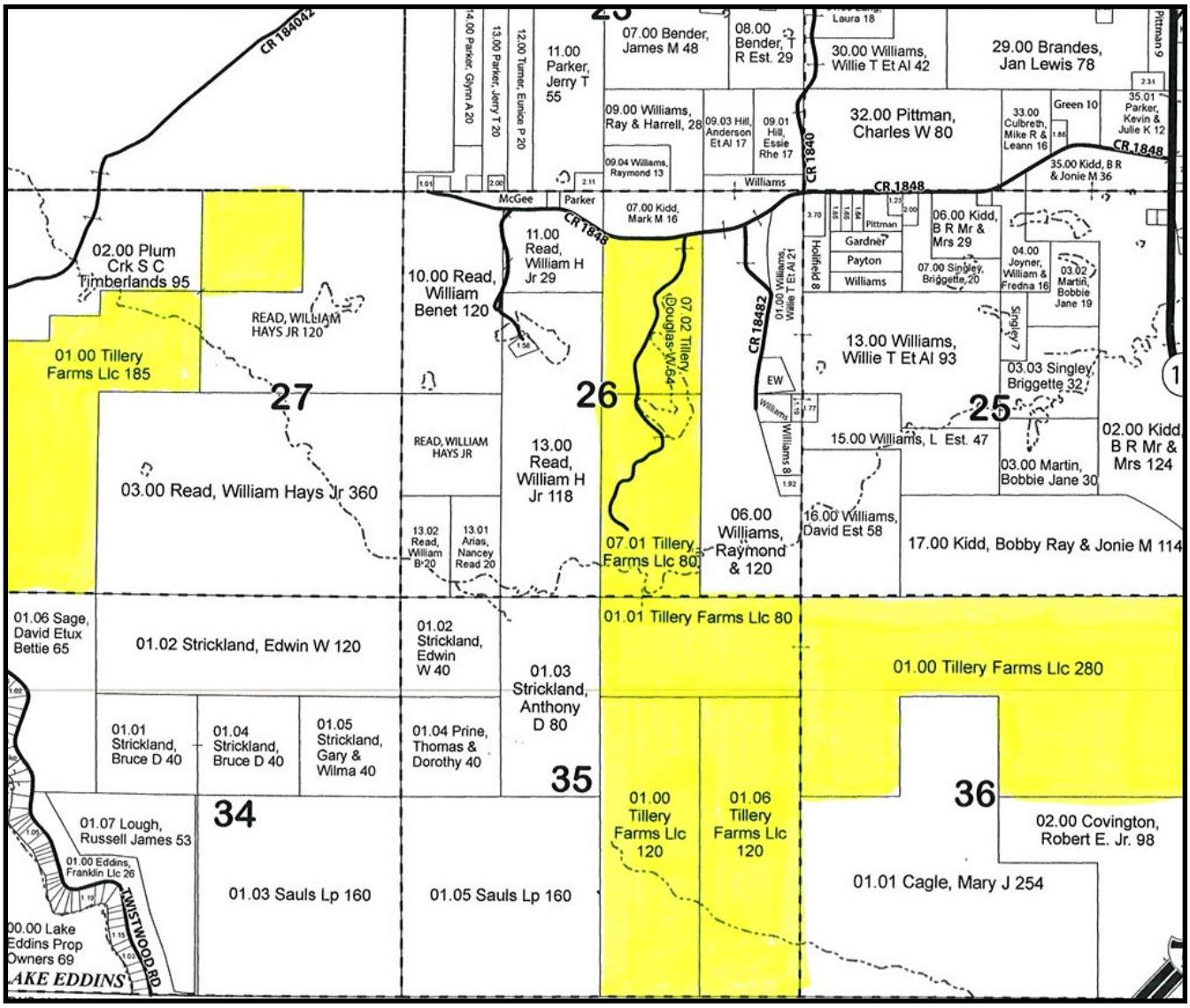

Ownership Map

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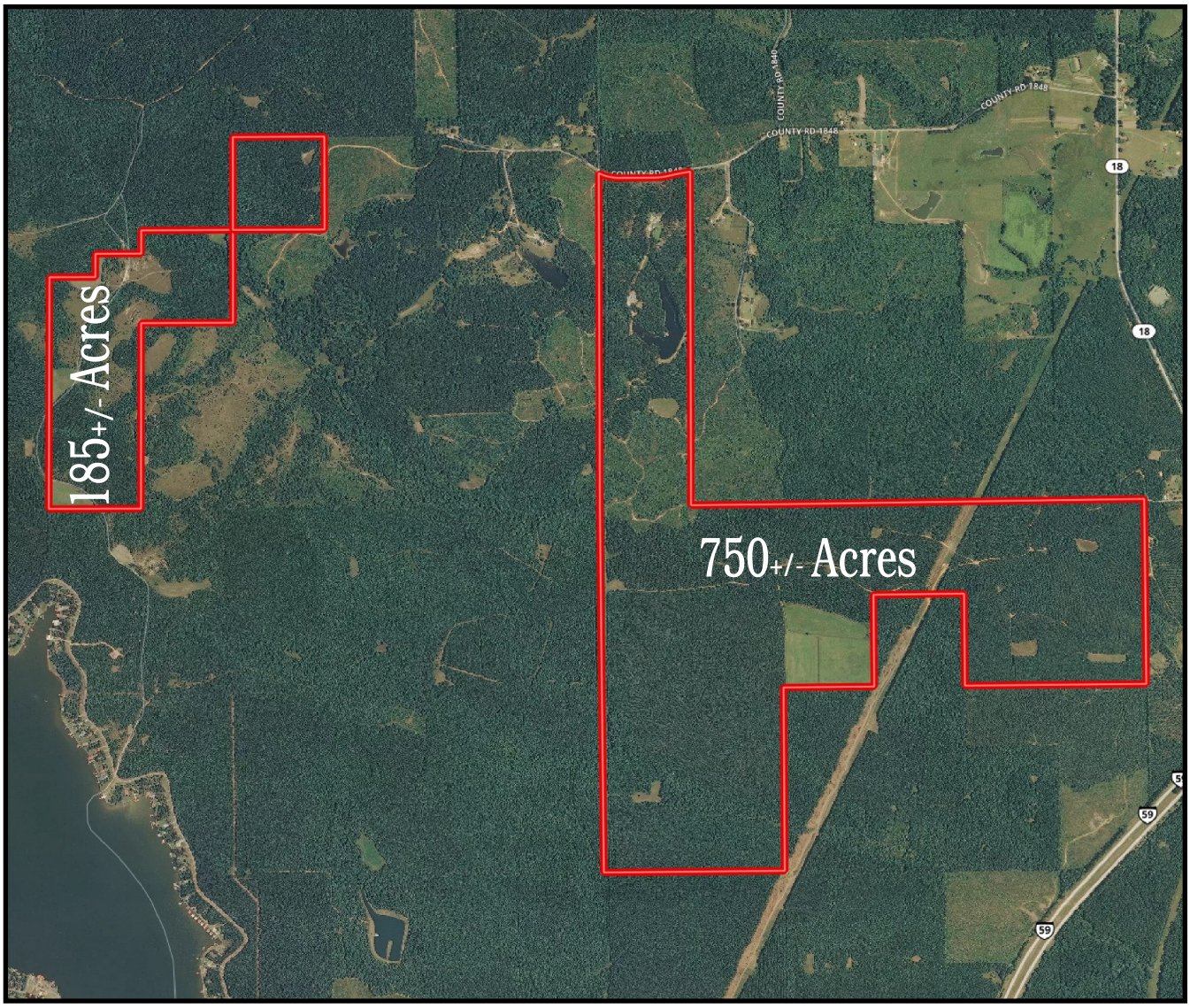

Aerial Map

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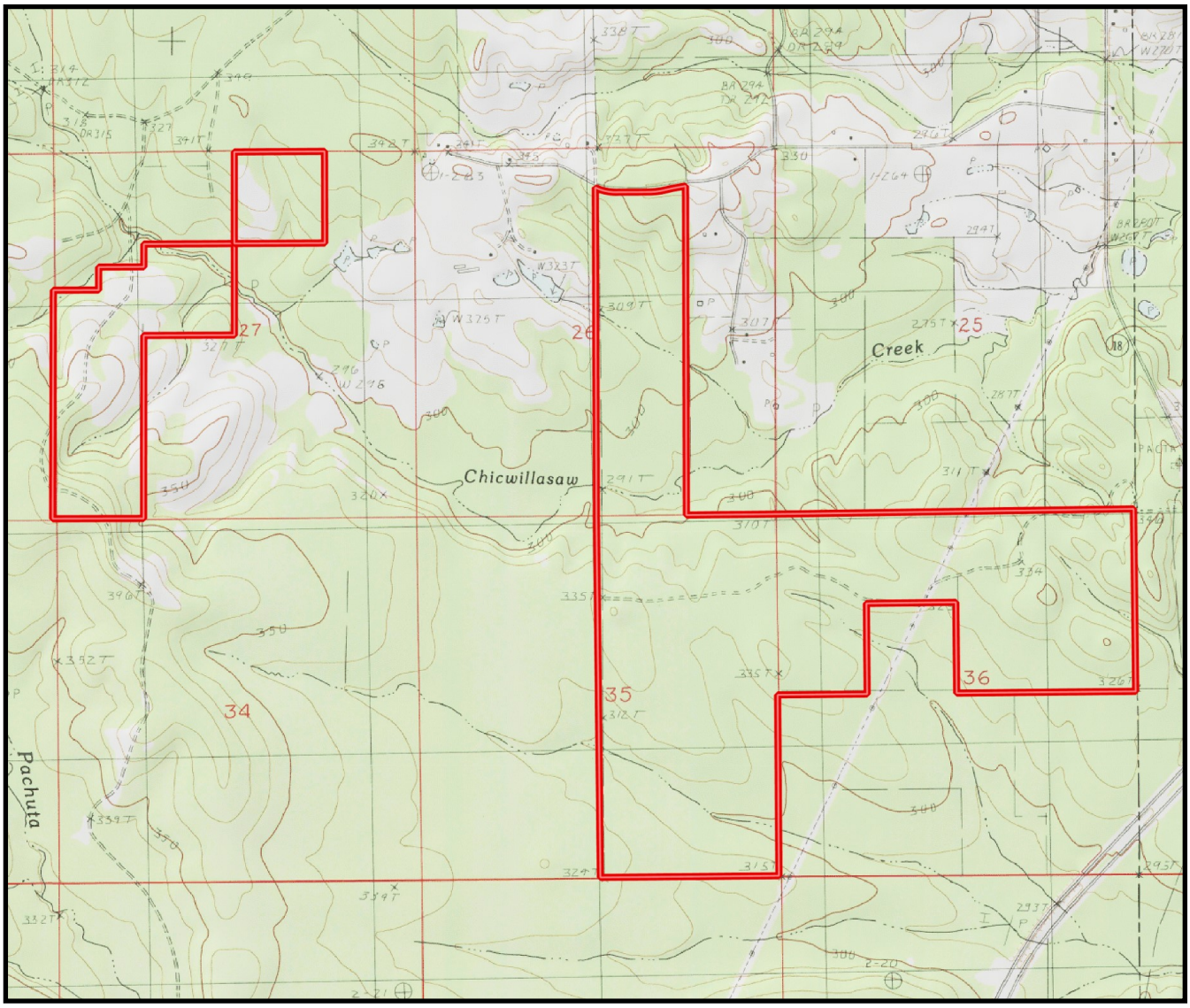

Topo Map

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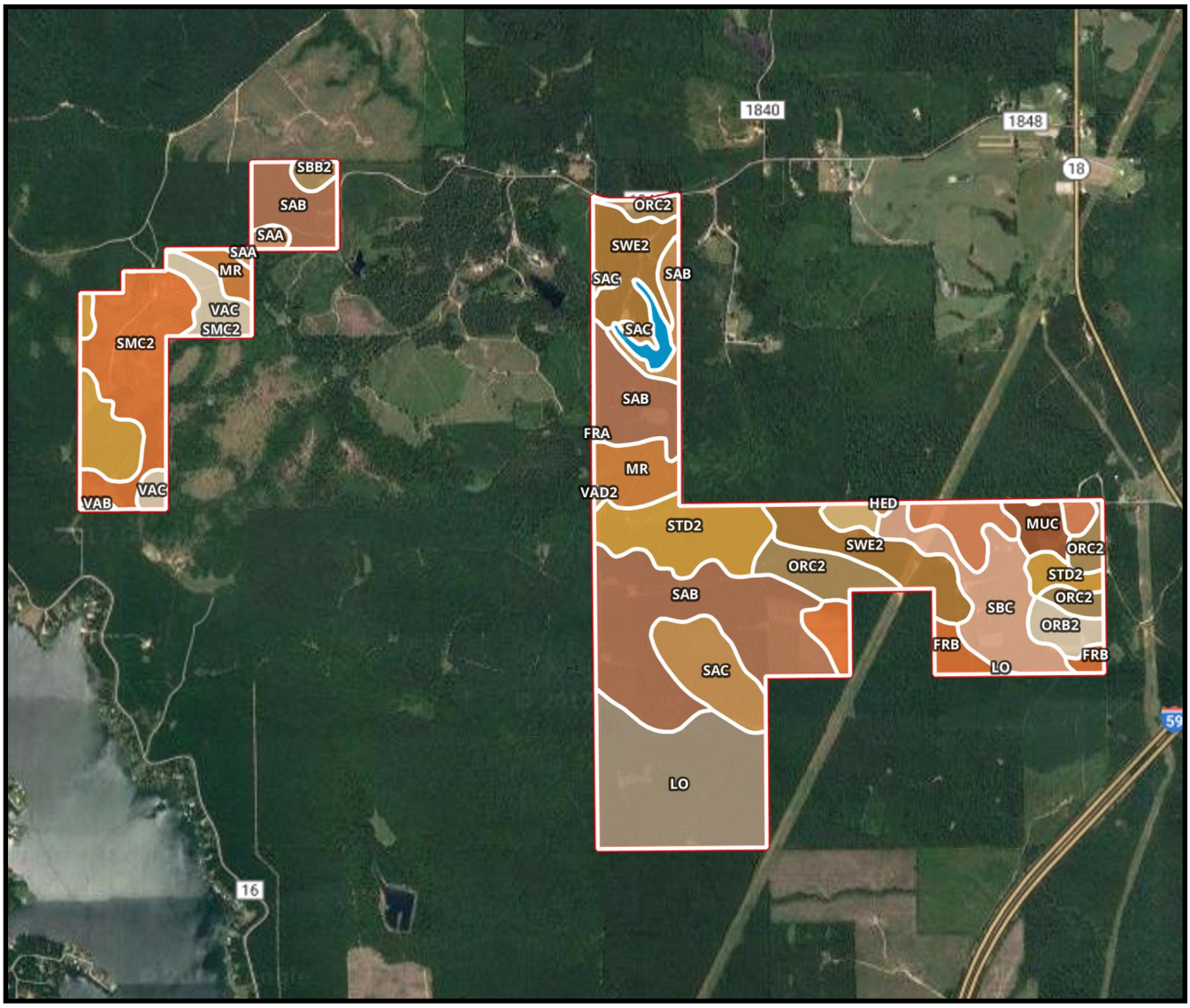

Soil Map

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All Polygons 917.5 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
OrC2	Ora fine sandy loam, 5 to 8 percent slopes, eroded	49.5	5.39	3e
FrB	Freest fine sandy loam, 2 to 5 percent slopes	27.9	3.04	2e
OrB2	Ora fine sandy loam, 2 to 5 percent slopes, eroded	15.2	1.66	2e
StD2	Sweatman fine sandy loam, 8 to 17 percent slopes, eroded	66.4	7.23	5w
MuC	McLaurin loamy sand, 5 to 8 percent slopes	14.6	1.59	3e
Lo	Louin silty clay loam	118.4	12.91	3w
SbC	Shubuta fine sandy loam, 5 to 8 percent slopes	59.0	6.43	3e
HeD	Heidel sandy loam, 8 to 12 percent slopes	28.1	3.06	5w
RuC	Ruston fine sandy loam, 5 to 8 percent slopes	7.2	0.79	3e
SwE2	Sweatman-Smithdale complex, 8 to 20 percent slopes, eroded	83.9	9.15	6e
SaB	Savannah fine sandy loam, 2 to 5 percent slopes	197.1	21.48	4w
Mr	Marietta silt loam	36.0	3.93	4w
SaC	Savannah fine sandy loam, 5 to 8 percent slopes	57.7	6.28	3e
W	Water	9.3	1.02	-
FrA	Freest fine sandy loam, 0 to 2 percent slopes	0.4	0.04	4w
VaD2	Vaiden silty clay loam, 8 to 12 percent slopes, eroded	1.1	0.12	6e
SaA	Savannah fine sandy loam, 0 to 2 percent slopes	5.7	0.62	4w
SbB2	Shubuta fine sandy loam, 2 to 5 percent slopes, eroded	5.9	0.64	2e
SmC2	Sumter clay, 2 to 8 percent slopes, eroded	80.7	8.79	4e
VaC	Vaiden silty clay loam, 5 to 8 percent slopes	24.4	2.66	4e
VaB	Vaiden silty clay loam, 2 to 5 percent slopes	29.0	3.16	3e
TOTALS		917.5	100%	3.78

Boundary 731.6 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
OrC2	Ora fine sandy loam, 5 to 8 percent slopes, eroded	49.5	6.76	3e
FrB	Freest fine sandy loam, 2 to 5 percent slopes	27.9	3.81	2e
OrB2	Ora fine sandy loam, 2 to 5 percent slopes, eroded	15.2	2.08	2e
StD2	Sweatman fine sandy loam, 8 to 17 percent slopes, eroded	66.4	9.07	5w
MuC	McLaurin loamy sand, 5 to 8 percent slopes	14.6	2.0	3e
Lo	Louin silty clay loam	118.4	16.19	3w
SbC	Shubuta fine sandy loam, 5 to 8 percent slopes	59.0	8.06	3e
HeD	Heidel sandy loam, 8 to 12 percent slopes	28.1	3.84	5w
RuC	Ruston fine sandy loam, 5 to 8 percent slopes	7.2	0.99	3e
SwE2	Sweatman-Smithdale complex, 8 to 20 percent slopes, eroded	83.9	11.47	6e
SaB	Savannah fine sandy loam, 2 to 5 percent slopes	167.1	22.84	4w
Mr	Marietta silt loam	25.9	3.53	4w
SaC	Savannah fine sandy loam, 5 to 8 percent slopes	57.7	7.88	3e
W	Water	9.3	1.28	-
FrA	Freest fine sandy loam, 0 to 2 percent slopes	0.4	0.06	4w
VaD2	Vaiden silty clay loam, 8 to 12 percent slopes, eroded	1.1	0.15	6e
TOTALS		731.6	100%	3.77

Boundary 40.1 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
SaB	Savannah fine sandy loam, 2 to 5 percent slopes	30.0	74.79	4w
SaA	Savannah fine sandy loam, 0 to 2 percent slopes	4.3	10.63	4w
SbB2	Shubuta fine sandy loam, 2 to 5 percent slopes, eroded	5.9	14.58	2e
TOTALS		40.1	100%	3.71

Boundary 145.7 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
Mr	Marietta silt loam	10.2	6.98	4w
SaA	Savannah fine sandy loam, 0 to 2 percent slopes	1.4	0.99	4w
SmC2	Sumter clay, 2 to 8 percent slopes, eroded	80.7	55.35	4e
VaC	Vaiden silty clay loam, 5 to 8 percent slopes	24.4	16.78	4e
VaB	Vaiden silty clay loam, 2 to 5 percent slopes	29.0	19.9	3e
TOTALS		145.7	100%	3.8

Soil Legend Map

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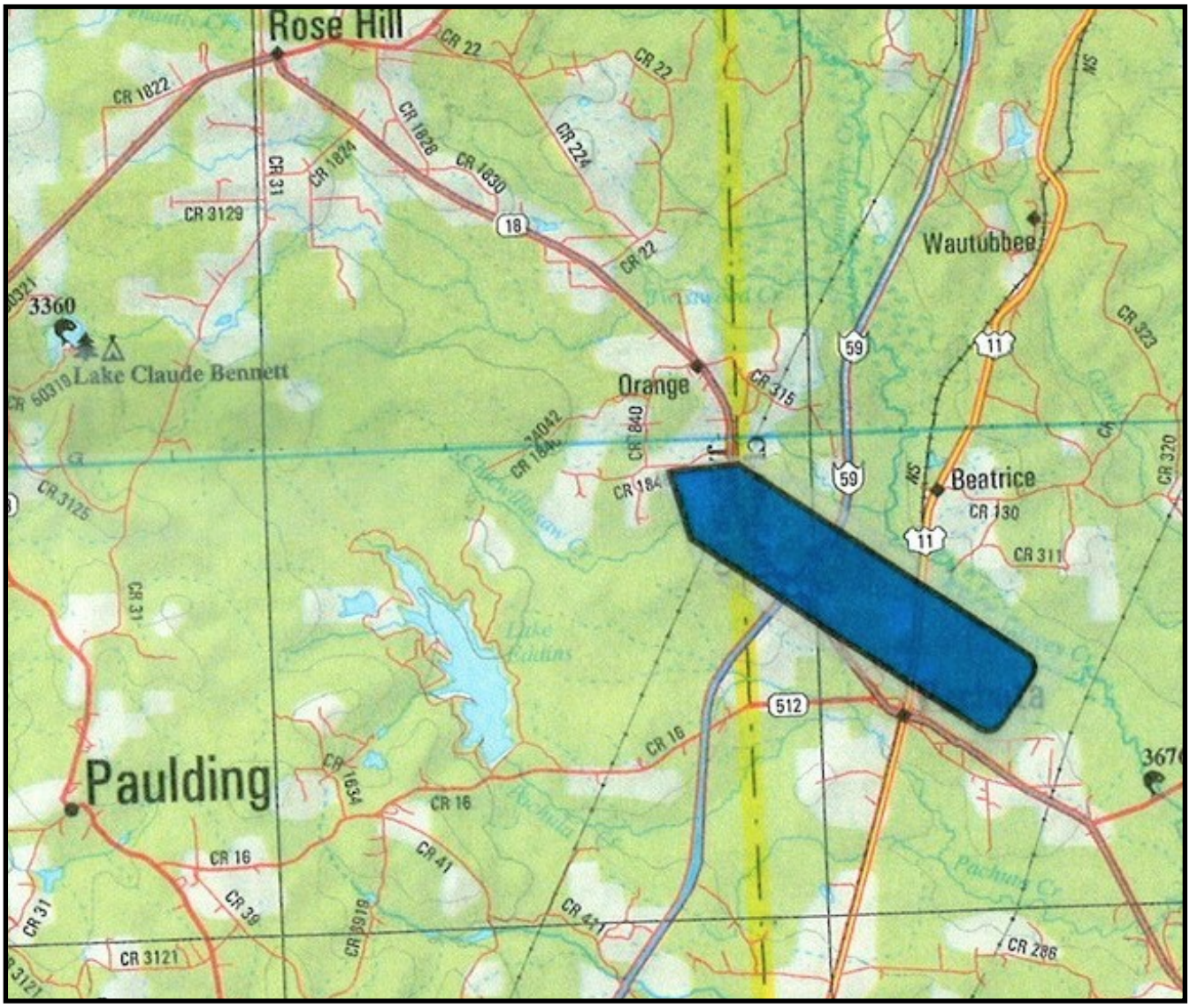

Directional

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