

# The Kelly Down Estate

101+/- Acre Family Estate in Neshoba County, MS

*"One of the finest, complete, family estate properties you are going to ever find for your family. This one has it all: luxury, beauty, recreation, fishing, hunting, guest quarters, timber....You name it and it's here. The only way you are going to understand this property is to take a look for yourself."* Tom Smith, ALC (The Land Man)

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\$1,625,000



ALC

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**Paradise.** That's the best way to describe this 101+/- acre estate located on Highway 759 in Neshoba County, MS. Upon entering the custom-built privacy gates, you realize that you have just entered a very special place. The Southern Louisiana Plantation Estate style home features 4,500 square feet of luxury, quality craftsmanship, and beauty awaiting you and your family. Built in 2009, the home features 4 bedrooms, 3.5 baths, gourmet kitchen with pantry, granite, double ovens, island and much more. The family room, which features a fireplace and entertainment center, is just off the kitchen and perfect for unlimited entertainment. There are two offices, a formal dining room with butlers pantry, and much more. As you enter the home through the handcrafted mahogany doors, you are greeted by the sweeping custom built staircase and grand foyer. There are three floors of elegance in this home all accessible by your own elevator! The gorgeous master suite is located on the second floor. You will not want to leave the master, which features a fireplace, spacious sitting room and study, luxurious bathroom with double vanities, his/hers closets, granite countertops with marble and tile throughout, as well as separate shower and jetted tub. The views from the master are incredible as you look at the 10 acre stocked lake with its pier and swim platform and beautiful mature pine timber towering over the grounds! When you are ready for that first cup of coffee, there is no need to go down to the kitchen, as you have your kitchenette in the master! To add to all of this beauty, the floors in the home are native Mississippi Hickory!



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Upon entering the lower level, you will find the fully enclosed parking area for three vehicles, the safe room with a full bedroom and full bath. This room has 12 inches of concrete in all walls and ceiling as well as steel doors for your safety, all while being fully climate controlled. You will be amazed at the custom built-ins in the lower level ... all the storage you will ever need! Also on the lower level is a 24 X 18 fully climate controlled sewing room that could easily be converted to a “man cave” or another bedroom.

Porches on both upper levels surround the home. You will find 10 feet porches on the front and, 8 feet on the sides, fully covered with brick pavers. Double hung Pella windows (48 sets) are on both levels of the house.

**The Cabin:** Once you leave the main home, drive down the winding gravel road to your secluded 1,250 sq. ft., 2 BR, 1 BA cabin with a loft, perfect for your weekend guests. This cabin overlooks a three acre pond stocked with bass and bream and even has its own pier. Your guests may not want to leave after a weekend here!

**The Shop:** The 40 X 50 commercial grade shop which contains a professional wood working shop and a “man cave” with full kitchen and bathroom and den is perfect for the man of the house! The wonderful building has 16 feet roll-up doors poured on an 8 inch slab. And to add even more, there is a 60 X 80 barn and equipment storage facility for tractors, implements, four wheelers, etc.



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**The Land:** The 101+/- acre property includes approximately 60 acres of 23+ year old loblolly pine in addition to several areas around the main home and cabin, which consist of 35+ year old mature saw timber. Veins of hardwoods run throughout the SMZ areas contributing to the incredible road system. The property includes two water structures, a 10+ acre lake and a 3+ acre pond by the cabin, both outfitted with piers. You have the opportunity to catch bass and bream at either location and, as an added bonus, the lake is stocked with catfish! The 3 year old loblolly pines planted 20 acres across the road from the main property ensure complete privacy as no neighbors will be able to build across from you!

*This property is one that you must see to appreciate, it is just that simple. Scarce in Mississippi. This is an estate that will fill your family's memory chest for several lifetimes! There is no limit to what you and your guests can enjoy at this estate. The fishing is fantastic, and no animals have been killed on the property since 2007. The place is covered up with deer and turkey, absolutely covered! Don't just take my word for it; call me to schedule your private showing of this exclusive property. You will be glad you did.*

\* *Qualified Buyers Only. Proof of performance may be required.*



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## Property Features

- ◆ 101+/- Acres
- ◆ 4,500 sq. ft. Three Story Home
- ◆ Elevator
- ◆ 5 Fireplaces in Main Home
- ◆ Wrap Around Porches
- ◆ Safe Room
- ◆ 1,250 sq. ft. Guest Cabin
- ◆ 13+/- Acres of Stocked Lakes
- ◆ Four HVAC Units in Main Home
- ◆ Custom Built Storage Cabinets
- ◆ Granite Throughout
- ◆ Whole House Filtration System
- ◆ Mahogany Entrance Doors
- ◆ Whole House Vacuum System
- ◆ All Walls Insulated
- ◆ 500 gal. Propane Tank
- ◆ Fiberglass Columns
- ◆ Kitchenette in Master Suite
- ◆ Steel Beam Construction
- ◆ Built on 16" Centers
- ◆ Three Car Garage
- ◆ Professional Landscaping
- ◆ Surround Sound System Throughout
- ◆ Butlers Pantry
- ◆ Expansive Road System
- ◆ 40 X 50 Metal Building with Shop and Mancave with Full Kitchen and Shower
- ◆ 60 X 80 Barn
- ◆ Outstanding Fishing
- ◆ Trail Riding
- ◆ Great Hunting
- ◆ Outstanding Timber Investment
- ◆ RARE Find in Mississippi



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[Click for Home Tour](#)



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**GUEST CABIN**



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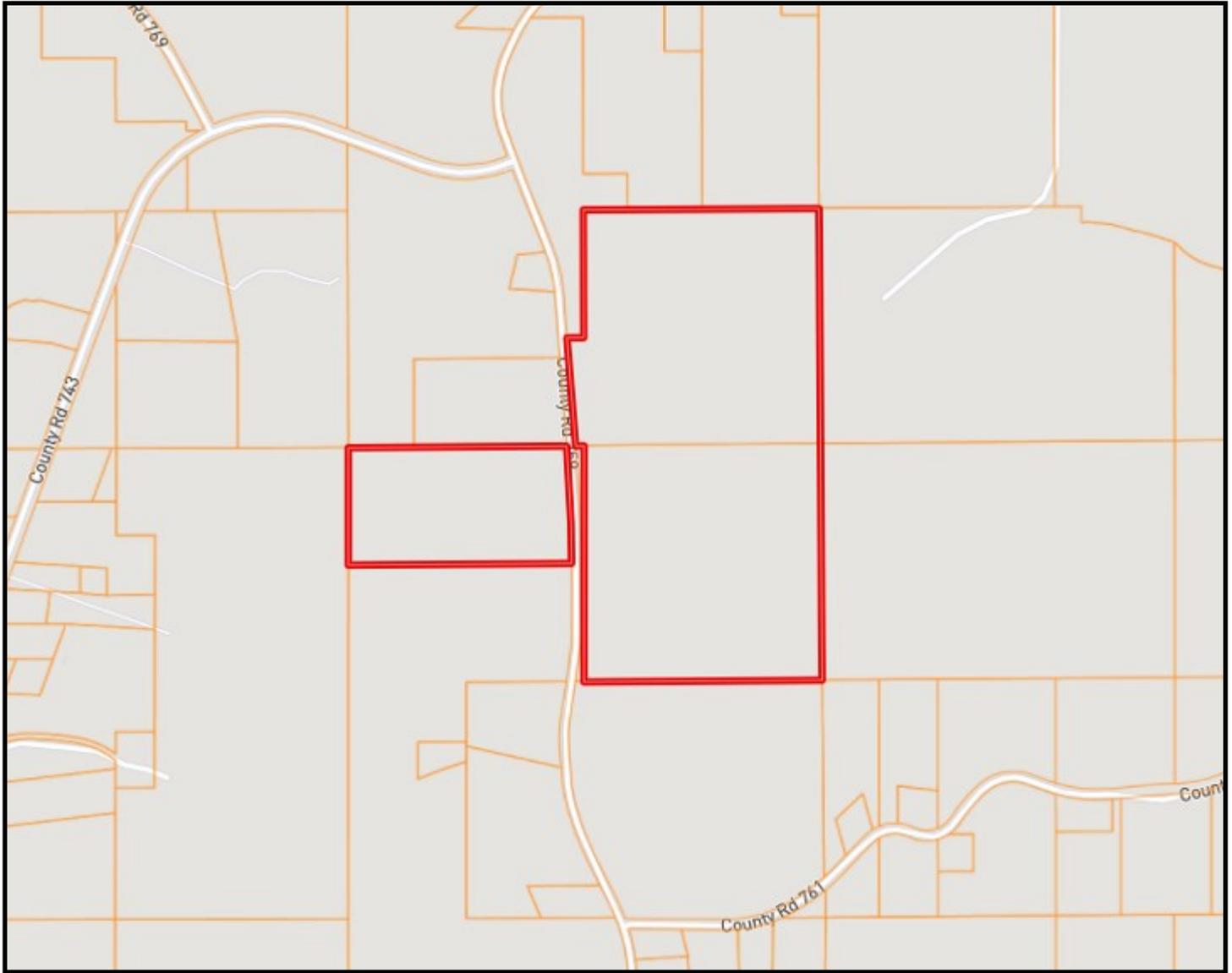
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# Ownership Map



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## Aerial Map

[Click for Interactive Map](#)



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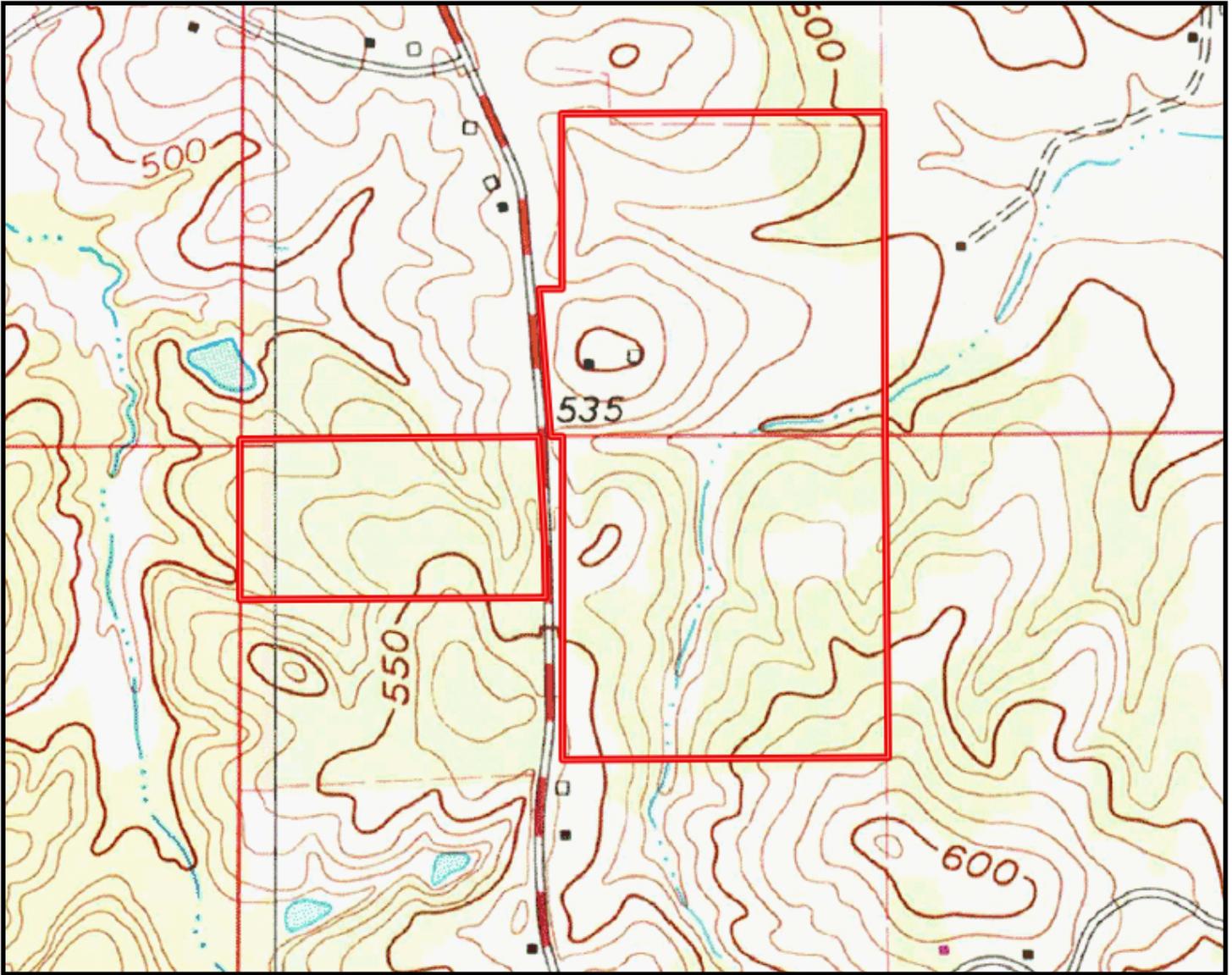
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# Topo Map



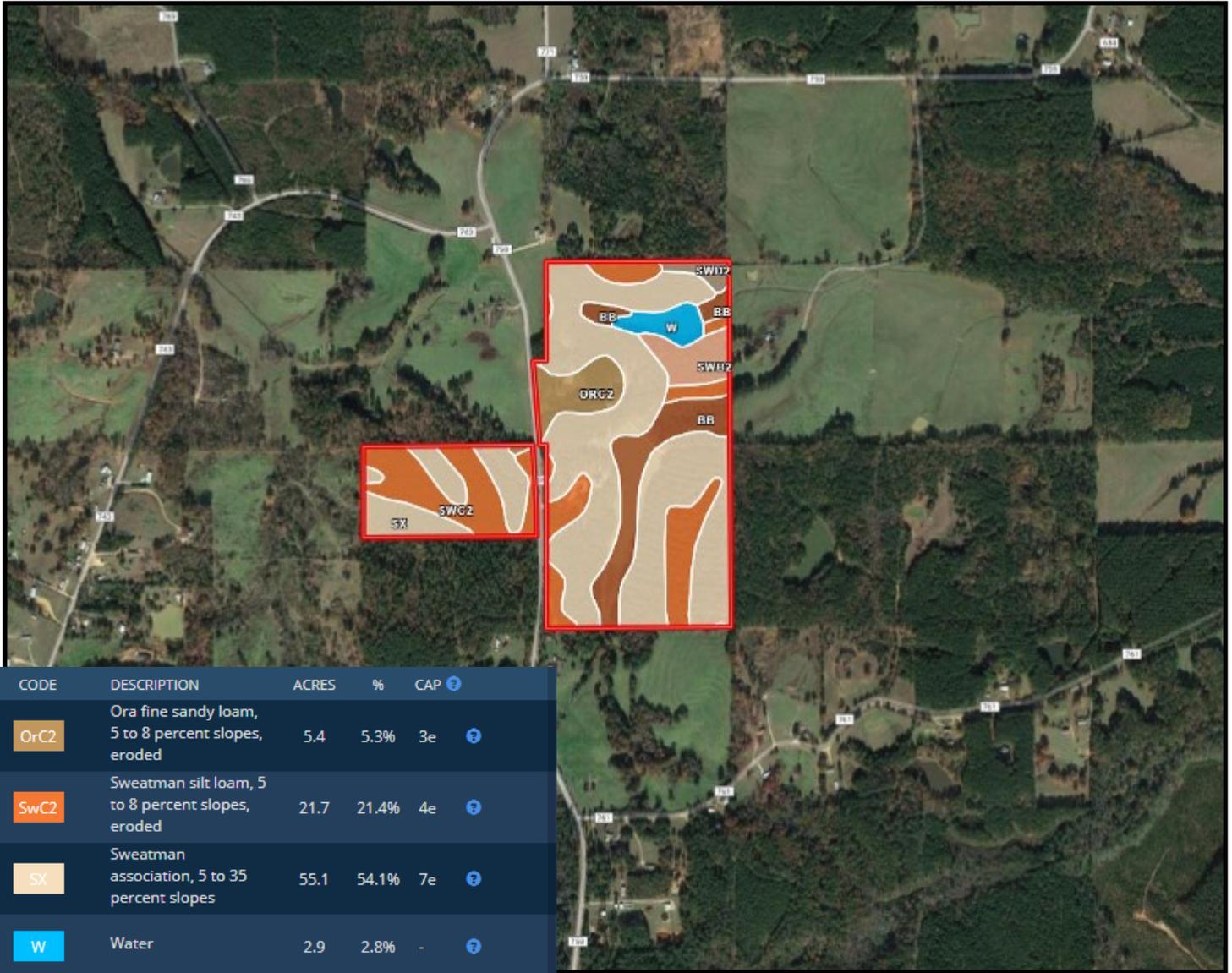
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CODE	DESCRIPTION	ACRES	%	CAP
OrC2	Ora fine sandy loam, 5 to 8 percent slopes, eroded	5.4	5.3%	3e
SwC2	Sweatman silt loam, 5 to 8 percent slopes, eroded	21.7	21.4%	4e
SX	Sweatman association, 5 to 35 percent slopes	55.1	54.1%	7e
W	Water	2.9	2.8%	-
Bb	Bibb sandy loam, 0 to 2 percent slopes, occasionally flooded	11	10.8%	4w
SwD2	Sweatman silt loam, 8 to 17 percent slopes, eroded	1.5	1.5%	6e
SwB2	Sweatman silt loam, 2 to 5 percent slopes, eroded	4.1	4%	3e

# Soil Map



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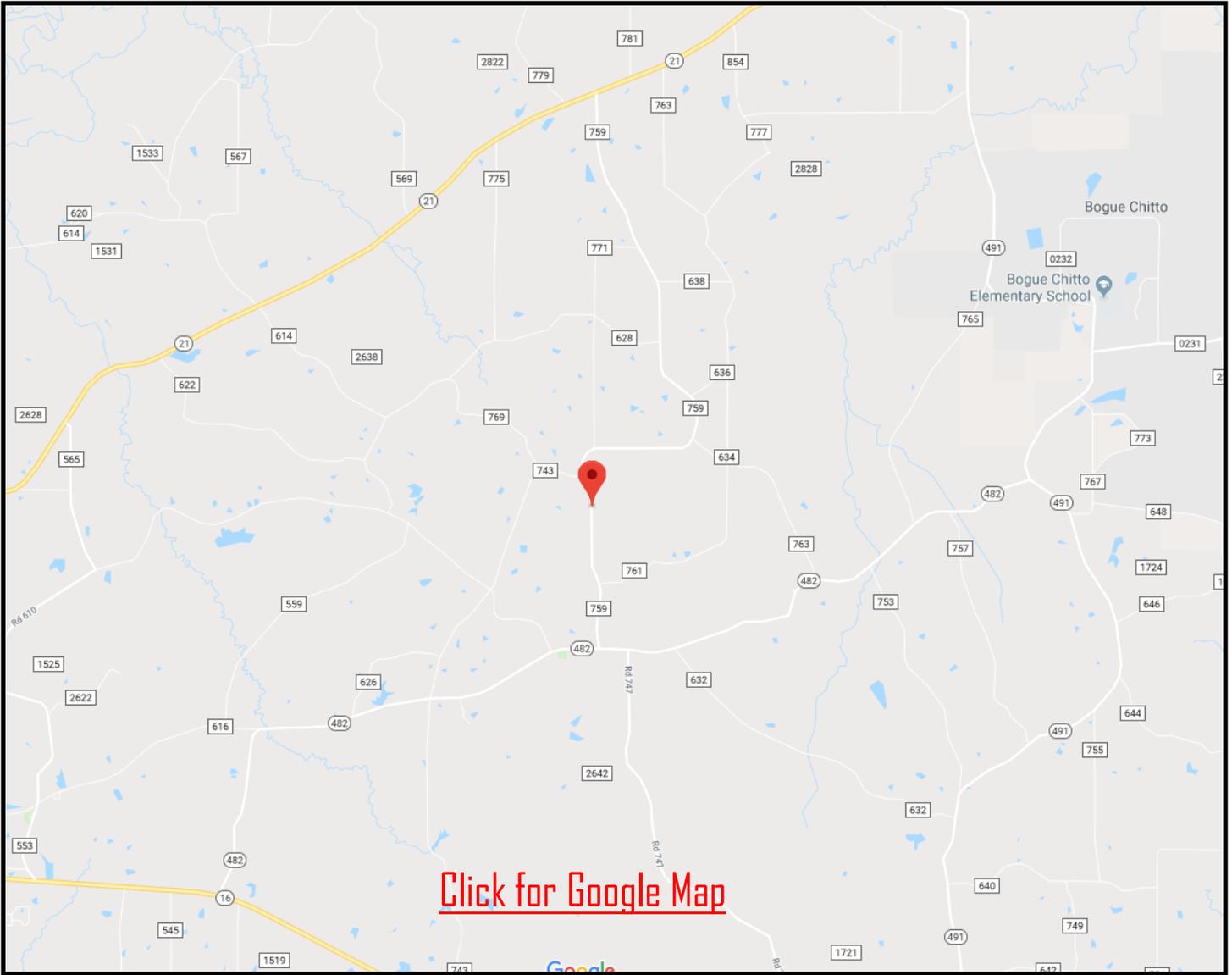


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# Directional Map

*Directions from Philadelphia, Mississippi: Travel east on MS-16/Main Street toward Cumberland Avenue for 3.2 miles, turn left onto MS-482 E and travel 4.0 miles, turn left onto County Road 759 and travel 1.1 miles, the property will be on the right.*

*Address: 10560 CR 759, Philadelphia, MS*



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