



Hickory Creek Farm

1,401+/- Acres in Hancock County, MS

A Family Legacy Estate

[Click for Drone Video](#)

\$4,495,000

Hickory Creek Farm is a true, old-style, southern estate in Hancock County, MS, located just a 30 minute drive from the Mississippi Gulf Coast, and only an hour from New Orleans, LA. Once you turn in to the gate of this world class property, you will know that you have arrived at a “special place”!

The farm is made up of 1,401+/- deeded acres which includes towering pine timber, hardwood bottoms, impoundments, open grasslands, and hundreds of acres of previously planted ag fields. The farm was traditionally operated as a private quail hunting estate and offers quality whitetail deer, turkey, dove and duck hunting to boost its recreational appeal. For the angler, a beautiful trophy bass lake is fully stocked with bass and bream. The facilities of Hickory Creek Farm are second to none! The 5,438 sq. ft. main lodge features massive great rooms with vaulted ceilings, beautiful windows and doors opening to the large wrap around porches overlooking the fishing lake, swimming pool, tennis court, beautiful timber, and fields. There is a classic barn and stables for your horses complete with turnouts and pastures. In addition to the main lodge, a caretaker home is in place as well as dog kennels and a workshop. ***This is truly a one-of-a-kind Southern Estate that you and your family must see.***



Call The Land Man today!

TOM SMITH, ALC, BROKER®

Tom@TomSmithLand.com

601.898.2772 office | 601.454.9397 cell



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Hickory Creek FARM

History

Hickory Creek Farm was mainly a longleaf pine plantation tract when it was purchased by the current owner in the late 1950's. Shortly after the purchase, the farm was converted to a world class quail hunting operation. In 1969, Hurricane Camille hit the Mississippi Gulf Coast and changed the course of Hickory Creek Farm, much of the plantation pine was destroyed from the storm. At that time, the owner cleared much of the timber and converted most of the farm into row crop ag fields to grow soybeans. While continuing to manage the quail habitat and timber growth, the quail population exploded. Since then, Hickory Creek has been managed for three generations as a first class family retreat.

While over 800+/- acres have been intensely row cropped for 25+/- years with soybeans, corn and winter wheat, the farm today is mostly a recreational paradise. Having said that, there are 600+/- acres that could be put back into cultivation if the buyer so desired. Approximately 80+/- acres are in a centipede grass farm which produces modest income for the landowner. Roughly 330+/- acres contain merchantable pine saw timber that can also produce income for the landowner. No cattle have been raised on the property since the purchase and all internal fencing and cross fencing has been removed. Hancock County's main agricultural products are timber, soybeans, corn and livestock.



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Soils and Climate

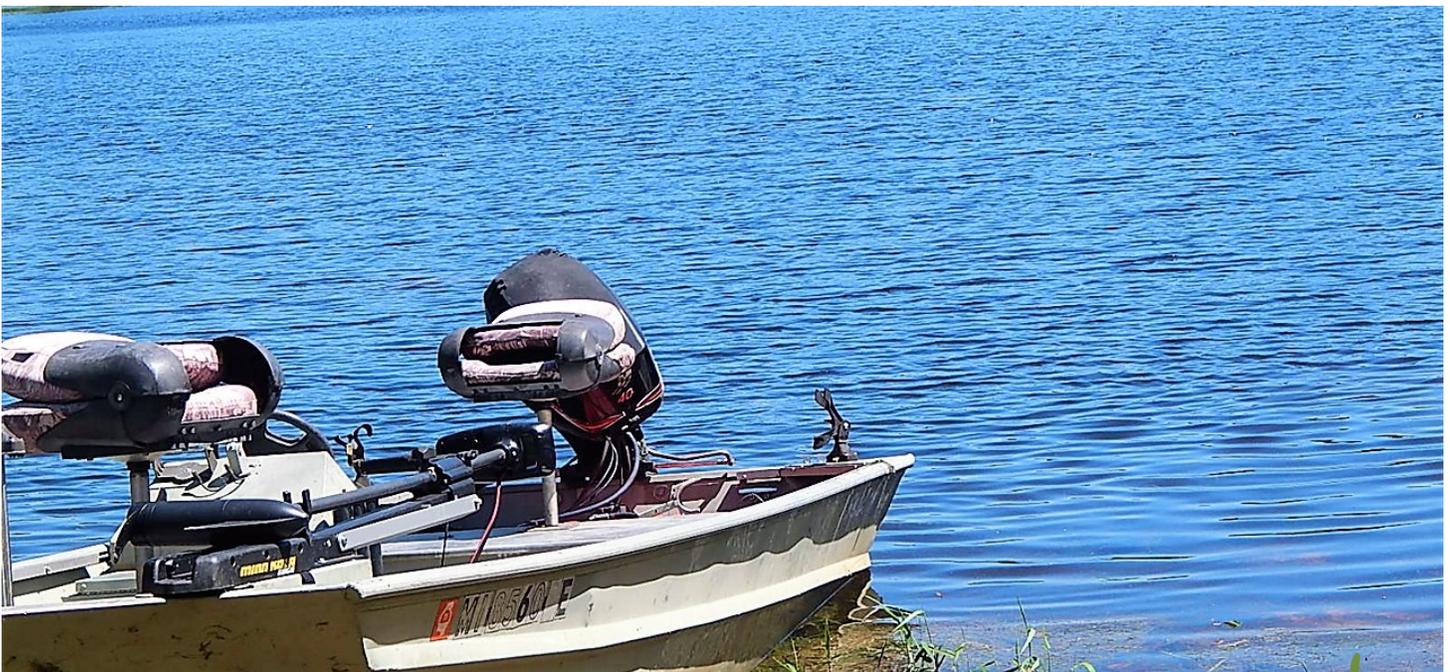
According to the USDA Soil Conservation Service, this Coastal Plain upland area tends to consist of older, weathered soils which are level to moderately sloped and drain extremely well. Rains occur throughout the year and precipitation averages are adequate for commonly grown crops. Hancock County has an annual rainfall of 63 inches per year and is known for having a moderate climate.

Water Sources

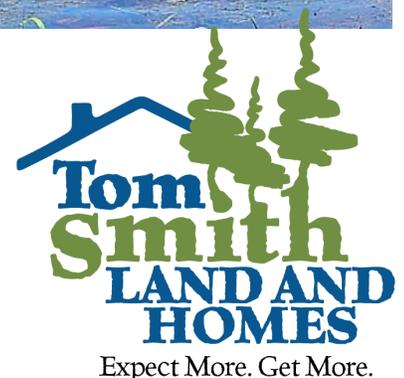
Water is a great asset! Two creeks traverse HCF, with the main creek being its namesake, Hickory Creek which holds running water year round and runs 1.5 miles through the property. This is considered to be the headwaters of Hickory Creek which flows into Catahoula Creek, then into the Jourdan River, into the bay of St. Louis on to the Gulf of Mexico. Impoundments have been constructed for waterfowl hunting as well as used to plant grains in the winter, which can flood up to 18 inches for increased production. At one time, this was used to supply crawfish to a popular restaurant in Picayune, MS.

As previously mentioned, a 10+/- acre fishing lake is near the main lodge along with a small pond in the Northwest section of the property.

Wells, of outstanding quality and taste, provide water to the homes and facilities.



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Structures

The elegant, 5,438 sq. ft. main estate home was designed by very well respected New Orleans architects, August Perez and Associates. The home was constructed atop the highest point of the property overlooking the lake, swimming pool and tennis court. The home features five bedrooms, four and half baths, a massive dining room and den, great rooms with 28 ft ceilings surrounded by large windows and a central wood burning fireplace. The side deck, off the gourmet kitchen, is screened-in for summertime enjoyment. This home is one of the finest entertaining facilities you will find! Not only is it a fantastic family estate, this place would make a world class corporate retreat!

The 1,360 sq. ft. caretaker's home offers two bedrooms and two baths. The barn, containing a tack and feed room, stalls and dog kennels are just 200 yards from the caretaker's home. The tack room is designed to hold several quail saddles as well as tack for drawing the quail cart. North of the compound is the workshop and equipment storage yard.



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Wildlife

While HCF was operated as a private quail hunting ranch for generations, the changes over time have altered the massive population of bob whites, but there is still a very healthy inventory of quail on the property. Along with quail, you will find an improved herd of whitetail deer that have had no hunting pressure for years. Thickets are maintained for natural habitat and browse. The turkey population on HCF is strong with large numbers of birds utilizing the habitat allowing them to thrive! Mourning dove are plentiful; you are sure to enjoy the arrival of fall with an annual dove shoot for your friends and family. The owner traditionally planted millet, corn and sunflowers to create the environment for a successful dove season.

Duck hunting is a pleasant surprise at HCF! The 20+/- acre impoundment, which maintains its 18" level, is perfect for planting brown top and creating limits for you and your guest.

The 10+/- acre lake will provide many afternoons of line popping adventure in this well maintained lake. Largemouth bass as well as bluegill will fill your boat! Being in the warmer climate in southern Mississippi, your trophies are sure to please on a year round basis!

Mineral Rights

All mineral rights appurtenant to the property will be conveyed from the Seller to the Buyer upon closing.



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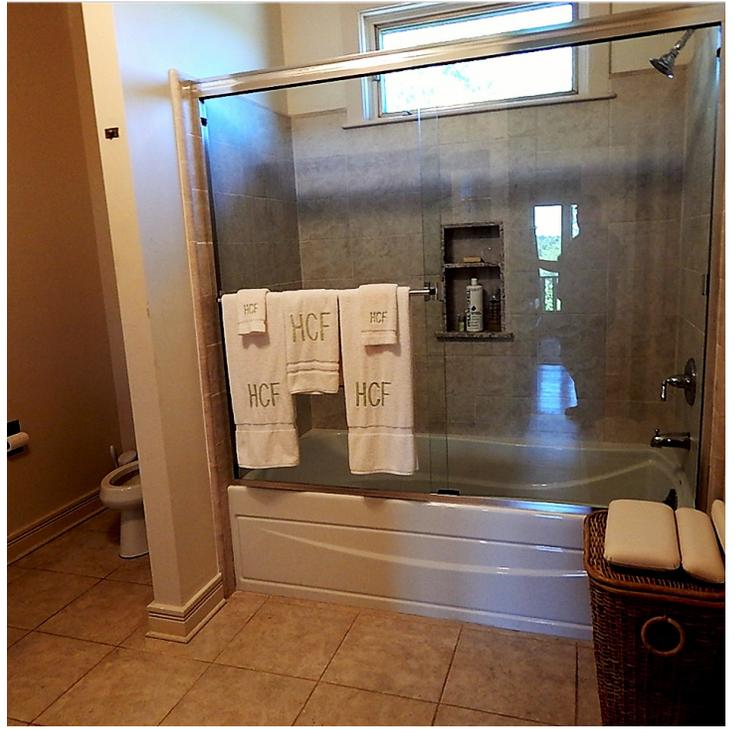


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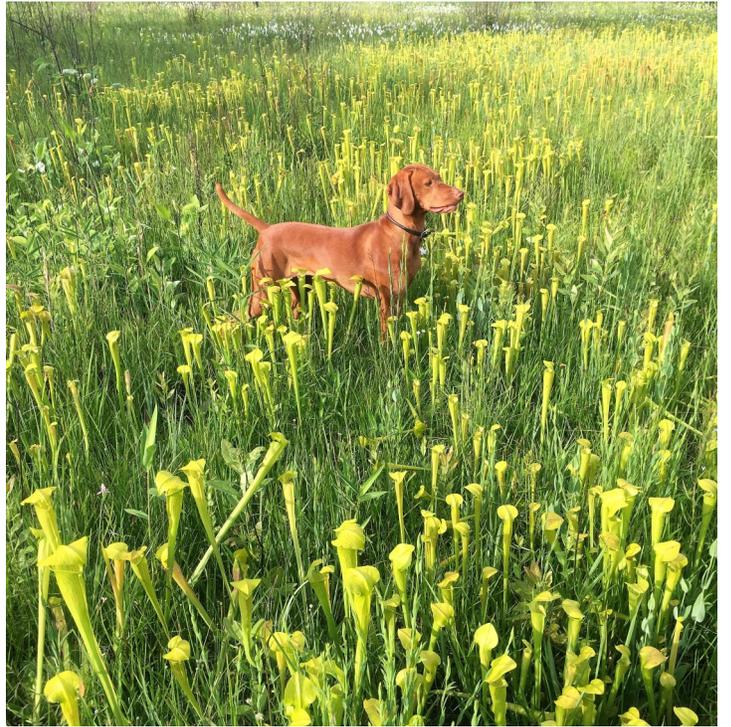


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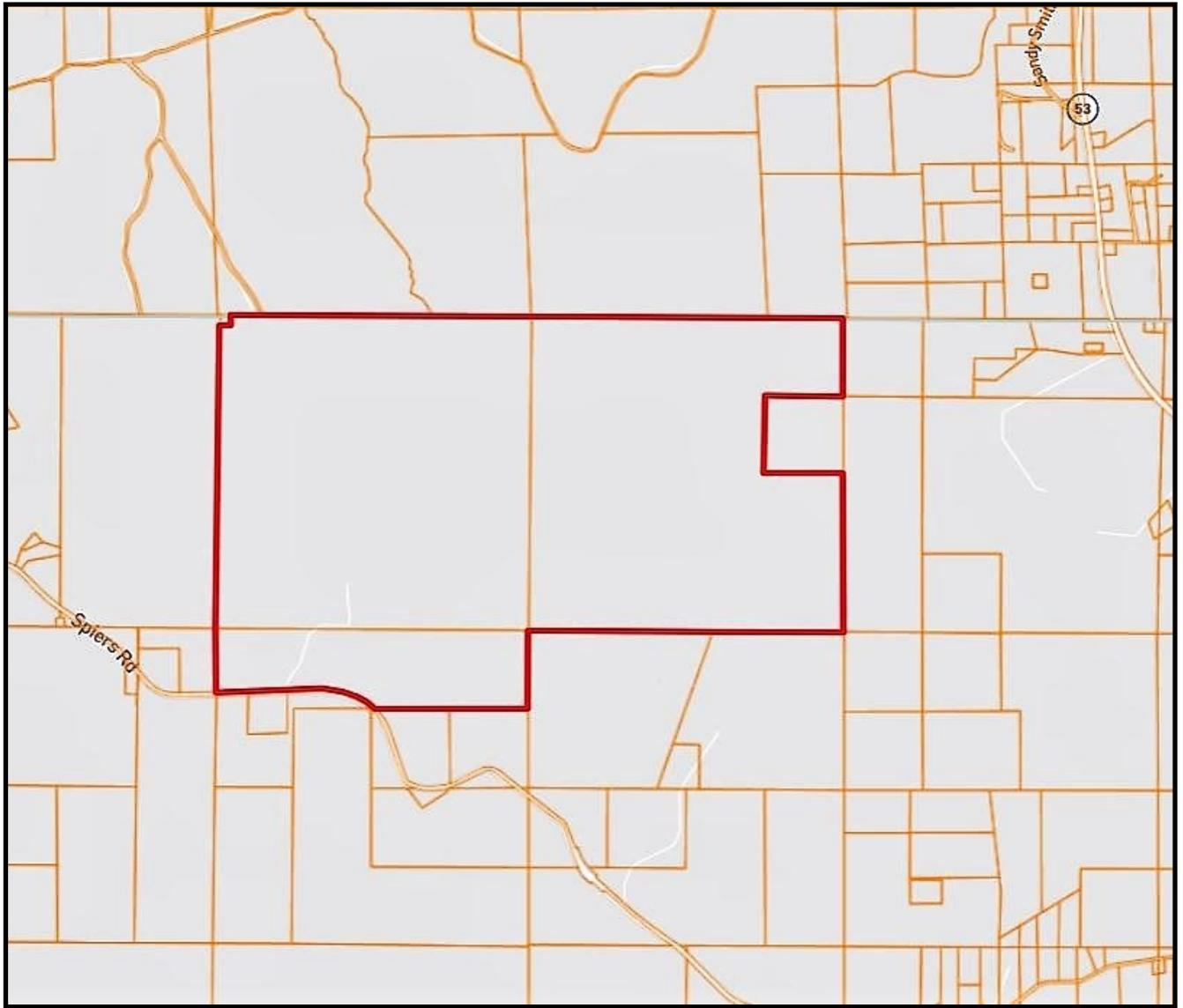


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Ownership Map

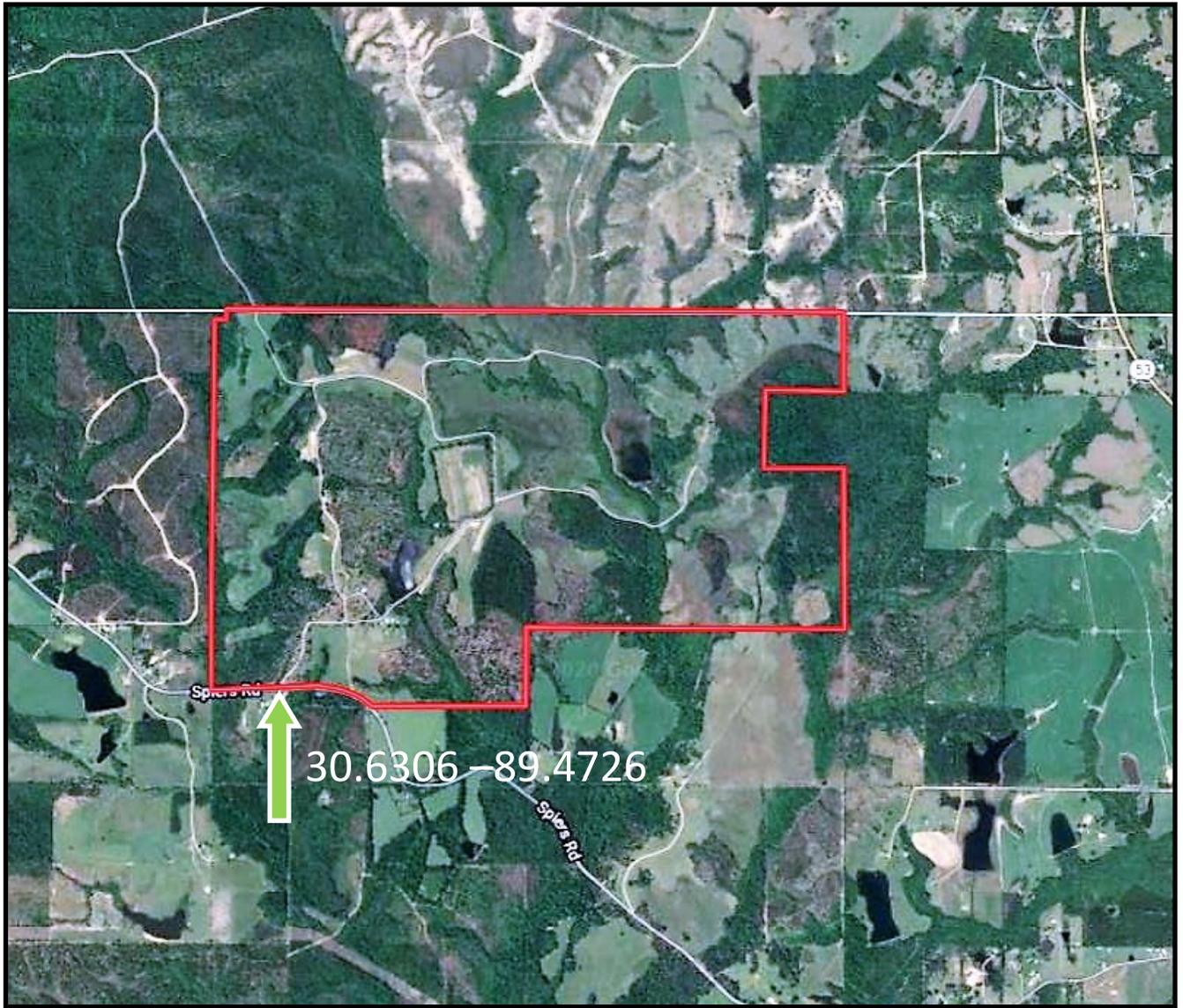


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Aerial Map

[Click for Interactive Map](#)

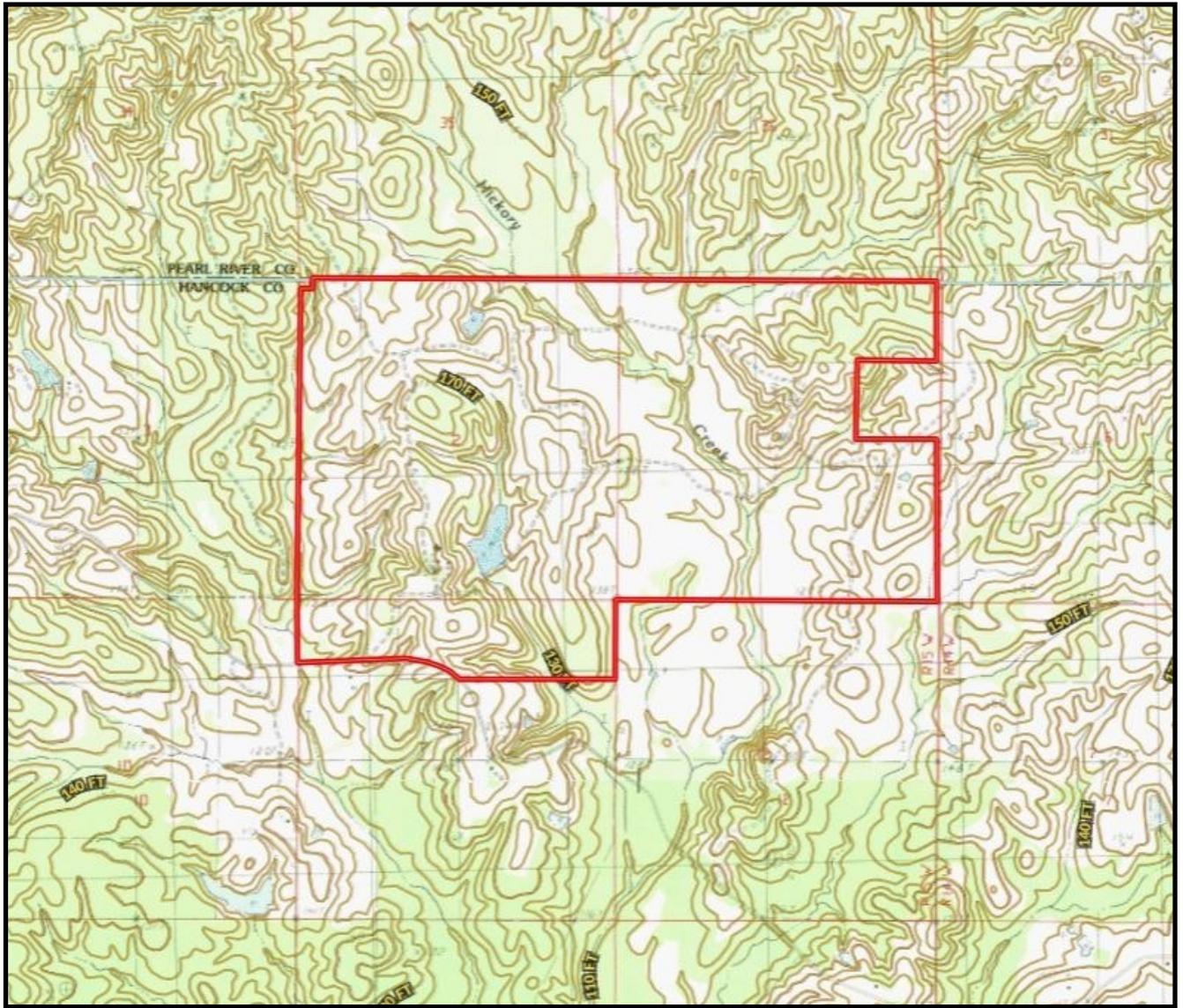


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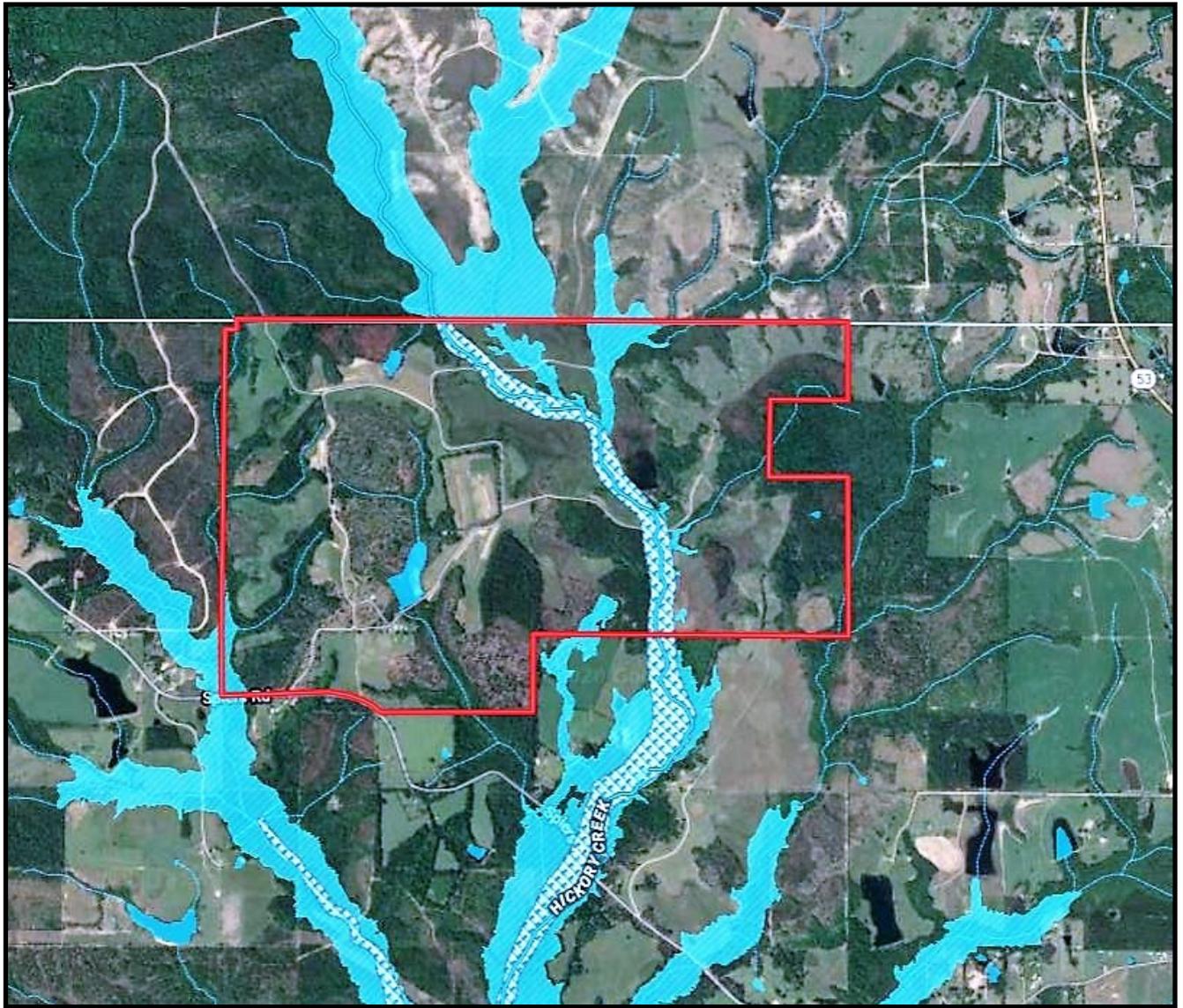
Topo Map

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Flood Map

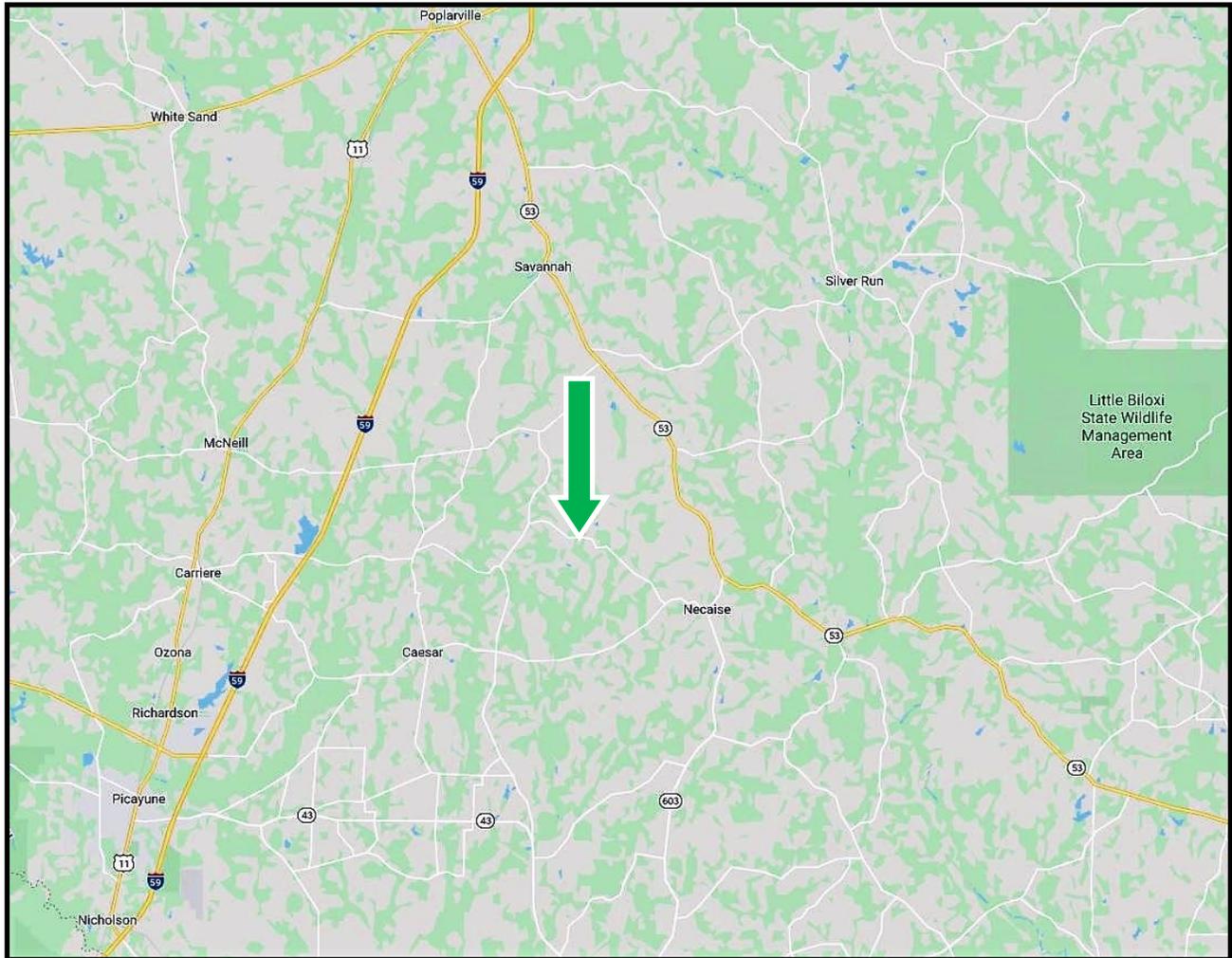


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Directional Map

The farm is located in Hancock County, MS approximately 7.5 miles east of I-59, northeast of the town of Caesar and just northeast of the town of Necoise. It is located in the Coastal Plain Region of southern Mississippi and is 18 miles east of the Pearl River and 22 miles from the Gulf of Mexico.

The drive is only 20 minutes from Picayune, 40 minutes from Biloxi/Gulfport and just over an hour from New Orleans, LA

Private aircraft can fly into the Picayune Municipal Airport, six miles from the farm while commercial air travel is available from Biloxi/Gulfport or Louis Armstrong International in New Orleans.

SHOWN BY APPOINTMENT ONLY

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