

Keene Acres

Rustic Lodge on 61+/- Acres in Lincoln County, MS



\$1,100,000

908 Mt. Zion Road, Wesson, MS

Directions from Exit 48 on I-55: Travel west on Mt. Zion Road. Stay straight at the 4-way stop. In approximately 3 miles, turn right into Keene Acres.



call me today!

SABRINA WOLFF, REALTOR®
Sabrina@TomSmithHomes.com
601.990.5070 office | 601.754.3763 cell



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

61+/- Acres in Lincoln County MS

Keene Acres is blessed with a combination of features making it a beautiful place to live as well as a unique, rustic venue. Superbly located in Wesson, MS, less than 10 minutes from I-55, this 61+/- acre Lincoln County tract offers great privacy and plenty of opportunity for recreation! A custom crafted, 4500 +/- square foot lodge is the focal point of this breathtaking property with just over 10,000 +/- sq ft of total space to entertain and enjoy life. From the grand entry with vaulted ceilings and open floorplan, down to the theatre room and gourmet kitchen, this home is all about the details. The five bedroom, four and half bath, lodge offers an exquisitely designed kitchen with granite countertops, stainless appliances, Wolf commercial stove with a griddle, double ovens, and a large island with bar height seating. Above the three car, detached garage, is a 900+/- square foot bonus room, while the ground level offers a large heated and cooled storm shelter with a full bath. In the event of a power outage, a whole home generator is ready to go! You will be sure to enjoy many hot summer nights in and around the 28,000 gallon salt water swimming pool, or hosting parties year-round at the pool house with the large outdoor fireplace, double bars, and half bath. A 250' deep well services the pool and all outbuildings. The 40'X115' metal building houses a three bedroom, one bath mother-in-law suite or guest house with full washer/dryer connections and kitchen while the workshop area provides an office, half bath, and very large storage area on the second floor. A 35' bay with a wash rack and compressor room is attached to the metal building as well. Other amenities include a 40'x80' enclosed equipment shed, basketball/tennis court, and a one acre stocked pond. There is plenty of room to step into nature on the 61+/- acres and get away for a while. The northeast portion of the property is primed for deer hunting with a good mixture of hardwoods and pines. A gravel pit and approximately 18 acres of 5 year old planted pines round out this magnificent place. There is so much more that can be said, you must come see for yourself! Call Sabrina today to schedule a private showing.



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Aerial Map

61 +/- Acres

31.6738, -90.4934

Ownership Map



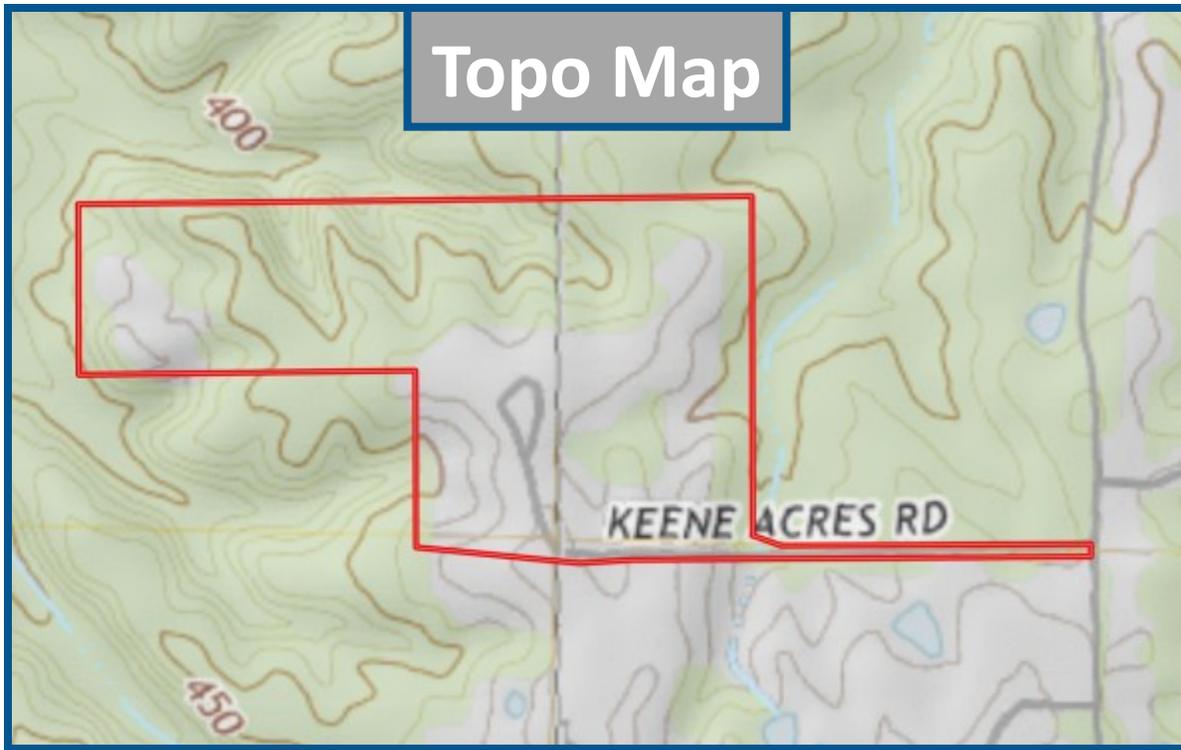
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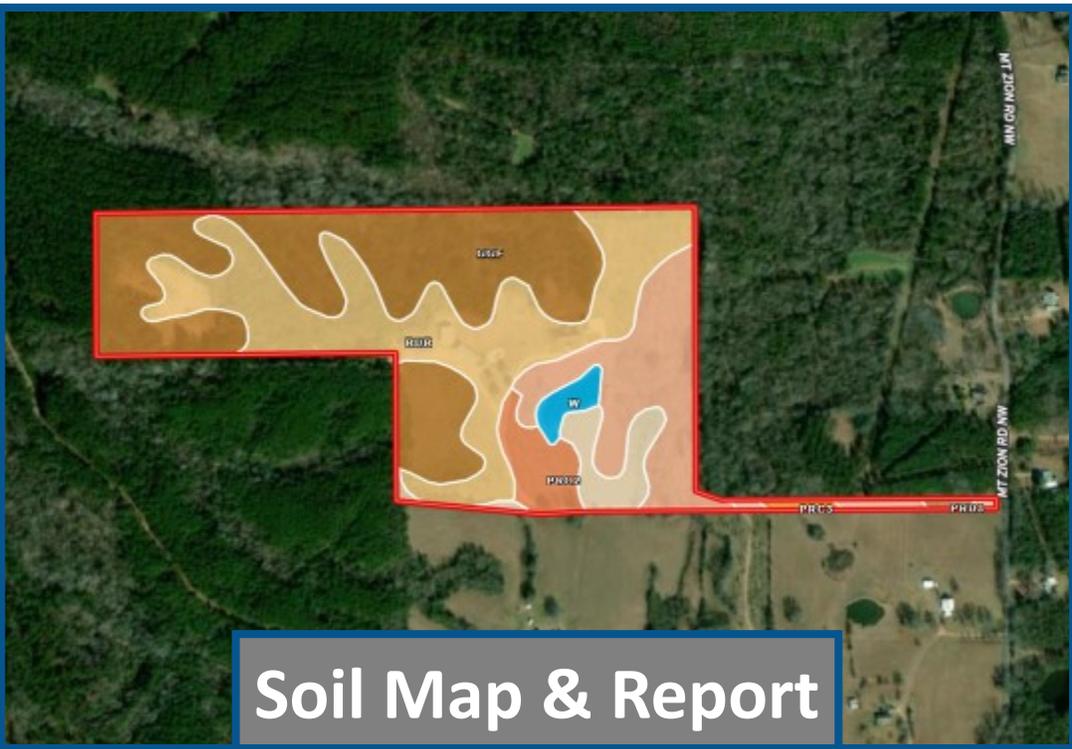
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Topo Map

CODE	DESCRIPTION	ACRES	%	CAP
PrD3	Providence silt loam, 8 to 12 percent slopes, severely eroded	0.25	0.4%	6e
Fa	Falaya silt loam (oak/kilometer)	0.01	0.01%	2w
BuB	Bude silt loam, 2 to 5 percent slopes, eroded	3.79	5.9%	3e
PrC3	Providence silt loam, 5 to 8 percent slopes, severely eroded	0.37	0.6%	4e
PrD2	Providence silt loam, 8 to 12 percent slopes, eroded	0.02	0.03%	4e
W	Water	1.13	1.7%	-
GgF	Guin gravelly sandy loam, 12 to 17 percent slopes (saffell)	10.08	15.6%	6e
PrC2	Providence silt loam, 5 to 8 percent slopes, eroded	2.89	4.5%	3e
BuB	Bude silt loam, 2 to 5 percent slopes	20.28	31.5%	3e
GgF	Guin gravelly sandy loam, 17 to 40 percent slopes (saffell)	25.67	39.8%	7e



Soil Map & Report



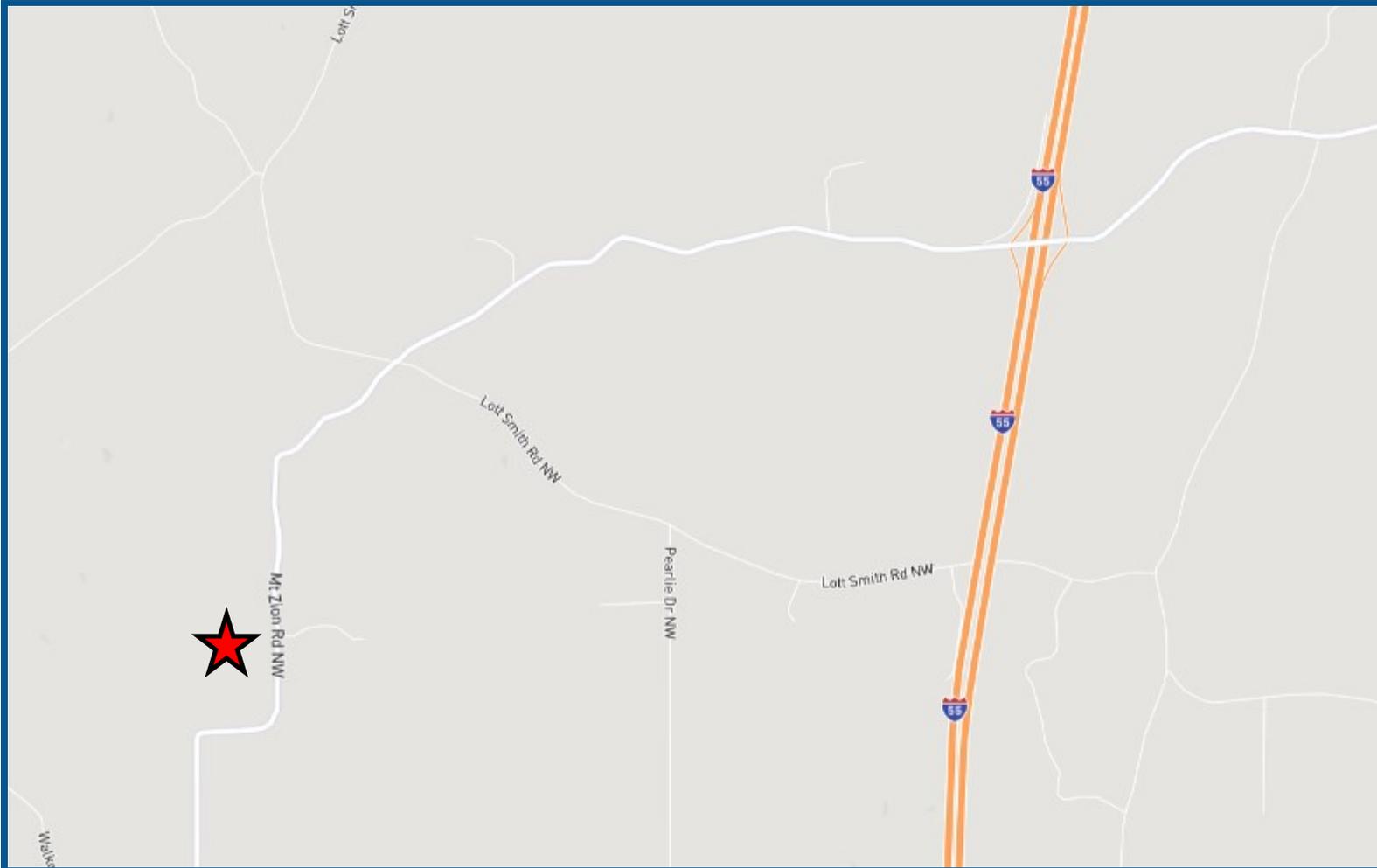
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Directional Map

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908 MT. ZION ROAD WESSON, MS 39191



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