

Intensely Managed Outdoorsman's Dream

712+/- Acres in Lamar County, MS



call me today!

CLIF CANNON, REALTOR®

Clif@TomSmithLand.com

601.990.5070 office | 601.565.1070 cell



Expect More. Get More.



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

712+/- Acres in Lamar County, MS

Welcome to MCM Farms, a 712+/- acre recreational property located in Lamar County, MS, just two hours from Baton Rouge and New Orleans. Intensely managed for whitetail deer and turkey, this ready to hunt property is a sight to behold. The two-story dream house sleeps thirteen and offers 3,700+/- square feet, six spacious bedrooms, four full baths and overlooks a 4+/- acre lake, stocked with bass and bream. Each level of the home features three bedrooms, two baths, a living room, and kitchen. On the first level, the large main room offers cypress walls and ceiling beams and attractive brick floors. Beautifully engraved wildlife images are on each of the cabinet doors while granite countertops and backsplash complete the kitchen. For convenience, the laundry room is also on the first floor. The two levels are connected by an interior winding staircase as well as stairs outside. Two covered porches overlook the lake, while the garage area offers three roll up doors as well as a game processing area that will keep you out of the elements on those cold winter nights. The skeet range, featuring two automatic throwers, provides wing shooting practice in preparation for hunting seasons.

The well maintained internal road system provides easy access to the nine food plots, seven are planted in perineal clover and complete with timed feeders, and shooting houses. Feeders are timed to promote daylight feeding and the majority of the 13 shooting houses are insulated aluminum with aluminum framing. Maintenance on over 9 miles of roads and trails is made easy by the gravel pit located on the property. Equipment is kept out of the weather in the 40x60 pole barn. The 15-year-old thinned long-leaf pine has created new growth understory and high protein forage. The deer have responded, and the strict management program has produced a wealth of two and three year old's for future hunts. Current management practices call for only bucks of at least four-years old or older be harvested. Turkey harvest is strictly controlled to maintain a large flock and plenty of longbeards. The log cabin, with its two screened-in porches, a main room and half bath, overlooks a 5+/- acre beaver pond and provides a majestic view, usually reserved for western states. Call Clif Cannon today to schedule a tour of this fantastic property

[Click Here for Video of Main House](#)

[Click Here for Video of Property](#)

2370 PURVIS BAXTERVILLE ROAD
LUMBERTON, MS 39455

\$2,800,000



call me today!

CLIF CANNON, REALTOR®
Clif@TomSmithLand.com
601.990.5070 office | 601.565.1070 cell



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



CLIF CANNON, REALTOR®
 Clif@TomSmithLand.com
 601.990.5070 office | 601.565.1070 cell



Expect More. Get More.

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



CLIF CANNON, REALTOR®
Clif@TomSmithLand.com
601.990.5070 office | 601.565.1070 cell



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



CLIF CANNON, REALTOR®
Clif@TomSmithLand.com
601.990.5070 office | 601.565.1070 cell



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



CLIF CANNON, REALTOR®
 Clif@TomSmithLand.com
 601.990.5070 office | 601.565.1070 cell



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



CLIF CANNON, REALTOR®
 Clif@TomSmithLand.com
 601.990.5070 office | 601.565.1070 cell



Expect More. Get More.

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



CLIF CANNON, REALTOR®
Clif@TomSmithLand.com
601.990.5070 office | 601.565.1070 cell



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

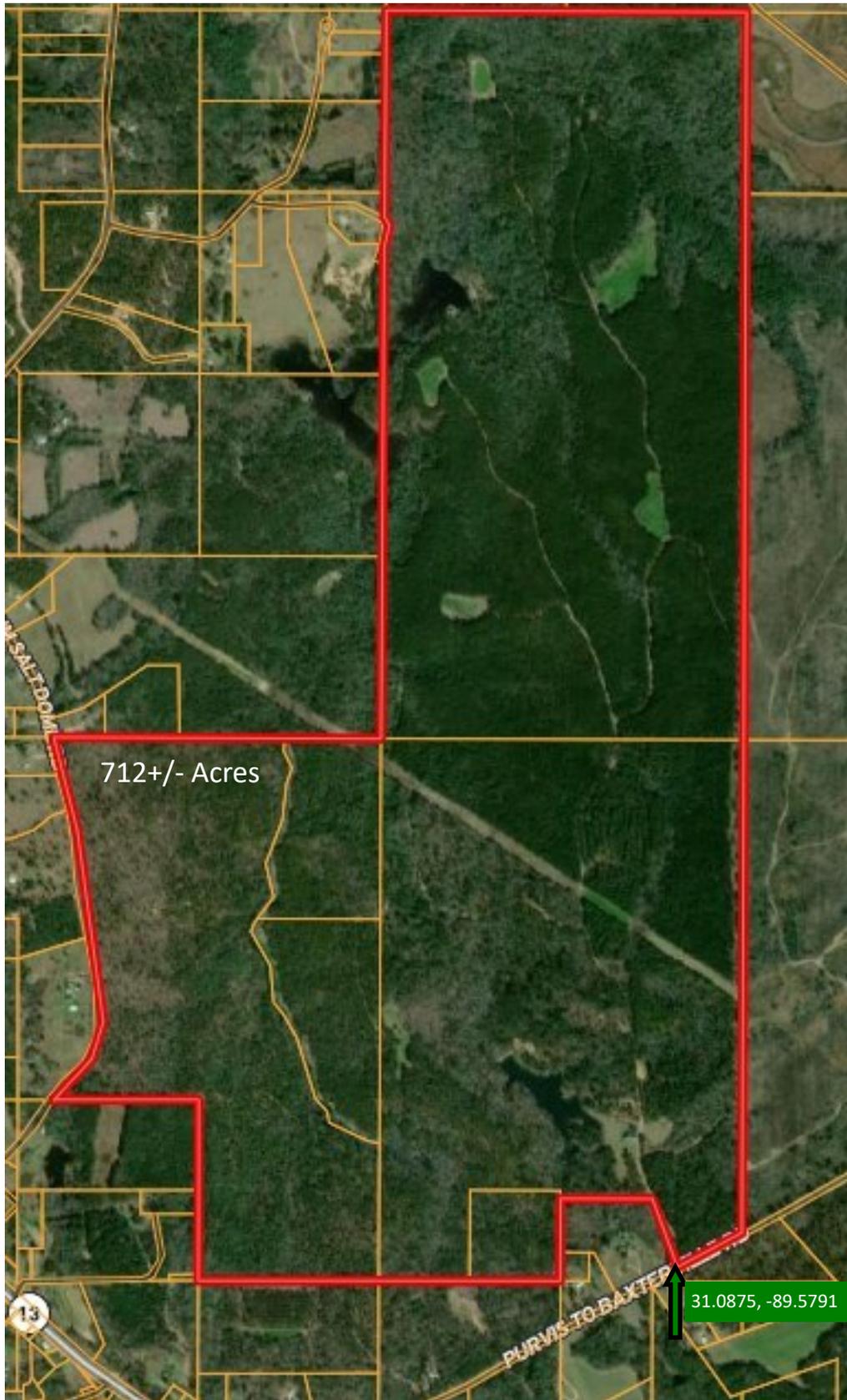


CLIF CANNON, REALTOR®
Clif@TomSmithLand.com
601.990.5070 office | 601.565.1070 cell



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



Aerial Map

Click [HERE](#) for
Interactive
Map



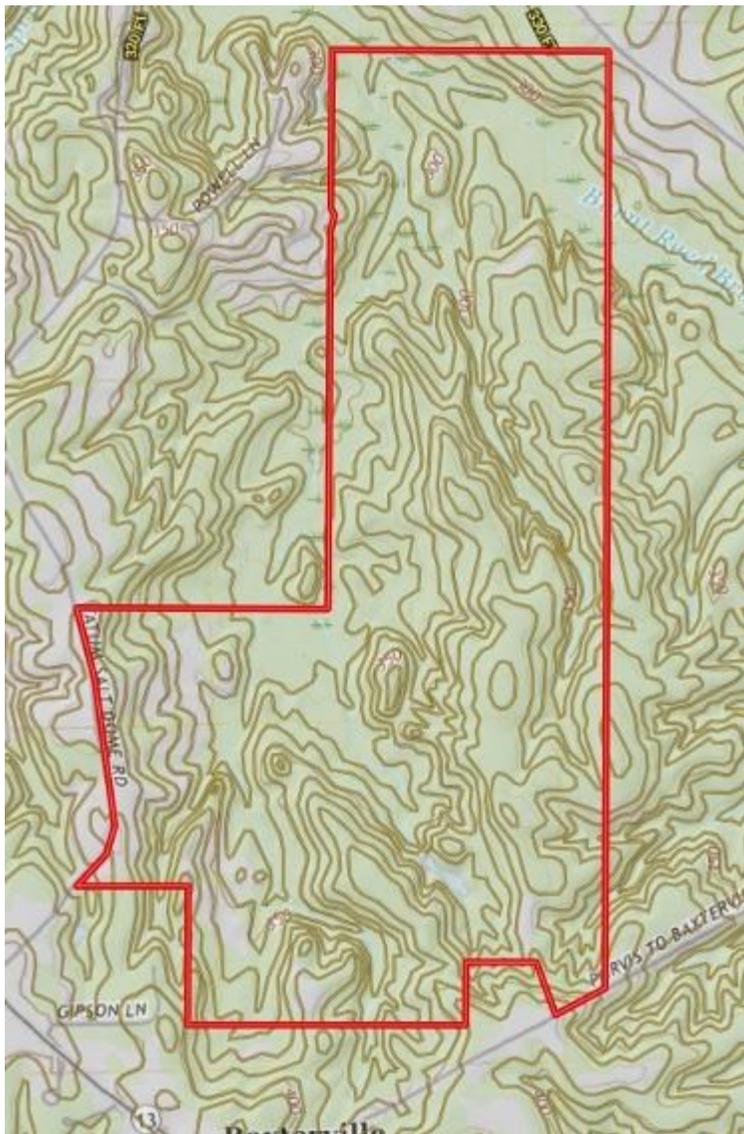
CLIF CANNON, REALTOR®
Clif@TomSmithLand.com
601.990.5070 office | 601.565.1070 cell



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

Topographic Map



Flood Map



CLIF CANNON, REALTOR®

Clif@TomSmithLand.com

601.990.5070 office | 601.565.1070 cell



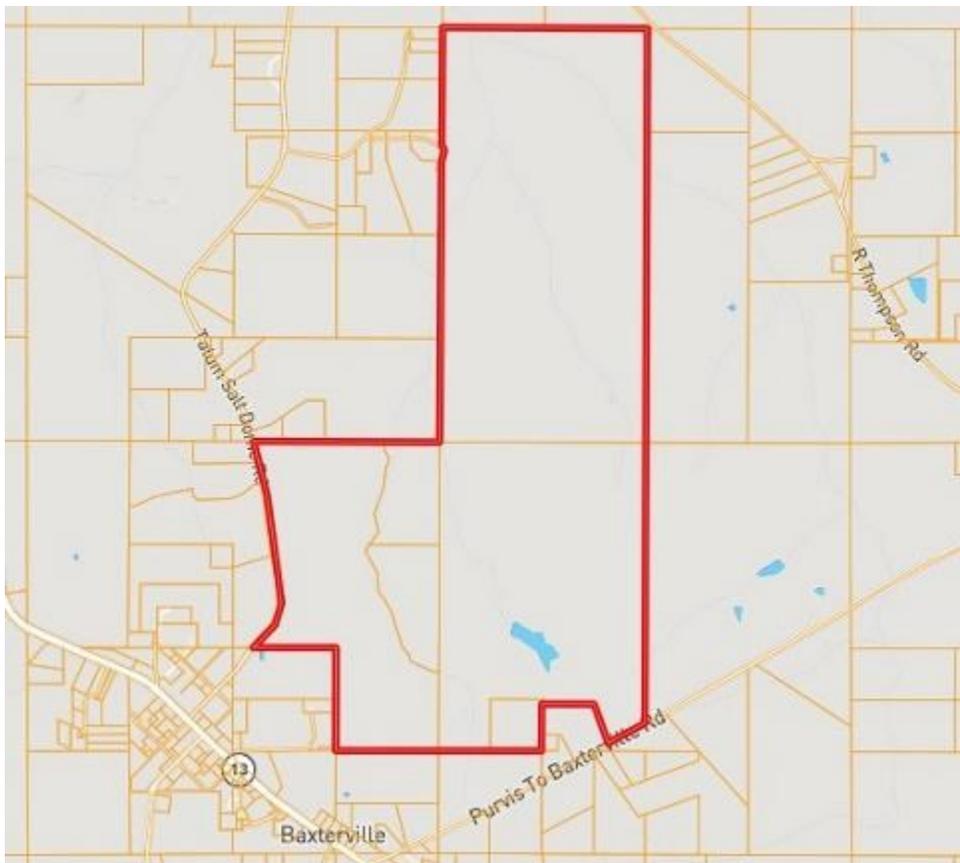
TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

CODE	DESCRIPTION	ACRES	%	CAP
McB	McLaurin fine sandy loam, 2 to 5 percent slopes	131.82	18.2%	2e
W	Water	3.48	0.5%	-
MhD	McLaurin and Cahaba soils, 8 to 12 percent slopes (heidel, smithdale)	17.88	2.5%	4e
MIC	McLaurin-Lucy association, rolling	468.17	64.7%	3e
LaD	Lakeland sand, 2 to 12 percent slopes	37.15	5.1%	6s
Ts	Trebloc and Osier soils	65.33	9%	5w



Soil Map



Ownership Map

CLIF CANNON, REALTOR®

Clif@TomSmithLand.com

601.990.5070 office | 601.565.1070 cell



Expect More. Get More.

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



Directional Map

2370 PURVIS BAXTERVILLE ROAD

LUMBERTON, MS

39455

From the intersection of MS-11 and MS-13 in Lumberton, MS: Travel north on MS-13 for 10.5 miles. Turn right onto Purvis to Baxterville Road and travel for .7 miles. The property will be on the left.

From the intersection of US-98 and MS-13 in Columbia, MS: Travel south on MS-13 for 19.4 miles. Turn right onto Purvis to Baxterville Road and travel for .7 miles. The property will be on the left.



CLIF CANNON, REALTOR®
Clif@TomSmithLand.com
601.990.5070 office | 601.565.1070 cell



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.