



**Patrick Gibson**  
 patricklgibson@gmail.com  
 Office: (601) 250-0017  
 Cell: (601) 248-9232  
 SouthernStatesRealty.com



# SOUTHERN STATES REALTY



**The Property**

Top Secret Ranch is a showplace hunting property with a 5 bedroom custom log lodge on a lake in the middle of 914 acres of high fenced timberland. This premier hunting ranch is located in Attala County, Mississippi and is a 5 minute drive west of the city of Kosciusko.

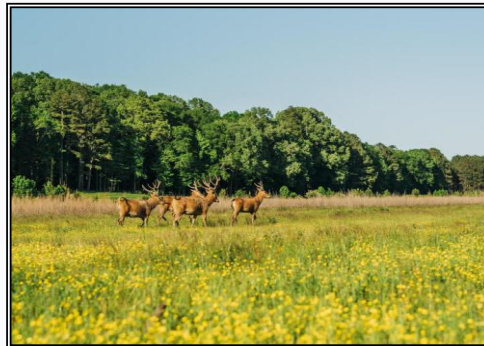
**The Lodge and Bunkhouse**

As you enter the stone gates and meander down the asphalt driveway to the center of the property, you'll find a 5,500 SF 5 bedroom custom log lodge that was constructed in 2009. It has a chef's kitchen, a massive stone fireplace, soaring 2 story ceilings in the living room, expansive front and back porches, and will be sold with most of the furnishings. From the back porch, take in the beautiful view of the 11 acre lake and watch deer in the evenings from the front porch in the 20 acre food plot. Within sight of the lodge is a 1,760 SF building that has a kitchen and living area, large bedroom and a custom deer skinning area with rail system and walk-in cooler. This would be a great space to use as a bunkhouse for overflow guests or manager's home. Stay organized and store all your toys and equipment at the 50' x 150' shop building and equipment shed.

11281 Attala Rd 4202, Kosciusko

**The Land, Timber and Deer**

This property is mainly gentle rolling hills and has a good combination of pine and hardwoods. The timber ranges from old growth natural stands to areas that were recently cut. A conservative 2020 timber cruise shows \$830,000 in pine and hardwood timber. There is a great internal road system, 12 food plots totaling 70+ acres and all deer stands will be sold with the property. The owner's goal has always been to do what is best for the deer. Having diverse stands of timber, great sources of natural browse, a focus on proper nutrition and excellent management practices have helped to develop this deer herd to what it is today. This property was fenced in 2008 and Mississippi State University was heavily involved with a deer breeding program on site. Expect to see deer in the 180's and a couple of deer surpassing 200 inches within the next two years. 14 exotics were added to the property in 2019 and include Fallow, Pere David's and Axis deer. All are bucks except for one Axis. In front of the lodge is a flat stretch of land that runs parallel with Atwood Creek. This site may be conducive for a potential 4,000' runway.



33.059511, -89.662429 GPS

**\$3,800,000**

914 Acres  
 MLS #20-1177  
 UC #23042-01177

