



Cole DeLong
REALTY

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Welcome to Little Creek Farm

Hunting, Fishing & Porching Are Priorities in This Neck of The Woods...

- 427.6 surveyed acres located in Sections 22 and 23, T18N- R2E, Carroll County, Mississippi
- Fully furnished, two story, 3 bedroom / 2.5 bath Farmhouse, with +/- 2350sf heated & cooled living space
- Farmhouse design was inspired by the work of famed Alabama architect Bobby McAlpine and constructed in 2014 with Cedar Board and Batten exterior siding and metal roof... Interior has Shiplap Walls and beautiful maintenance free “wood look” tile through-out
- Downstairs has open concept kitchen with gas range, big bowl sink, pantry and island, oversized Great Room with wood burning fireplace, master bedroom with walk-in closet & bath, 1/2 bath and laundry room... the design of the Great Room with vaulted ceiling and windows creates an open, airy, light filled atmosphere with plenty of room for guests to reconnect, unplug and unwind...
- Upstairs has a queen size bedroom, separate bunk room and shared bathroom... bunk room has 4 sturdy custom built adult sized bunk beds with large walk-in closet
- 10 foot deep wrap-around porch, with custom Adirondack Rockers, provides a setting of peace and tranquility for lazy days spent in the country... the perfect place for morning coffee or to sip a cool drink while watching friends and family pull in the “catch of the day” from the stocked fishing lake...
- 20ft x 30ft steel beam, metal building with concrete floor for equipment storage
- Stocked 4 +/- acre fishing lake with pier and fish feeder (professionally managed by Southeastern Pond management)
- 3 additional fishing ponds located on the Property
- Rolling to steeply rolling topography
- Superb hunting habitat for deer, turkey and small game
- Hardwood / pine timber mix, plantation pine, some cut-over, and numerous wildlife food plots located through-out the Property
- Shooting houses and metal hunting stands remain upon sale
- Located 10 +/- miles Southeast of Greenwood
- List Price: \$1,250,000.00

Driving Directions From Greenwood: From the intersection of Highway 82 and Highway 430 travel South on Highway 430 approximately 8.5 miles to County Road 23. Turn East onto County Road 23 and travel approximately 2.5 miles to the Property gate. Property is located on the North side of County Road 23.

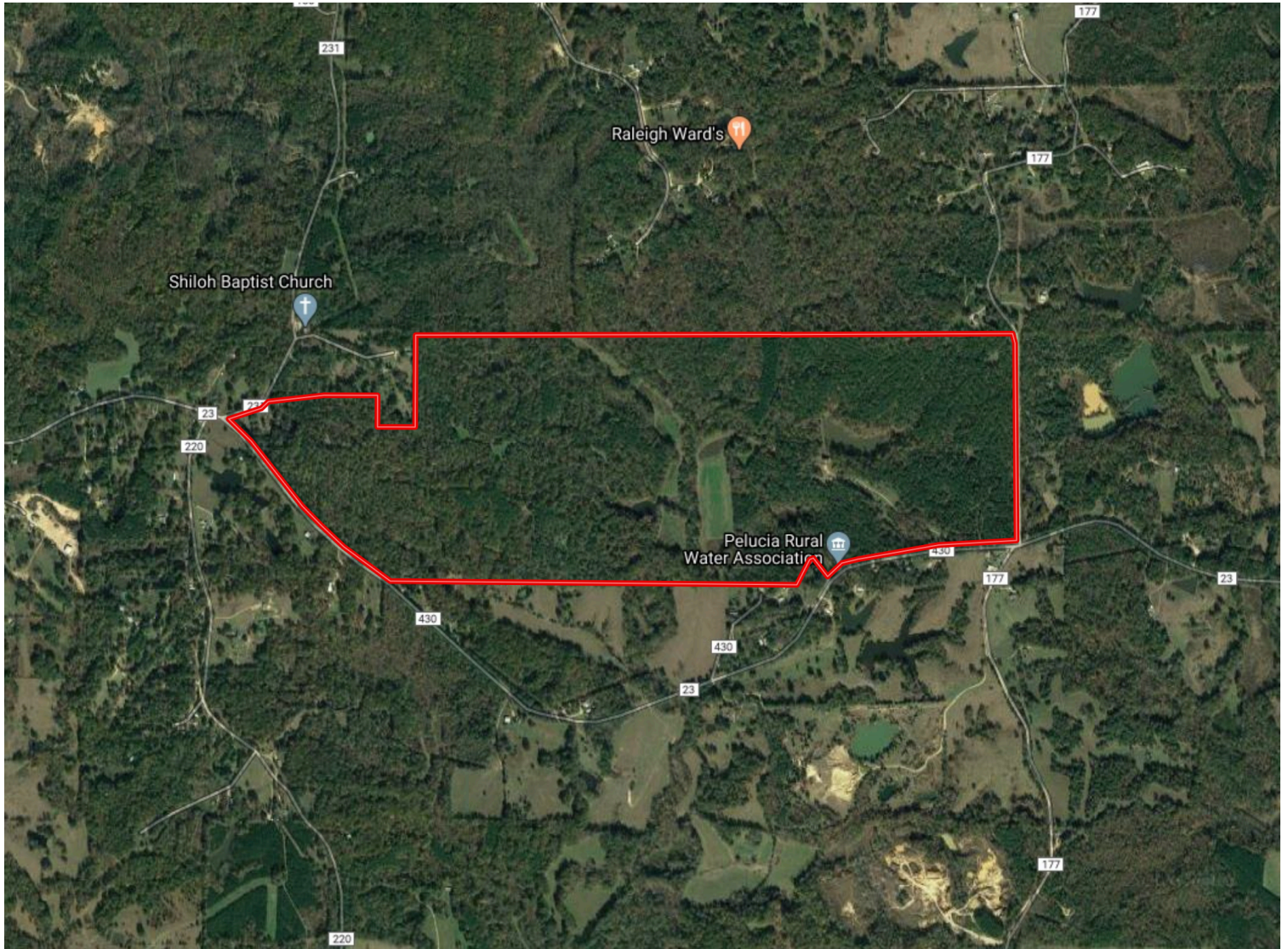
Driving Directions From Jackson Metro Area: Travel North on I-55 approximately 67 miles to Vaiden. Turn Northwest onto Highway 35 and travel a 1/2 mile to Highway 430. Turn West onto Highway 430 and travel 15 +/- miles to Highway 17 at Blackhawk. Turn North onto Highway 17 and travel 1.6 miles to County Road 23. Turn West onto County Road 23 and travel 6 +/- miles to the Property gate. Property is located on the North side of County Road 23.

A Mississippi Land Brokerage Company



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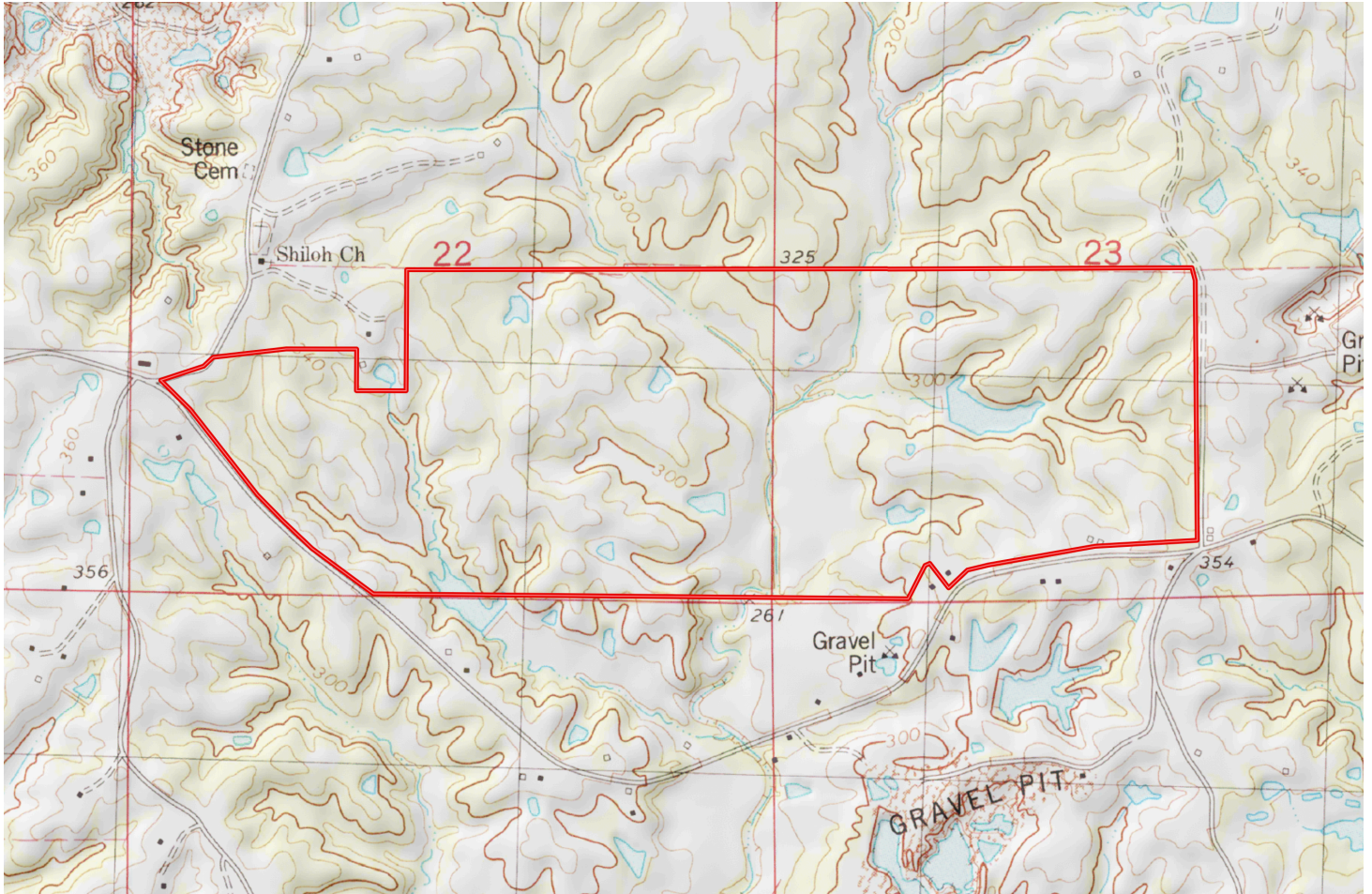
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