



Sartain's Heritage
Properties, LLC.
www.sartainsheritage.com

Farm, Timber & Recreational Land Brokers
106 First Choice Dr Madison, Ms 39110

Owners will consider property division

Property: The Hunt Farm offers 183+/- acres of beautiful rolling hills with mixed mature pine and hardwood timber, in north Madison County along Rocky Hill road. The property is well developed for the outdoors family, offering a well-developed interior road system, beautiful food plots with custom built shooting houses, fenced horse pastures with enclosed stables and two equipment barns. The property further offers two custom built homes each situated on their own tax parcel within the property along with additional guest sleeping quarters “camp” located in the barn... This truly unique property offers trophy whitetail hunting, turkeys and year round recreation for the entire family...

Location: Sections 17, 18, 20 Township 11N Range 4E Madison County Mississippi

Property Breakdown:

- 169+/- timber acres
- 10+/- acres open land pastures
- 3+/- acres home sites
- 1+/- acre fishing pond

Property Improvements:

- Two custom built homes
- Horse barn
- Two equipment barns
- Fence pasture
- Four large food plots w/ stands
- Road systems

Price: \$786,000.00

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