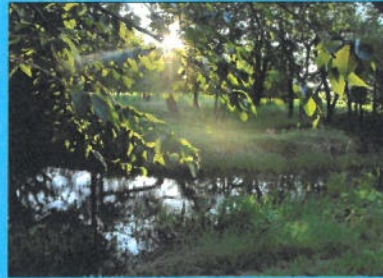


**EXCLUSIVE  
PROPERTY**



**396.5 acres in Jones County With Live Water**  
**More than a mile of underground pipe 6"-4"-2"**

**All weather road, 2- concrete water crossings 4-bridges 8 AC. & 5 AC. under pivot**  
**Buried Power Lines to All Improvements**  
**2,700 Foot Landing Strip**

**10 ACRES DEDICATED  
TO DOVE HUNTING**

Planted in rows with dove  
mix seed in between  
roosting trees

**60 ACRES  
CURRENTLY  
PLANTED WITH  
WHEAT**

**265 ACRES OF NATIVE  
PASTURE**

Covered In Shin Oak  
Producing Trophy  
Whitetail Deer







Two Lakes Stocked with Bass and Catfish tied into water wells to maintain constant level

11 water wells all tied together and circulated through over a half a mile of man made creek and reservoir creating a live creek with the turn of a valve



R/O water plant with 1600 gallon storage





2,200 SF Barndominium with 3  
large bedrooms upstairs  
2 Full Baths  
Gourmet Kitchen  
1200 Square Feet of Open Space  
2 14' Roll Up Doors  
1500 Square Feet of Covered  
Outdoor Storage





1400 Square Foot Main Cabin

500 Square Feet Storage

3 bedrooms

2 Bathrooms

30x10 Square Foot Front Porch Along the Creek



Great Outdoor Pavillion with Fireplace  
Cookout Area to Rival Any Event Center







Deer Stands Have Multiple  
Sendero Shooting Lanes

Area Is Known for Producing  
Trophy 160+ Class Deer

Turkey

Dove

Quail

Hogs

Ducks

