



Available for Purchase

MAGNOLIA PLACE

145.96 +/- Acres • Tippah County, Mississippi

A beautiful outing place with lodge, timber, pasture, and deer and turkey hunting.

MYERS COBB

REALTORS

ARKANSAS • MISSISSIPPI • TENNESSEE







Magnolia Place offers 145.96 +/- acres of mature oak and pine timber, pastureland, a beautiful rustic lodge, and annual income via a rental home. The property is in Tippah County, Mississippi, just a 40-minute drive from Collierville, Tennessee, and an hour from Oxford, Mississippi. The land is the ideal outing place to get away with family and friends to enjoy the outdoors year-round in the peaceful countryside of north Mississippi.

The property and the local area offer plentiful outdoor recreation opportunities. The land has excellent white-tailed deer and wild turkey hunting with established food plots, box deer stands, and roads leading to various hunting locations. The adjacent lands consist of small fields, large timber tracts, and corn and soybean cropland, which contribute to the overall quality of the deer and turkey habitat in the area. The pastureland has large oaks scattered throughout and is ideal for further developing the wildlife habitat. The pasture offers the quintessential setting for developing to hold horses. Holly Springs National Forest is nearby, offering additional hunting opportunities, hiking trails, canoing, horseback riding, ATV trails, and much more.

An impressive, turn-key 2,400 +/- square-foot, custom-built lodge completes the landholding. The lodge is two-level wood construction with metal roof offering comfort, function, and rustic style. The upper-level interior has beautiful dark hardwood floors and tin ceilings, and the open layout holds





a kitchen with a bar, dining, and living area. There are five total bedrooms and two full bathrooms. One bedroom and bath are located on the upper level, and four bedrooms and a bath are positioned on the lower level. The lodge is move-in ready, with stunning custom furnishings, beautiful artwork, beds, and all essential appliances and amenities.

A 2,000 +/- square-foot deck wraps around the lodge exterior delivering an excellent space for outdoor entertaining, reading or relaxing. The deck is outfitted with functional outdoor wood furnishings, overlooks the surrounding grounds, and has a wonderful sky view for stargazing.

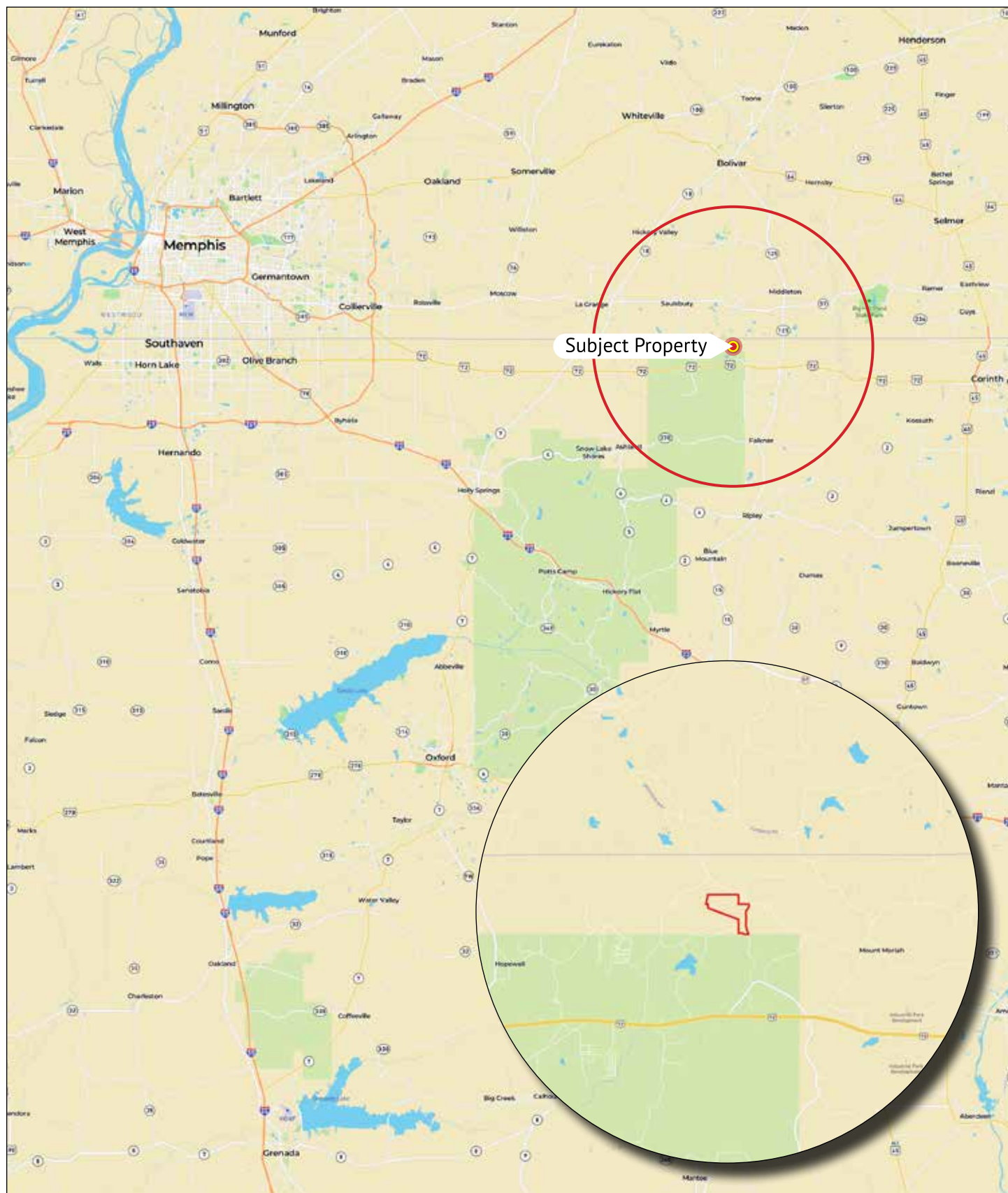
The surrounding grounds of the lodge are tranquil, offering peace and serenity. Woods surround the area, and a small field on the western side provides a place for dogs to run and kids to play. There is plenty of space to build a workshop, storage shed, or outdoor pavilion for cooking and entertaining around a fire pit. The entrance to the lodge grounds is off County Road 101 via a short gravel driveway through a private gate.

This outstanding outdoor and sporting property is available for purchase at an asking price of \$795,000.00. Qualified buyers should contact Chuck Myers of Myers Cobb Realtors at 901-830-5836 regarding questions or schedule a property tour.



PROPERTY LOCATION

North Mississippi Region - Tippah County (near the town of Walnut)



Total Acreage

145.96 +/- Total Contiguous Acres

- 1.5 +/- acres: Lodge and Grounds
- 1.0 +/- acres: Rental Home
- 0.76 +/- acres: Pond
- 3.0 +/- acres: Wildlife Food Plots (3 locations)
 - Food plot A: 0.50 +/- acres
 - Food plot B: 1.0 +/- acres
 - Food plot C: 1.5 +/- acres
- 20.0 +/- acres: Pastureland
- 119.70 +/- acres: Mature mixed species hardwoods and pine timberland
 - Hardwood timber: 62% (estimated)
 - Pine timber: 38% (estimated)

Location

Tippah County, Mississippi (North Mississippi)

- Coordinates: 34.98477° N, 88.98229° W
- Address: 2991 County Road 101, Walnut, Mississippi 38683
 - Walnut, MS: 6.7 +/- miles
 - Corinth, MS: 29 +/- miles
 - Holly Springs, MS: 36 +/- miles
 - Oxford, MS: 66 +/- miles
 - Tupelo, MS: 67 +/- miles
 - Grand Junction, TN: 25 +/- miles
 - Collierville, TN: 46 +/- miles
 - Jackson, TN: 50 +/- miles
 - Memphis, TN (Downtown): 52 +/- miles
 - Nashville, TN: 180 +/- miles

Access

- South Access: Via US Highway 72, then northeast on County Road 103, then north on County Road 101, then left to private gate, which the road continues to the Lodge-Home and Grounds. The road is an all-weather road, which would be classified excellent.
- North Access: Via TN State Highway 57, then south following Antioch Road to County Road 101, then left to private gate, which the road continues to the Lodge-Home and Grounds. The road is an all-weather road, which would be classified excellent.
- Interior Access: Several woods roads have been identified, which allows travel to the established wildlife food plots. These roads accommodate travel via UTVs, ATVs, and medium sized tractors.

Elevation and Climate

- Elevation: 600'
- Climate: BestPlaces.net rates the Tippah County area at 7.2 (10=best) on their annual USA Comfort Index ratings. Tippah County has four distinct seasons and four comfortable months with high temperatures of 70-85°. The most pleasant months of the year are May, September, and October. July and August are the hottest months, with an average high temperature of 90.4°, which ranks it as cooler than most places in Mississippi. January is the coldest month and the area receives an average of 2" of snow annually. On average the region has 216 sunny days and receives an average of 57" of rainfall (the national average is 38").

PROPERTY OUTLINE

Magnolia Place • 145.96 +/- Acres

Lodge and Grounds

Custom Wood Structure with Metal Roof on Concrete Foundation

- 2,400 +/- square-foot structure with two heated and cooled levels.
- 2,000 +/- square-foot wrap-around exterior deck accessed from the front, rear and from the interior upper and lower levels. The deck overlooks the woods and rear grounds and has an excellent view of the sky for stargazing. The deck is outfitted with outdoor wood furnishings and has plenty of open space for entertaining friends and family.
- The building is turn-key and move-in ready, with wonderful custom furnishings, artwork, beds, and all necessary appliances.
- The main entrance accesses the upper level and there is access to the lower level located on the rear.
- kitchen, dining, and living area. This level has beautiful, dark, hardwood plank flooring and tin ceilings.
- The upper-level interior offers a functional, open layout with plenty of closets along with a custom gun and gear storage cabinet.
- There are five total bedrooms and two full bathrooms. One bedroom and bath is located on the upper level and four bedrooms and a bath is positioned on the lower level.
- Utilities include overhead electric, city water, septic system, and satellite TV and internet service.

Surrounding Grounds

- The surrounding grounds, which the lodge rests on is estimated to be 1.5 +/- acres.
- The surrounding area is pastoral and very quiet offering peace and serenity against a gentle rolling landscape of woodlands and open fields.
- Entrance to the lodge grounds is off County Road 101 via a short gravel driveway through a private gate.
- The area around the lodge is open with gravel parking. Woods surround the grounds area, and there is a small cut field on the western side offering a place for dogs to run and kids to play.
- There is an old wood frame storage shed located away from the lodge, which could be turned into a cook shed or nice location for outdoor entertaining around a fire pit.

Landholding

145.96 +/- Total Contiguous Acres

- Roughly 80% of the landscape is timberland with gentle rolling hills varied in slope and some flat areas. There is a small pond on the east and Watkins Branch Creek crosses the property on the far west. Pasture with scattered large oaks borders County Road 101 on the east and there are three established wildlife food plots developed at strategic locations for white-tailed deer and wild turkey hunting.
 - The total acres of the structural improvement locations are estimated to be 2.5 +/- acres.
 - The Timberland is estimated to be 119.70 +/- acres in mature mixed species hardwoods and pine timber acreage. 62% of the timberland is estimated to be hardwoods with the remaining 38% in pines.
 - Pastureland is estimated to be 20.0 +/- acres and offers development for horses or wildlife enhancement
 - The property line crosses through the southern portion of the pond with the ownership estimated to be 0.76 +/- acres. The pond offers an excellent reliable water source for wildlife.
 - Wildlife food plots total 3.0 +/- acres (0.50 +/- acres, 1.0 +/- acres, 1.5 +/- acres) and are managed for white-tailed deer and wild turkey.
 - There are roads throughout the property allowing access to food plots and various hunting locations.

Rental Home (income producing)

Carpenter-Built Structure with Metal Roof

- 1,232 +/- square-foot structure with one heated and cooled level. The home has two bedrooms, two bathrooms, a front porch, a large connected carport, a dog kennel, and a gravel circle drive.
- The rental home rests on 1.0 +/- acre and is located on far southeast portion of the property on CR 101.
- Utilities include overhead electric, city water, septic system, and satellite TV and internet service.
- The rental home provides \$600.00 (\$7,200.00 annually) in monthly income to the property owner.

Outdoor Recreation

The property offers the outdoor enthusiast excellent recreational opportunities for hunting white-tailed deer and wild turkey. The neighboring lands contribute to the overall wildlife quality of the property. The bordering lands consist of small pastures, large timberland tracts, and corn and soybean cropland. The three food plots offer organized hunting locations with box deer stands. There are four gas line easements, which run through a portion of the land, which could be set up as additional hunting locations and planted in wildlife foods. The pastureland is ideal for developing into horse range, or planting additional food to draw more deer and turkey to the property. The land is also near the Holly Springs National Forest and is simply a wonderful place to get away and entertain family and friends in the clean and peaceful countryside.

Area History

The general area was home to the Chickasaw Indians, a tribe that belonged to the Muskhogean family of Indians, closely related to the Choctaw who lived in southern Mississippi. The Chickasaws were great traders, and much European silver, jewelry, and pottery has been found in their graves. The first white men to set foot on the soil of north Mississippi were the conquistadores of Hernando DeSoto, who spent the winter of 1540 in the local area.

Mineral Rights

All Seller-owned mineral rights shall convey to a Buyer without reservation.

Real Estate Taxes

\$1,119.25 (source: Tippah County tax card)

Offering Price

\$795,000.00 (\$5,447.00 per acre)

Contact

Chuck Myers of Myers Cobb Realtors; qualified buyers should contact Chuck at **901-830-5836** regarding questions or schedule a property tour.

ATTENTION: Myers Cobb Realtors is the Exclusive Agent for the property described herein. This property brochure and all information contained herein are believed to be correct; however, no guarantee is made as to its certainty. Prospective buyers are urged to inspect the property and perform independent due diligence. Myers Cobb Realtors and its agents assume no liability as to errors, omissions, or investment results. All information is approximate. Some images shown within this property brochure are used for representative purposes and may not have been taken on location at the subject property. A representative of Myers Cobb Realtors must be present to conduct a tour of the property. We respectfully request that interested parties contact us in advance to schedule a proper showing and not attempt to tour or trespass on the property on their own. Thank you for your cooperation.

SUBJECT PROPERTY

Aerial View • 145.96 +/- Acres



MYERS COBB
REALTORS

Chuck Myers
PARTNER + AGENT
LAND + RECREATIONAL PROPERTIES

901.830.5836 (M)
901.552.4036 (O)
chuck@myerscobbrealtors.com

PROPERTY DETAILS

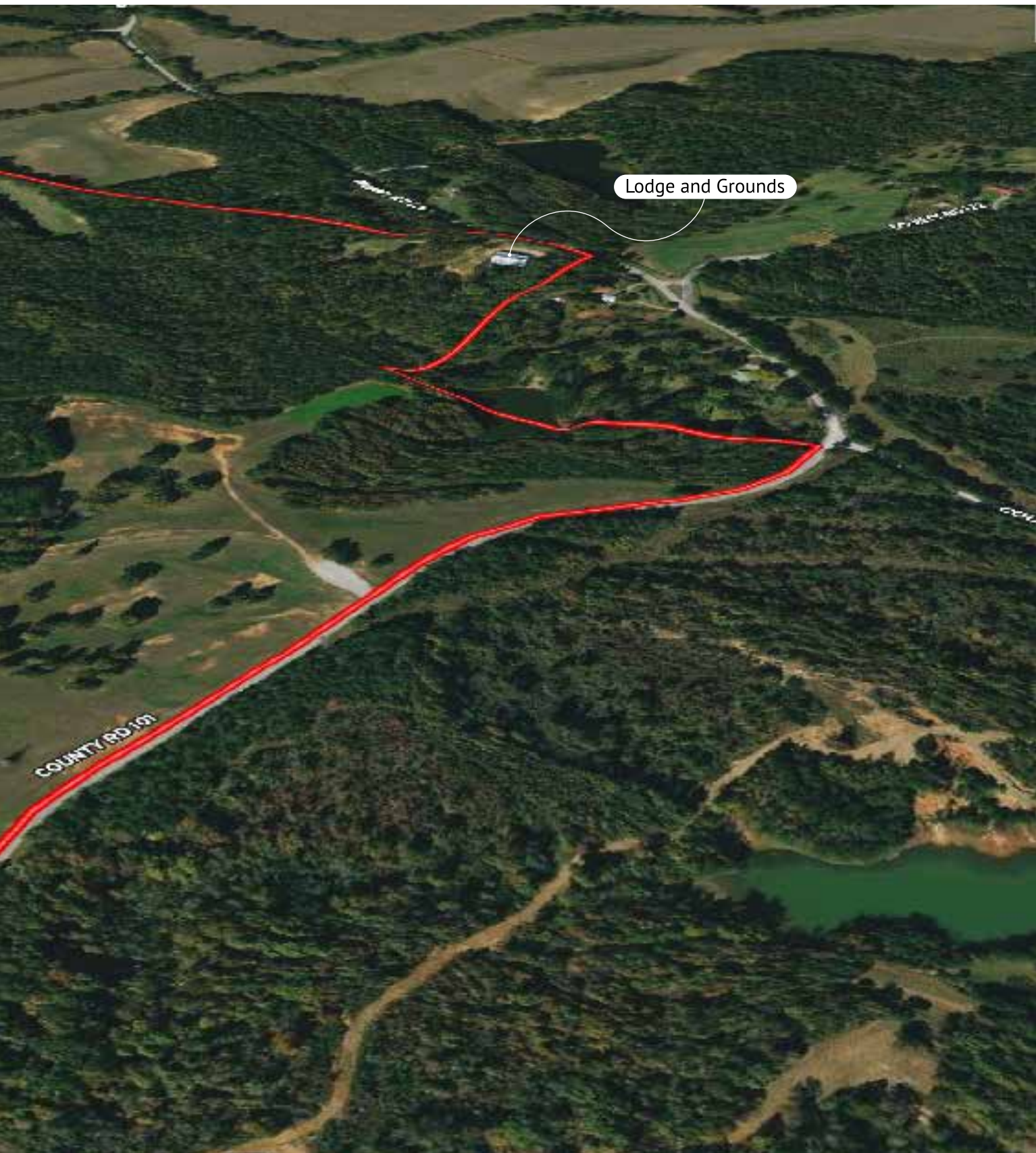
Notable Points of Interest



3D PROPERTY IMAGERY

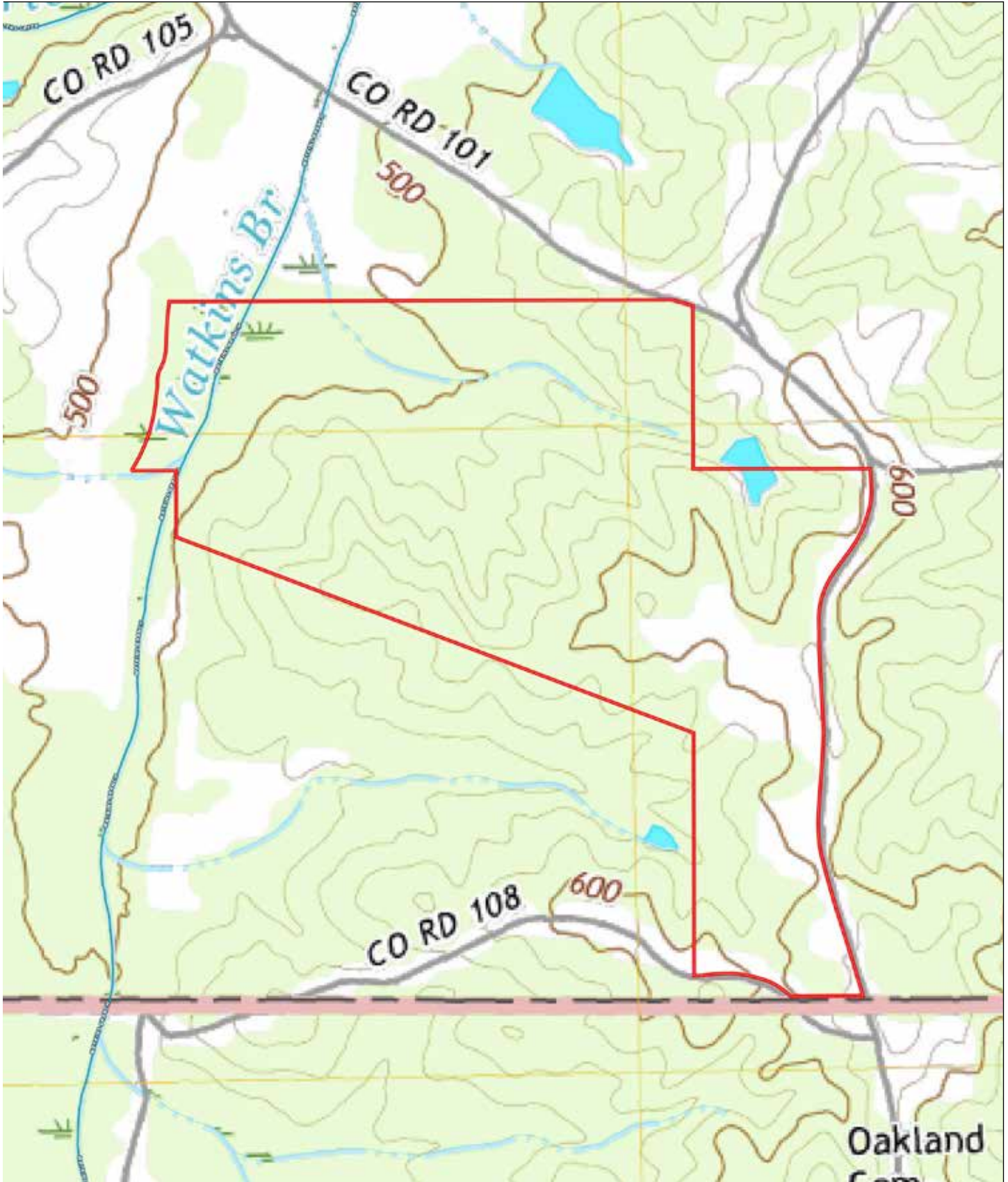
Aerial View - Southeast to Northwest





TOPOGRAPHY

Elevation and Water Features



MYERS COBB
REALTORS

Chuck Myers
PARTNER + AGENT
LAND + RECREATIONAL PROPERTIES

901.830.5836 (M)
901.552.4036 (O)
chuck@myerscobbrealtors.com

PROPERTY IMAGES
Lodge Exterior



PROPERTY IMAGES

Lodge Exterior





PROPERTY IMAGES

Lodge Exterior

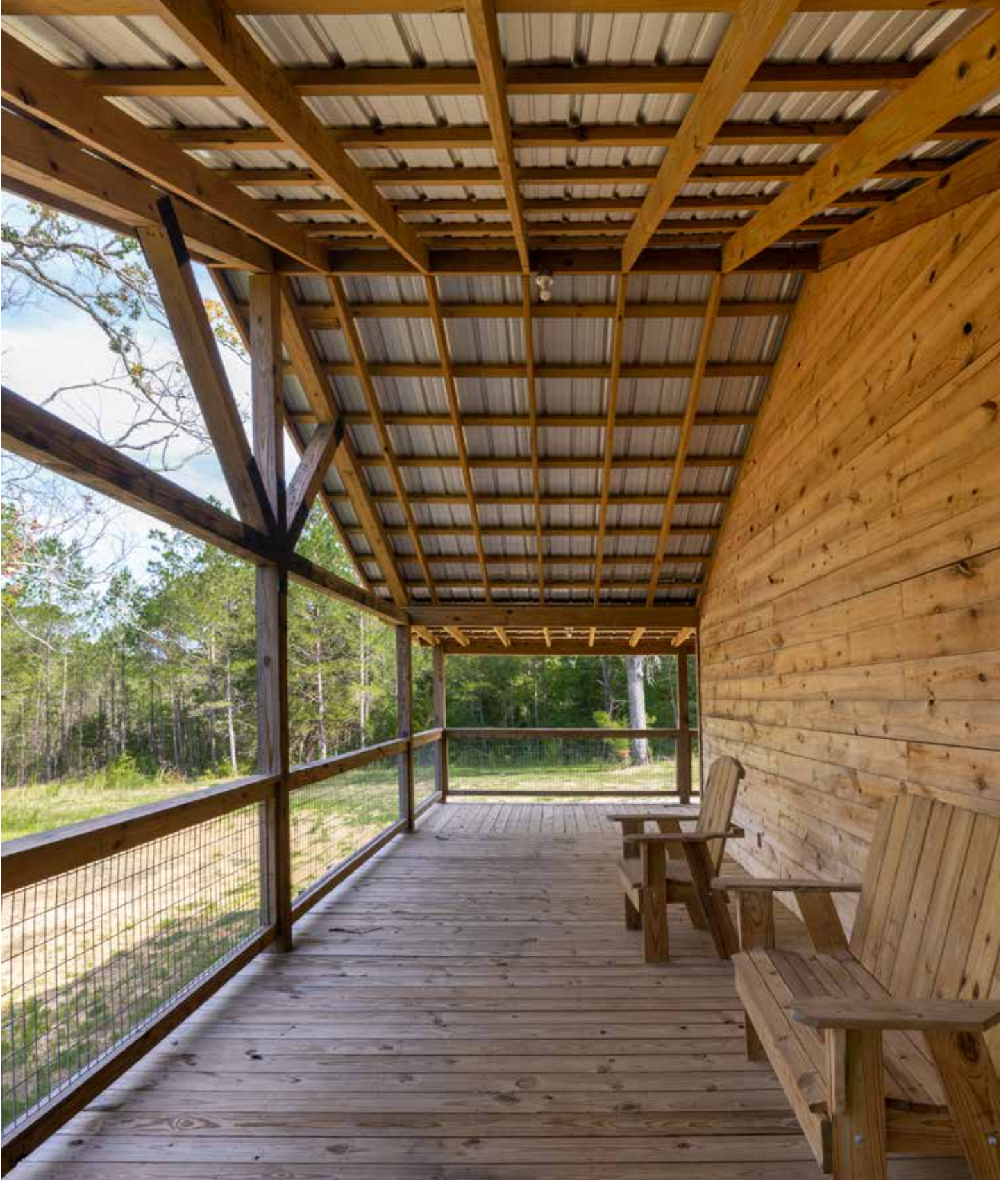




PROPERTY IMAGES

Lodge Exterior





PROPERTY IMAGES

Lodge Interior



MYERS COBB
REALTORS

Chuck Myers
PARTNER + AGENT
LAND + RECREATIONAL PROPERTIES

901.830.5836 (M)
901.552.4036 (O)
chuck@myerscobbrealtors.com



PROPERTY IMAGES

Lodge Interior



PROPERTY IMAGES
Lodge Interior



PROPERTY IMAGES

Lodge Interior



MYERS COBB
REALTORS

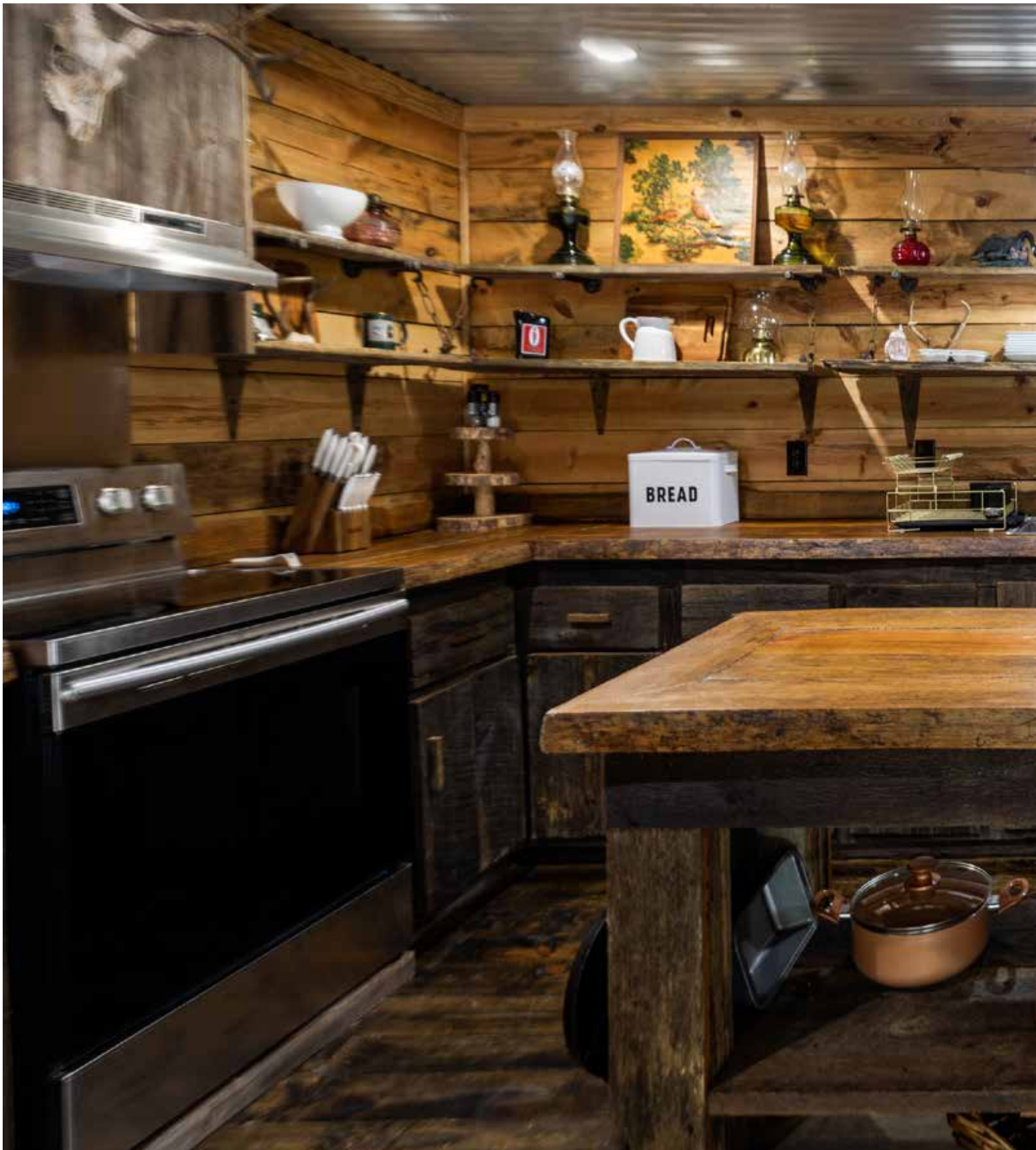
Chuck Myers
PARTNER + AGENT
LAND + RECREATIONAL PROPERTIES

901.830.5836 (M)
901.552.4036 (O)
chuck@myerscobbrealtors.com



PROPERTY IMAGES

Lodge Interior





PROPERTY IMAGES

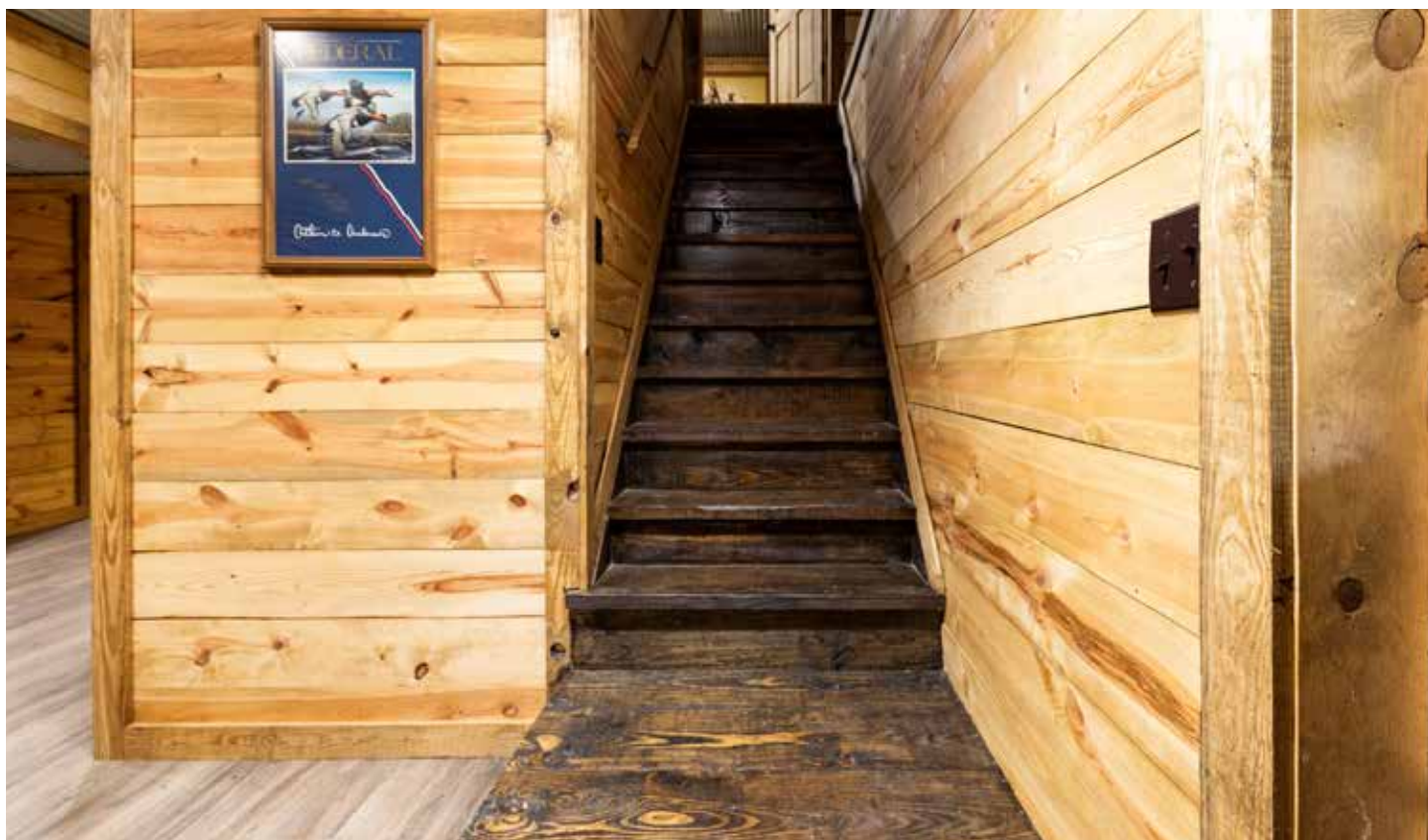
Lodge Interior



MYERS COBB
REALTORS

Chuck Myers
PARTNER + AGENT
LAND + RECREATIONAL PROPERTIES

901.830.5836 (M)
901.552.4036 (O)
chuck@myerscobbrealtors.com



PROPERTY IMAGES

Lodge Interior





PROPERTY IMAGES

Landholding - Aerial View



MYERS COBB
REALTORS

Chuck Myers

PARTNER + AGENT

LAND + RECREATIONAL PROPERTIES

901.830.5836 (M)

901.552.4036 (O)

chuck@myerscobbrealtors.com



PROPERTY IMAGES

Landholding - Aerial View





PROPERTY IMAGES

Landholding - Aerial View



MYERS COBB
REALTORS

Chuck Myers

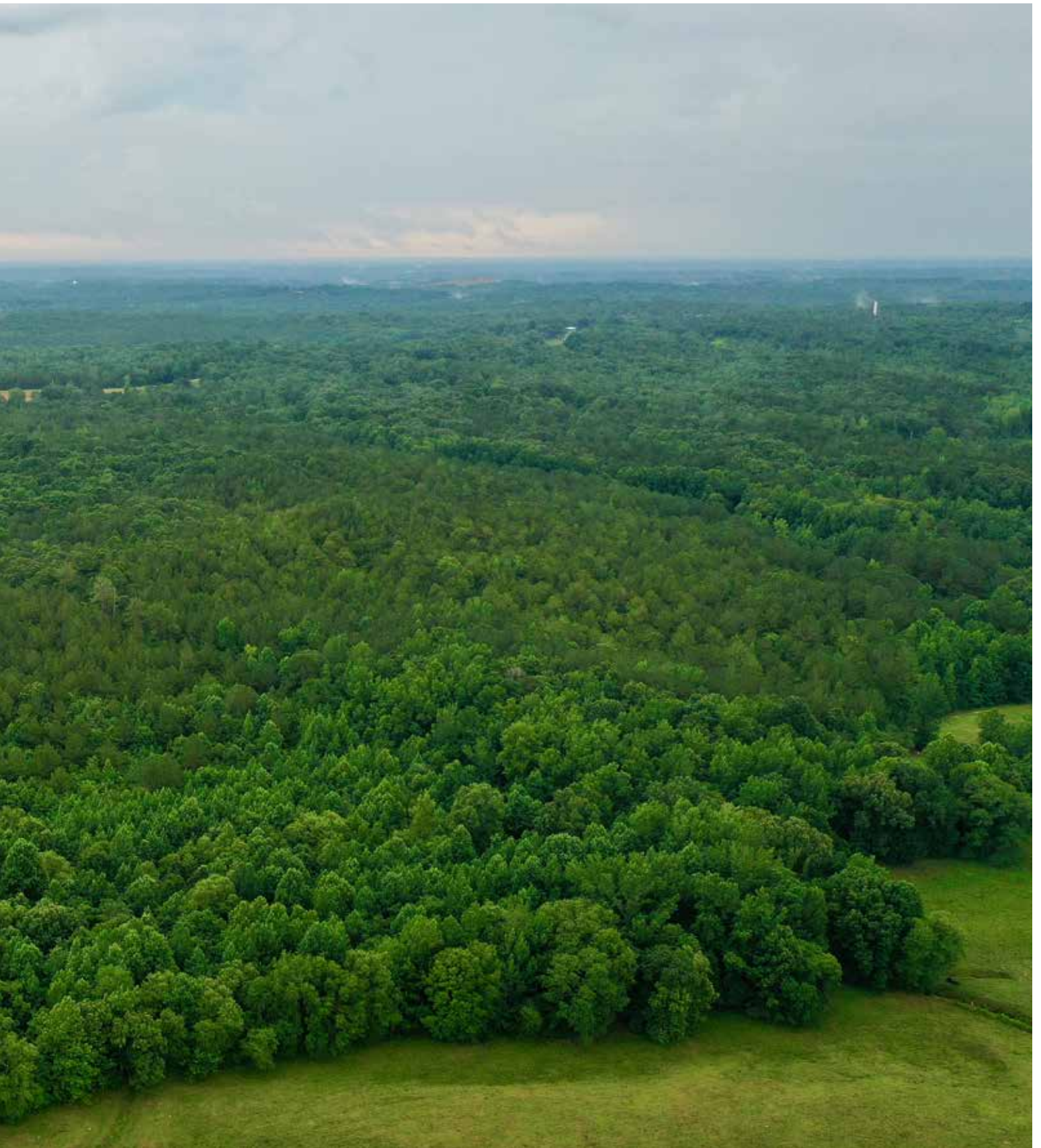
PARTNER + AGENT

LAND + RECREATIONAL PROPERTIES

901.830.5836 (M)

901.552.4036 (O)

chuck@myerscobbrealtors.com



PROPERTY IMAGES

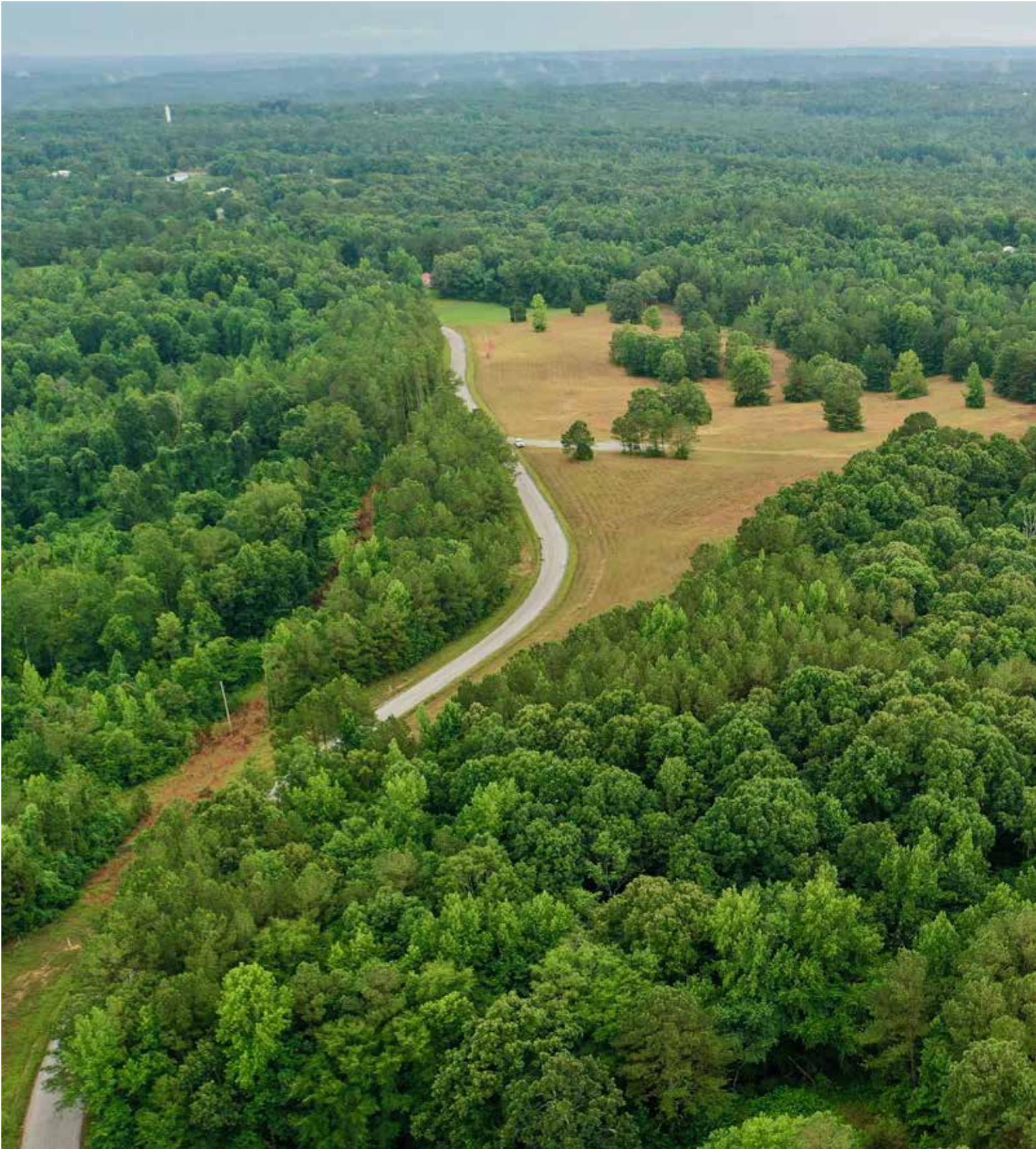
Landholding - Aerial View





PROPERTY IMAGES

Landholding - Aerial View



MYERS COBB
REALTORS

Chuck Myers

PARTNER + AGENT

LAND + RECREATIONAL PROPERTIES

901.830.5836 (M)

901.552.4036 (O)

chuck@myerscobbrealtors.com



PROPERTY IMAGES

Wildlife Food Plots



PROPERTY IMAGES
Pastureland



PROPERTY IMAGES

Pastureland and Deer Stand



MYERS COBB
REALTORS

Chuck Myers

PARTNER + AGENT

LAND + RECREATIONAL PROPERTIES

901.830.5836 (M)

901.552.4036 (O)

chuck@myerscobbrealtors.com

PROPERTY IMAGES
Pond and Rental Home



Chuck Myers

Chuck Myers is a Partner and Agent with Myers Cobb Realtors, licensed in Arkansas, Mississippi, and Tennessee. After an Agribusiness career as an industry National Sales and Marketing Manager, Chuck entered the real estate market, developing and managing legacy hunting clubs in North America.

Chuck has a proven history of marketing and selling equity in premium hunting properties. He also has many notable real estate sales of premier hunting clubs. Chuck has a 28-year market reputation of assisting clients and partners with the acquisition, development, management, and selling of exclusive recreational estates. Chuck has a comprehensive archive of hunting and farmland involvement achievements. A limited list includes Greenbriar, River Oaks, Wolf Farm, Paradise, and Deer Creek.

Over the years, Chuck has developed an extensive range of relationships with qualified land investors and professionals within the agriculture and outdoor real estate business. He is a seasoned land specialist and has transacted millions of dollars in Mid-South land sales. A knowledge of land and a passion for the outdoors, Chuck identifies with the client, is direct, and enjoys the agent-client transactional relationship.

He and his wife, Jerri, have three children, seven grandchildren, and currently reside in Memphis, Tennessee.



MYERS COBB REALTORS

WWW.MYERSCOBBREALTORS.COM

Chuck Myers

PARTNER + AGENT
LAND + RECREATIONAL PROPERTIES

901.830.5836 (M)
chuck@myerscobbrealtors.com

6075 Poplar Ave. Suite 107
Memphis, TN 38119

901-552-4036 (O)
info@myerscobbrealtors.com

ATTENTION: Myers Cobb Realtors is the Exclusive Agent for the property described herein. This property brochure and all information contained herein are believed to be correct; however, no guarantee is made as to its certainty. Prospective buyers are urged to inspect the property and perform independent due diligence. Myers Cobb Realtors and its agents assume no liability as to errors, omissions, or investment results. All information is approximate. Some images shown within this property brochure are used for representative purposes and may not have been taken on location at the subject property. A representative of Myers Cobb Realtors must be present to conduct a tour of the property. We respectfully request that interested parties contact us in advance to schedule a proper showing and not attempt to tour or trespass on the property on their own. Thank you for your cooperation.





MYERS COBB

REALTORS

ARKANSAS • MISSISSIPPI • TENNESSEE