



# Camden Farms

## 643 acres

## Madison County, MS



Camden Farms located in Madison County offering 643+/- acres located along highway 17 west of Camden, forty five minutes north of Jackson Mississippi. Offering excellent recreational opportunities with high quality land and timber investment; the property is comprised of gentle rolling hills, scenic open lands, mixed mature timber and creek bottoms. Hunting in this area of the county is very good with excellent deer genetics and a large eastern wild turkey population. This property is unique in the since that over 25% of the land is located inside a High Fence giving the ability for the land owner to intensely manage for trophy whitetails and exotics. (Currently the fence has exotics within; they can be purchased with the property) The balance of the property is free range hunting; there is a nicely remodel farm home, shop area and cleaning facilities along with a sporting clay range and tractor shed. **Location:** Sections 3, 10 & 15 Township 11N, Range 4E, Madison, County Mississippi. **Improvements:**

- All weather private road servicing from the highway though the middle of the property, and well established interior road systems.
- Cabin, shop, tractor shed and cleaning station
- Food Plots located within and outside the high fence
- Deer Stands & shooting houses
- Two small ponds
- Sporting clay range (automated)
- 22 acres of riparian CRP buffers

#### Timber breakdown:

- Mixed mature Hardwoods & Pine
- Plantation Pine
- Scattered willow and cypress in the wetland areas

**\$1,700,000.00**

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