

288.94± ACRES
MADISON COUNTY, MS
\$1,550,000



ST
SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (769) 888-2522

THE MADISON 288.94

PROPERTY PROFILE

LOCATION:

- Pickens, MS
- 35± Miles Northeast of Madison
- 11± Miles Southeast of Pickens
- Frontage on Rocky Hill Road and Truitt Road

COORDINATES:

- 32.801998, -89.909207

TAX INFORMATION:

- 114C-08-005-02-00: \$3.66
- 114D-17-008-03-01: \$142.61
- 114D-17-003-01-01: \$1,477.54
- 114D-17-003-01-00: \$180.17
- 114D-17-003-02-00: \$341.73
- 114D-18-006-00-00: \$109.59
- 114D-17-003-01-01: TBD

PROPERTY USE:

- Year-Round Use
- Hunting
- Fishing
- Recreational Getaway

PROPERTY INFORMATION:

- 288.94± Acres
- 1,300± SF Custom Built Cabin
- 4 Bedrooms – 2 Bathrooms
- Electric, Solar, and Generator Connections
- 14± Acre Stocked Fishing Lake
- 30' x 40' Metal Shop
- Hardwood and Pine Timber
- Bottomland and Rolling Terrain
- Internal Trails
- Multiple Food Plots
- Creek Frontage
- Deer and Turkey
- Deer Stands and Feeders



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ADAM HESTER, ALC

ASSOCIATE BROKER

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O: 769-888-2522

adam@smalltownproperties.com

4848 Main St. - Flora, MS 39071

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Information is believed to be accurate but not guaranteed.

WELCOME TO THE MADISON 288.94

WELCOME TO KIRKWOOD FARMS IN MADISON COUNTY, MS. Spanning 288.94± acres, the primary features include a 14± acre stocked and managed lake, a 1,300± square foot, custom-built modern lakefront cabin and the overall wow factor you want in a property. This rare offering, situated just southeast of Pickens, will exceed your expectations!

The lakefront cabin is unique, modern and certainly one of a kind. The bones consist of metal storage containers that have been converted into living quarters. Large windows offer natural light and picturesque views of the lake and property. Four bedrooms, two baths, wooden floors throughout, a kitchen with stainless appliances and an open great room make-up the home. You'll want to note the electric and solar connections, as well as the back-up 85kw generator. Outside, there are just as many great features: beautiful landscaping, a large, covered deck, floating pier, a firepit that backs up to the lake wall, ample parking space and a 30' x 40' solar powered metal building with dual lean-to's for equipment storage. Water is derived from a two inch well.

**CLICK HERE OR
SCAN THE CODE
TO WATCH A VIDEO
ABOUT THIS PROPERTY**



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MORE ABOUT THE MADISON 288.94

The lake was constructed in 2020 and stocked one year later. The deepest point is approximately 25 feet and features multiple draws and elevation changes. You will find F-1 “tiger bass”, copper nose bluegill, and shad. Southeastern Pond Management and Aquatic Resource Management Group takes care of the lake and fish. The water level is maintained by two, four-inch wells and the levee is protected by rip rap.

The land offers diversity. As you travel the internal trails, you will find a blend of young and mature pine, as well as hardwoods across rolling terrain and creek bottoms. For the hunter, a small food plot is behind the lake and nearly 10 acres can be planted along a high transmission line. The property has a proven track record of trophy deer and turkey. Additionally, there is a great location to build a lodge overlooking the lake and property.

The work is done and will be difficult to replicate! Show up and enjoy Kirkwood Farms today.

**Contact Adam Hester for more
information and to schedule a private viewing.**



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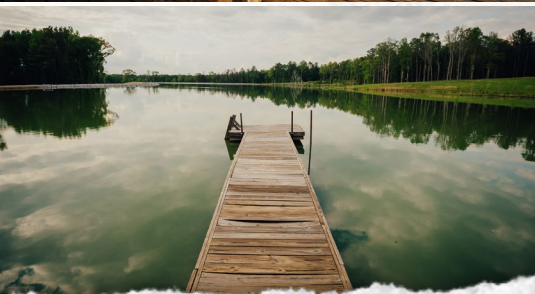
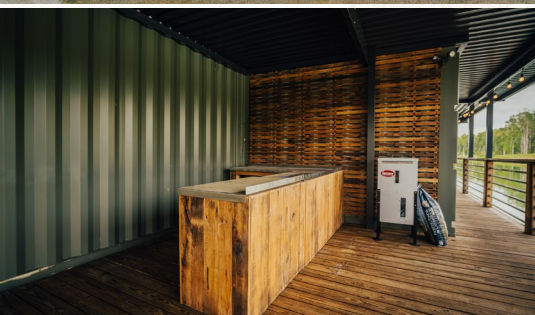
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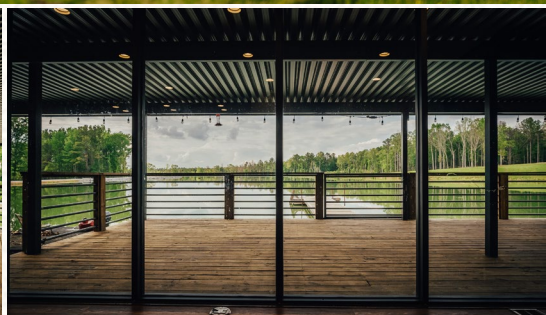
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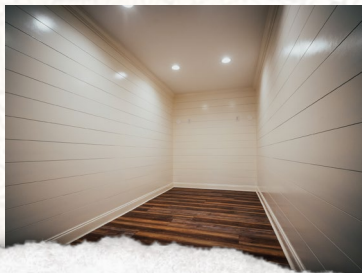
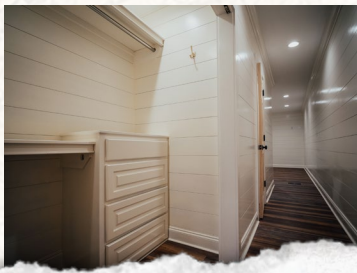
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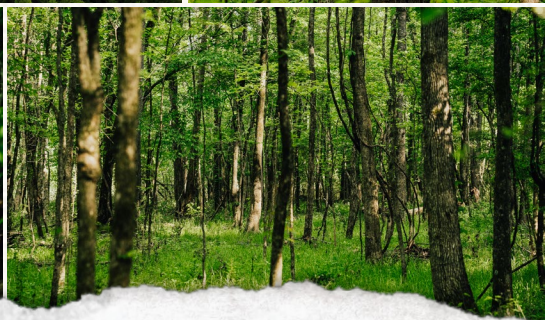
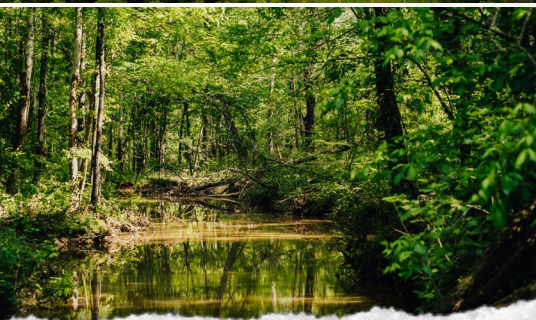
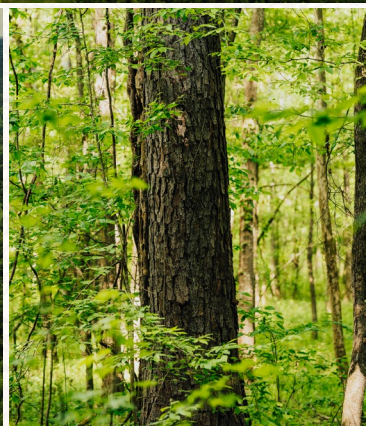
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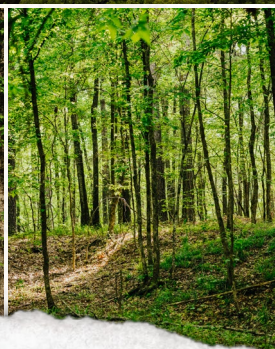
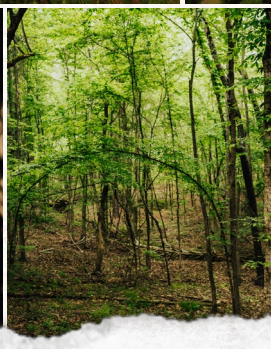
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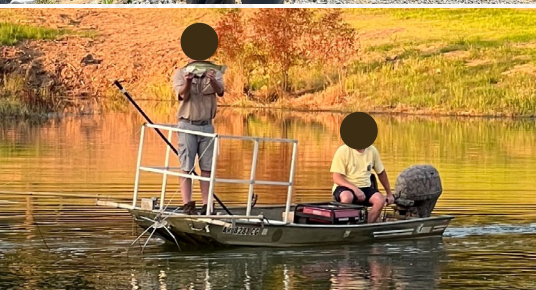
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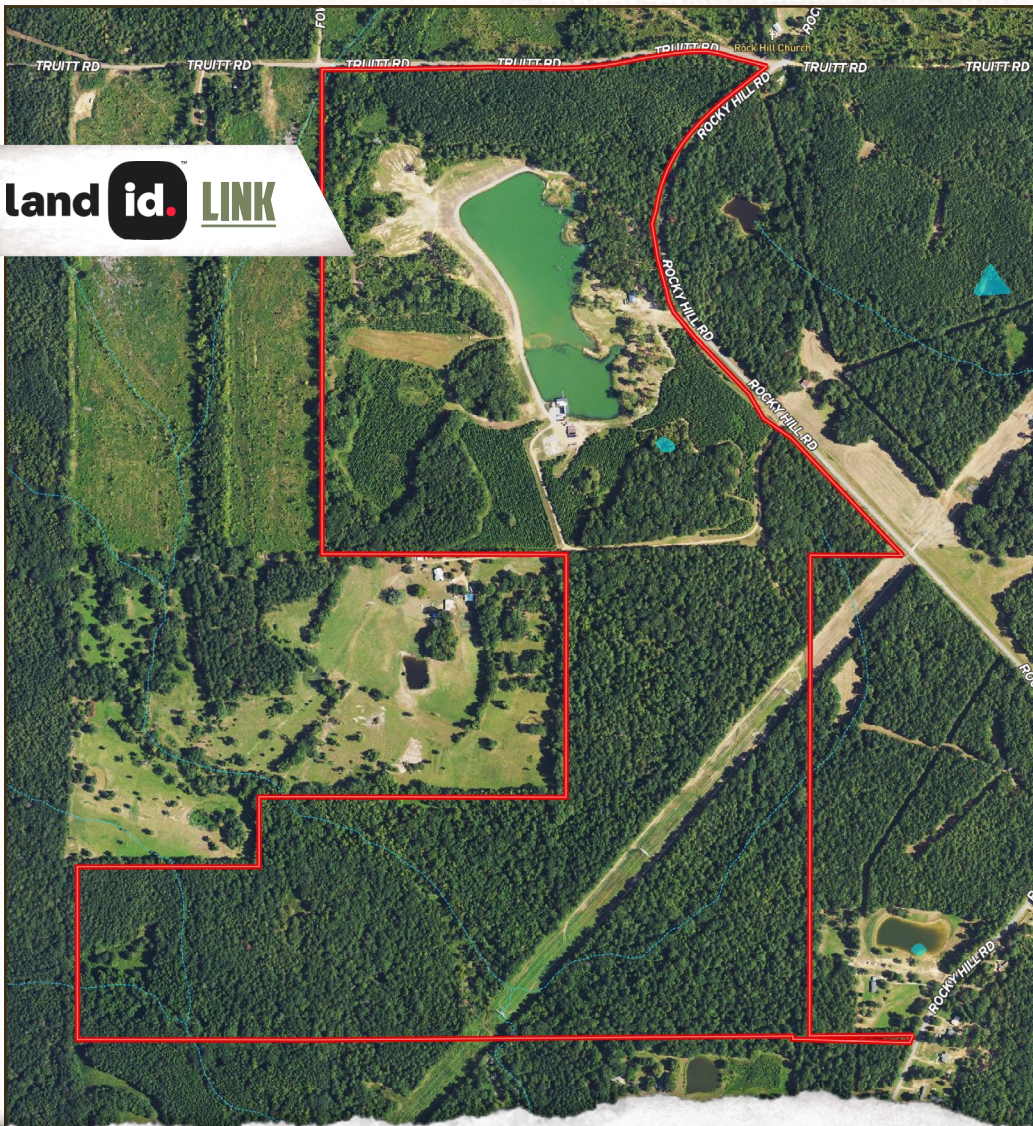
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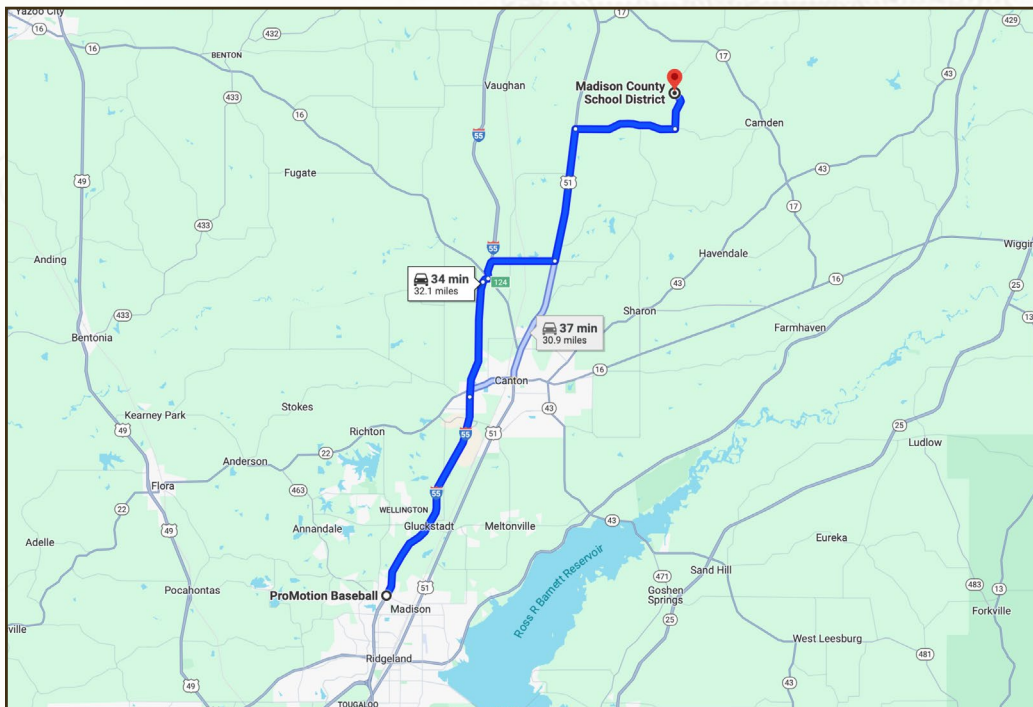
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Directions From Madison, MS: From the intersection of I-55 and MS-463, drive north on I-55 for 15.8 miles. Take exit 124 and turn right onto Highway 16, then an immediate left onto Davis Crossing Road. Continue to drive for 3.7 miles, then turn left onto Highway 51. Drive north for 6.1 miles, then turn right onto Loring Road Exd. In 4.6 miles, turn left onto Rocky Hill Road. Continue to drive North and in 1.8 miles, the driveway will be on the left.

471 Rocky Hill Road, Pickens, MS 39157

[LINK TO GOOGLE MAP DIRECTIONS](#)



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