



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

Farm, Timber & Recreational Land Brokers
106 First Choice Dr Madison, MS 39110
www.SartainsHeritage.com

Property: Little Creek Farm, located in Jefferson County, Mississippi near the community of Fayette. The property is comprised of 319.7 surveyed acres and is offered as a turnkey property including all equipment and cabin content. Little Creek has been under the same ownership for twenty years. The property is very well improved offering an excellent road & bridge network. There are eleven food plots with multiple shooting houses / ladder stands on each for various wind conditions. Cabin and Shop facilities are in excellent condition and fully integrated with power and utilities.

A long-term timber management plan has been implemented during the entire ownership term. In 2018 approximately 140 acres of mature hardwood was select cut. In 2019 approximately 90 acres of 17year loblolly was thinned. Both stand of timber are in excellent condition, site index for this property is very high due to its moderate to gentle terrain and sandy loam creek bottom soils.

Improvements include, a three-bedroom two bath modular home, completely furnished with covered porches and attached covered carport. Adjacent the camp is a covered outdoor grill and chill pavilion with a firepit. The entire common ground is graveled and easy to maintain. The equipment facilities include a fully enclosed game processing shed, a 600Sq foot enclosed pole barn for tractors with a lockable shipping container that has electricity and a complete tool room. Access directly off highway 33 through a locked gate with perimeter fencing along the entire highway frontage.

Little Creek Farm is a well-maintained recreational timberland investment offering quality deer, turkey, and small game hunting with all aspects of its accessibility and improvements being complete.

Price: \$950,000.00

Map Link:

<https://mapright.com/ranching/maps/d86315342c84e763b49b3d047bd00b37/share>

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Fact Sheet:

Survey acres: 319.7

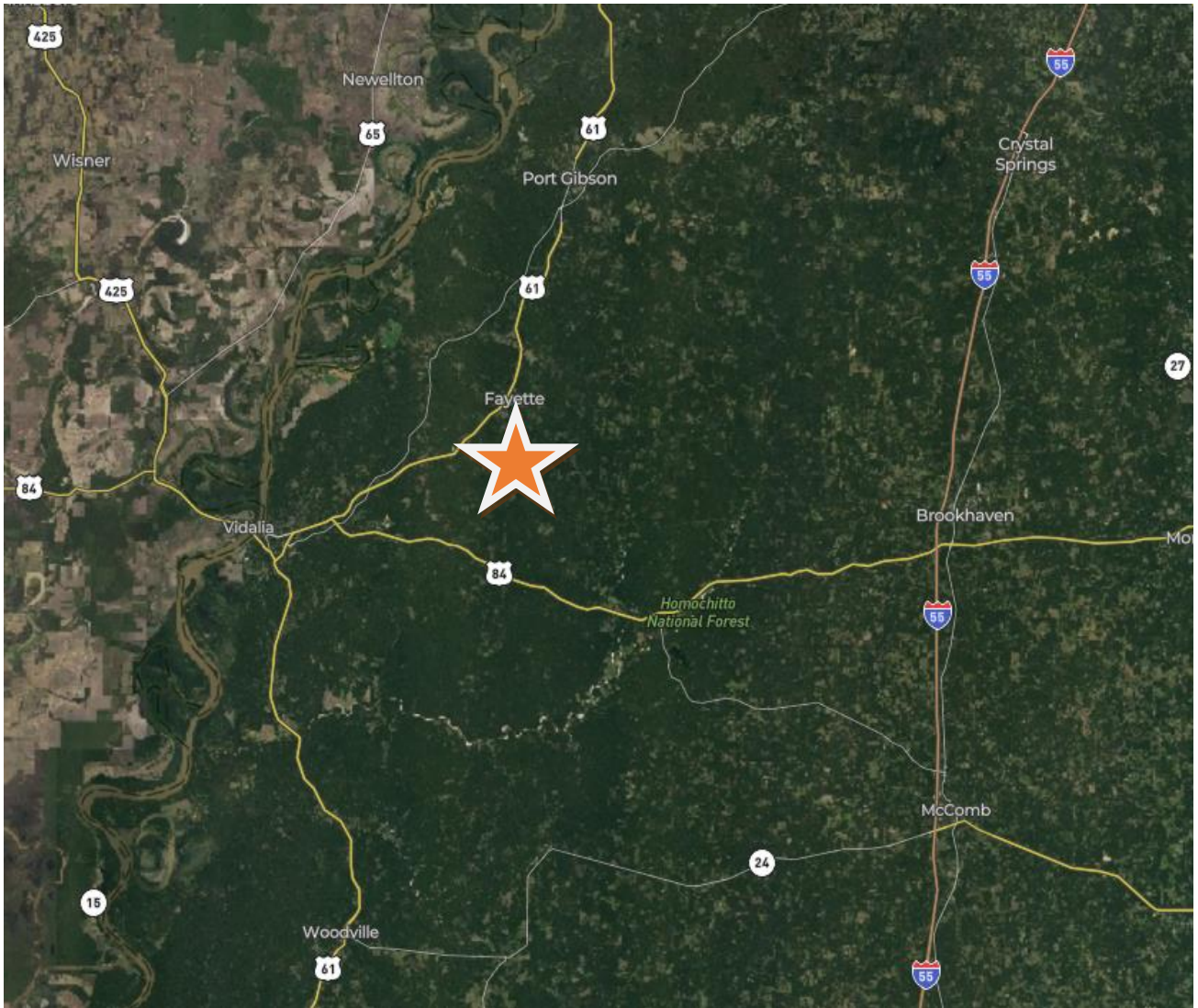
Timber Composition:

- Hardwood Timbered acres: 198 +/-
- Pine Planation acres: 100 +/- (17 year)
- Clear cut acres: 11 +/-
- Food Plots acres: 8 +/-
- Camp acres: 2 +/-

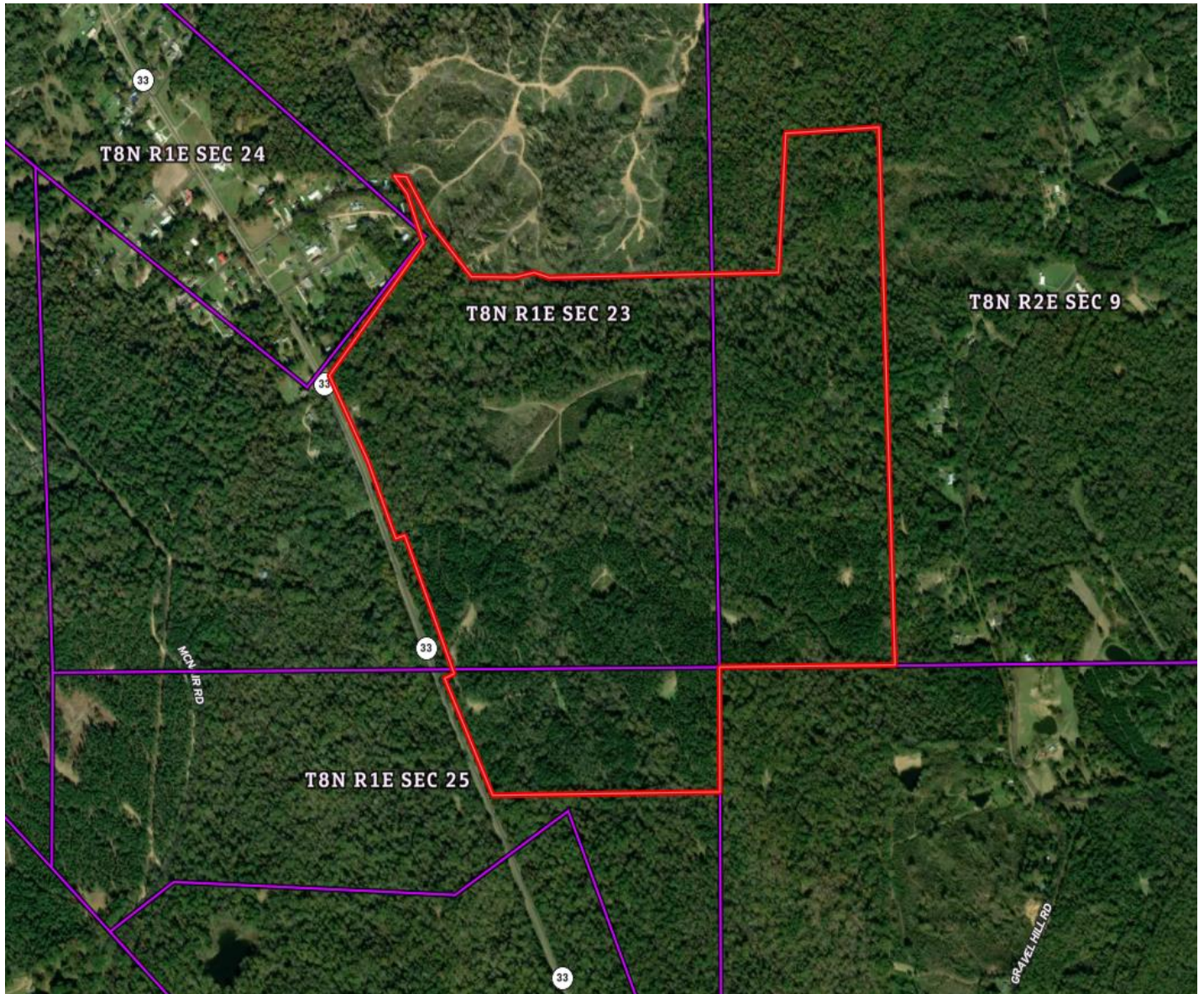
Notables Features:

- 0.75 miles of Highway 33 Frontage
- 11 Food Plots, Custom Box Stands / Lean on Box Type Stands
- Site Index 25 is approx. 80 for loblolly pine, 80 red oak
- Year-round flowing Creeks
- No Flooding
- Camp- 3 bedrooms, 2 baths, furnished
- 20X40 Steel Carport with seamless gutters
- Bad-boy Golf Cart
- Enclosed skinning shed with electricity, water, hoist, extras
- Lockable 40 ft Container with storage & shop inside
- 600+ Sq ft Gated Shed
- Water well
- Underground Electricity
- 1000gallon Septic System
- Deeded Right of Way Access on Back of property to county road.
- Extensive Road System w/ Railroad flatcar bridges
- Boundary / Perimeter Painted
- Surveyed
- 0.75 acres on East side of highway 33 – (game carcass area)
- Security Lighting
- Good Neighbors
- Entrance Gate / Barb Wire Fencing
- Custom Shooting Range with 100 & 200 yd targets
- Gentle Terrain

Location Map



Boundary Map



Improvement & Stream Map

