



For Sale
HUGHES CREEK PLANTATION
2,460+/- Acres
Winston County
Louisville, Mississippi

Offered by:



Rob Stockett, III Broker
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www.madisonproperties.net



DISCLOSURE STATEMENT

Madison Properties, Inc. is the listing agency and representative of the seller of the property described in this brochure.

A representative of Madison Properties, Inc. must be present to conduct a showing. Appointments are required. Please contact listing broker to schedule an appointment and do not attempt to trespass on the property.

Information contained within this brochure is deemed accurate but not guaranteed.

Seller reserves the right to withdraw this property from the market and/or change the listing price of this property at any time.

PROPERTY SUMMARY

Summary:

Madison Properties, Inc. is honored to bring to market for the first time in over 40 years, Hughes Creek Plantation. This 2,460+/- contiguous acre property is located in Winston County, just south of Louisville, Mississippi and just north of the town of Noxapater. The focal point is a 7,500+/- square foot 1850's plantation plain style log home, constructed from reclaimed materials from throughout the Southern United States. The home is an architectural replica of the dog-trot style Southern home. It is located atop a large hill overlooking one of the many private lakes on the property as well as the Tallahaga Creek bottom. Relax on one of the homes eight porches and enjoy the view of the gardens, lake and wildlife. The property's 2.25 mile paved driveway give year-round access to the many barns, lakes and structures including a 28,000+/- square foot covered equestrian arena.

Location:

East Central Mississippi, Winston County

Longitude/Latitude: 33.1' 28.89 / -89.2' 19.34

Physical Address (main house): 3739 Enon Road, Louisville, MS 39339

Mileage Chart:

Louisville, MS	7 miles
Starkville, MS	39 miles
Meridian, MS	57 miles
Jackson, MS	98 miles
Tuscaloosa, AL	110 miles
Birmingham, AL	164 miles
Memphis, TN	185 miles
New Orleans, LA	246 miles

Commercial Airports:

Meridian Regional Airport	58 miles (1 hr. 8 min.)
Golden Triangle Regional Airport	67.4 miles (1 hr. 15 min.)
Jackson International Airport	87.1 miles (1 hr. 48 min.)

Local Airports:

Louisville Winston County Airport	8.6 miles (13 min.)
Philadelphia, MS Municipal Airport	17.9 miles (22 min.)

PROPERTY SUMMARY (CONT.)

- Access:** Frontage on MS Hwy 15 and Enon Road (paved)
- Acreage:** 2460+/- acres in Winston County, Mississippi
85% wooded and 15% open land
1140+/- acres 20+ year old Loblolly Pine Plantation
200+/- acres Bottomland Hardwoods (cut 2017)
200+/- acres Mixed Upland Pine & Hardwoods
524.03 acres Cropland including CRP and Pastures
 - 394.53 acres CRP (2 CRP contracts expiring 9/2031)
 - Annual payments of \$21,204
3 Lakes: 16.5+/- acres, 3.5+/- acres and 3.3+/- acres
Borders Hughes Creek and Tallahaga Creek
- Improvements:** Complete interior road system with 2.25 miles of paved driveways, additional gravel and crushed aggregate roads, improved grade roads with bridges and culverts.
- Main House: 7,500+/- square feet completely restored antebellum log home with 6 bedrooms, 5 baths, modern kitchen, family room, breakfast room, study, living room, dining room, large foyers, recreation room, 8 porches. Surrounded by arbors, vegetable garden, log corn crib, and private lake with gazebo.
- Main House Guest House/Employee Cabin: 900+/- square feet, 2 bedrooms, 1 bath.
- Three additional houses on the perimeter of the property for guests or employees.
- Covered Riding Arena: 28,000+/- square feet with 40' x 184' stable, and Apartment with 1 bedroom, 1.5 baths.
- Equipment Shed / Shop: 12,500+/- square feet
- Commodity Shed: 60' x 60'
- Dog Barn / Kennel: 15,600+/- square feet
- Livestock Barn: 6,200+/- square feet

PROPERTY SUMMARY (CONT.)

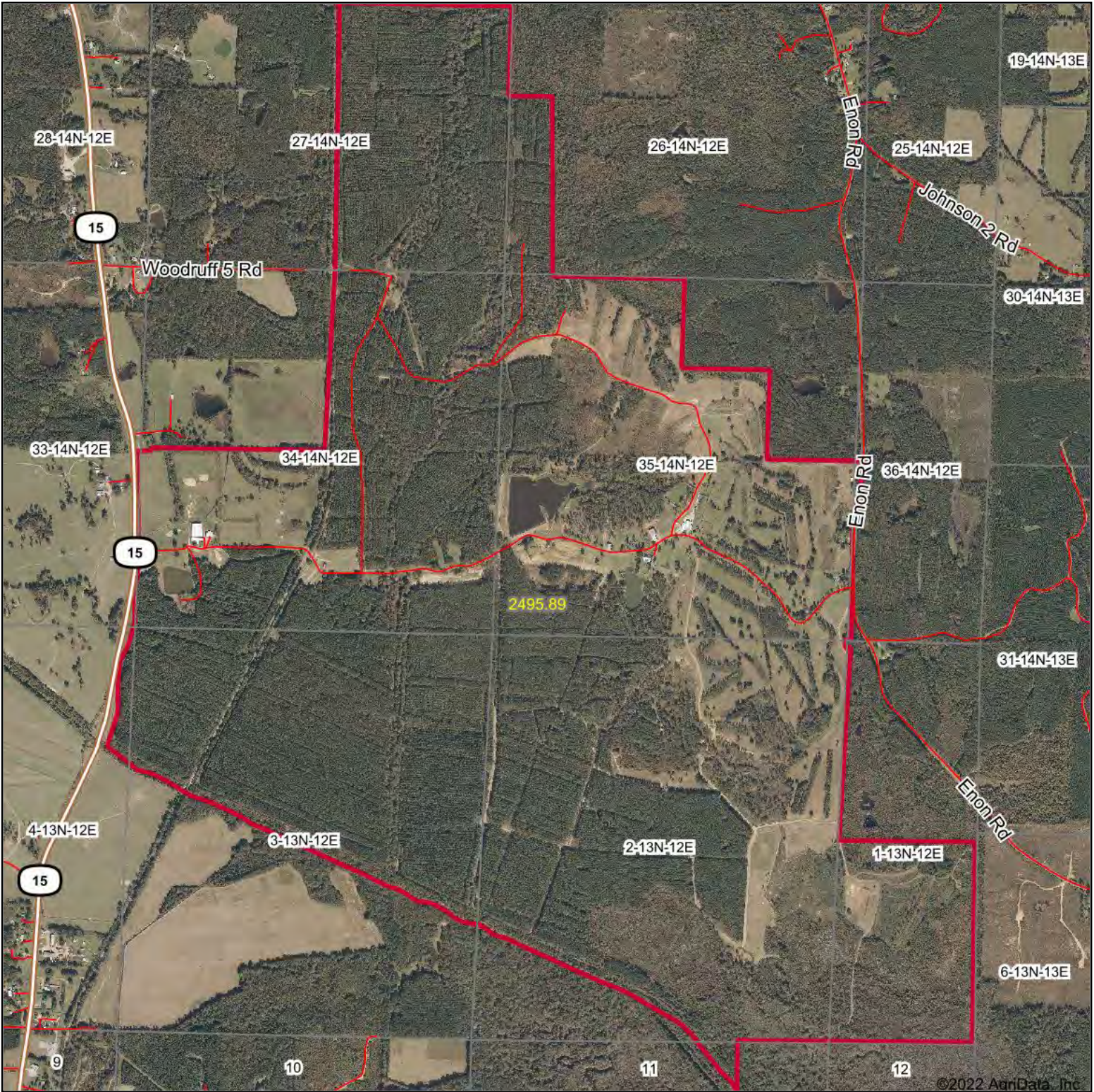
Real Estate Taxes:	<u>Parcel #</u>	<u>S-T-R</u>	<u>Acres</u>	<u>Tax Amount</u>
	1312-10001 0000400	1-13-12	146.0	\$ 479.14
	1312-10002 0000200	2-13-12	648.0	\$ 2,299.31
	1312-20003 0000101	3-13-12	245.0	\$ 1,053.95
	1312-20003 0000100	3-13-12	134.0	\$ 566.51
	1312-20004 0000100	4-13-12	9.3	\$ 40.82
	1312-10011 0000200	11-13-12	12.0	\$ 48.10
	1412-70026 0001000	26-14-12	40.0	\$ 158.24
	1412-80027 0000900	27-14-12	51.0	\$ 204.40
	1412-80027 0000901	27-14-12	178.0	\$ 721.52
	1412-80033 0000700	33-14-12	3.1	\$ 8.81
	1412-80034 0000100	34-14-12	121.0	\$ 583.72
	1412-80034 0000101	34-14-12	1.5	\$ 4.51
	1412-80034 0000102	34-14-12	350.0	\$ 7,731.51
	1412-70035 0000500	35-14-12	521.0	\$15,581.48
	Total:		2,459.9	\$29,482.02

Mineral Rights: All owned shall be transferred, but the Seller does not warrant or guarantee ownership of such.

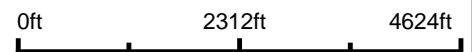
Asking Price: \$10,500,000

Contact: Any questions regarding this property or to schedule a tour, please contact Rob Stockett (601-941-9202) with Madison Properties, Inc.

Aerial Map



Map Center: 33° 1' 28.85, -89° 2' 19.25



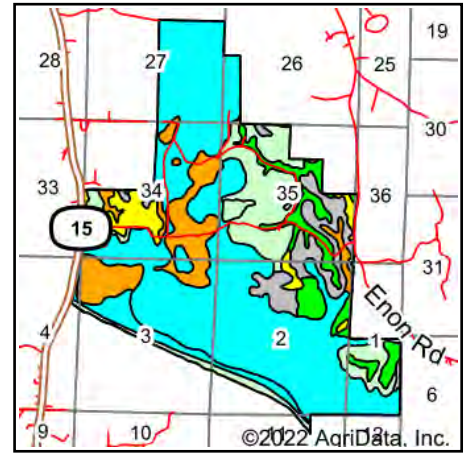
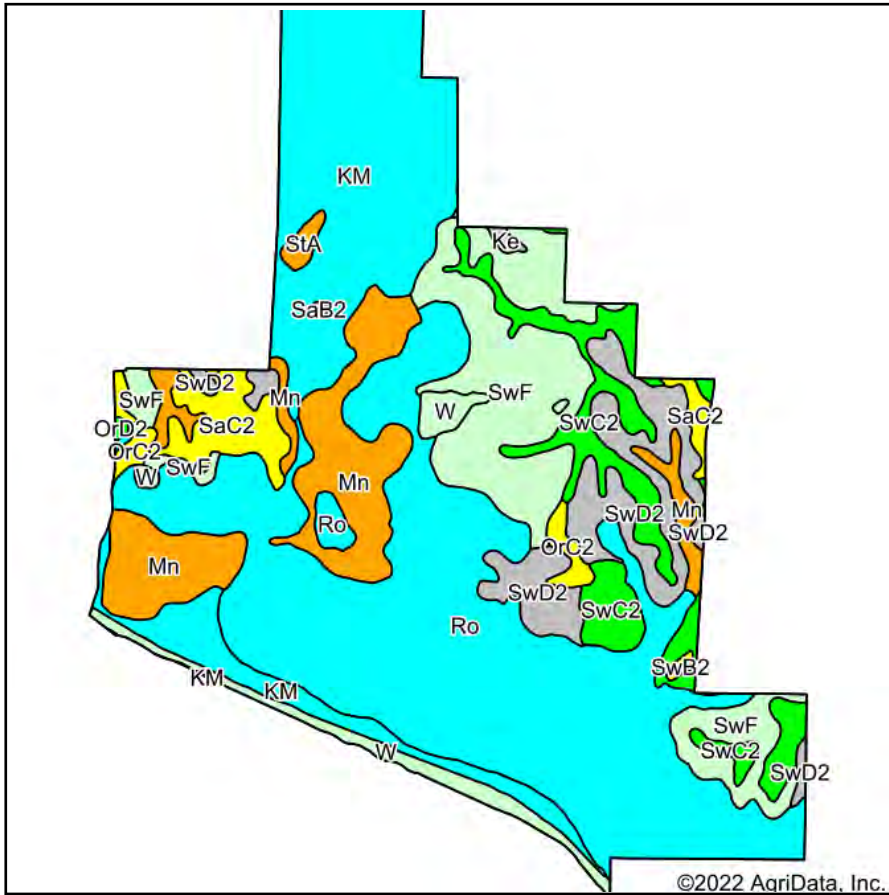
35-14N-12E
Winston County
Mississippi



5/26/2022

Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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Soils Map



State: **Mississippi**
 County: **Winston**
 Location: **2-13N-12E**
 Township: **District 2**
 Acres: **2495.89**
 Date: **5/26/2022**



Soils data provided by USDA and NRCS.

Area Symbol: MS159, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Bahiagrass AUM	Common bermudagrass AUM	Corn Bu	Cotton lint Lbs	Improved bermudagrass AUM	Soybeans Bu	Tall fescue AUM	Warm season grasses AUM	Wheat Bu
Ro	Rosebloom silt loam, frequently flooded	904.11	36.2%		Vw							7	7		
KM	Kinston, Mantachie, and Mooreville soils, frequently flooded	482.22	19.3%		Vw		8						8		
SwF	Sweatman fine sandy loam, 15 to 35 percent slopes	318.68	12.8%		Vllc	Vllc	4	3.5							
Mn	Mantachie loam, 0 to 2 percent slopes, occasionally flooded	240.69	9.6%		Ilw		10		90	650		35	10	9	
SwC2	Sweatman fine sandy loam, 5 to 8 percent slopes, moderately eroded	173.14	6.9%		Ive	Ive	5.8	3.8							
SwD2	Sweatman fine sandy loam, 8 to 15 percent slopes, moderately eroded	167.28	6.7%		Vlc	Vlc	5	3.5	50	400		20			



SaC2	Savannah fine sandy loam, 5 to 8 percent slopes, moderately eroded	73.84	3.0%		Ille	Ille	9		75	650		8.5		35	8	
W	Water	68.67	2.8%													
OrC2	Ora fine sandy loam, 5 to 8 percent slopes, eroded	26.46	1.1%		Ille	Ille	8.5		8	70	600		7.9		30	7.5
SaB2	Savannah fine sandy loam, 2 to 5 percent slopes, moderately eroded	15.67	0.6%		Ile	Ile	9		75	650		8.5		35	8	
Ke	Kinston loam, 0 to 2 percent slopes, frequently flooded	11.04	0.4%		Vlw	Vlw	10		8	95	700				40	10.5
StA	Stough loam, 0 to 2 percent slopes	9.25	0.4%		Ilw	Ilw	8		80	725		8		25	8	
SwB2	Sweatman fine sandy loam, 2 to 5 percent slopes, moderately eroded	3.12	0.1%		Ille	Ille	6.3		4.3	48.3	383.3				18.3	
OrD2	Ora fine sandy loam, 8 to 12 percent slopes, eroded	1.72	0.1%		Ive	Ive	8						7		7	
Weighted Average					4.72	1.75	4.3		1.1	16.2	125.4		3	6.6	5.5	0.9

*c: Using Capabilities Class Dominant Condition Aggregation Method
 Soils data provided by USDA and NRCS.





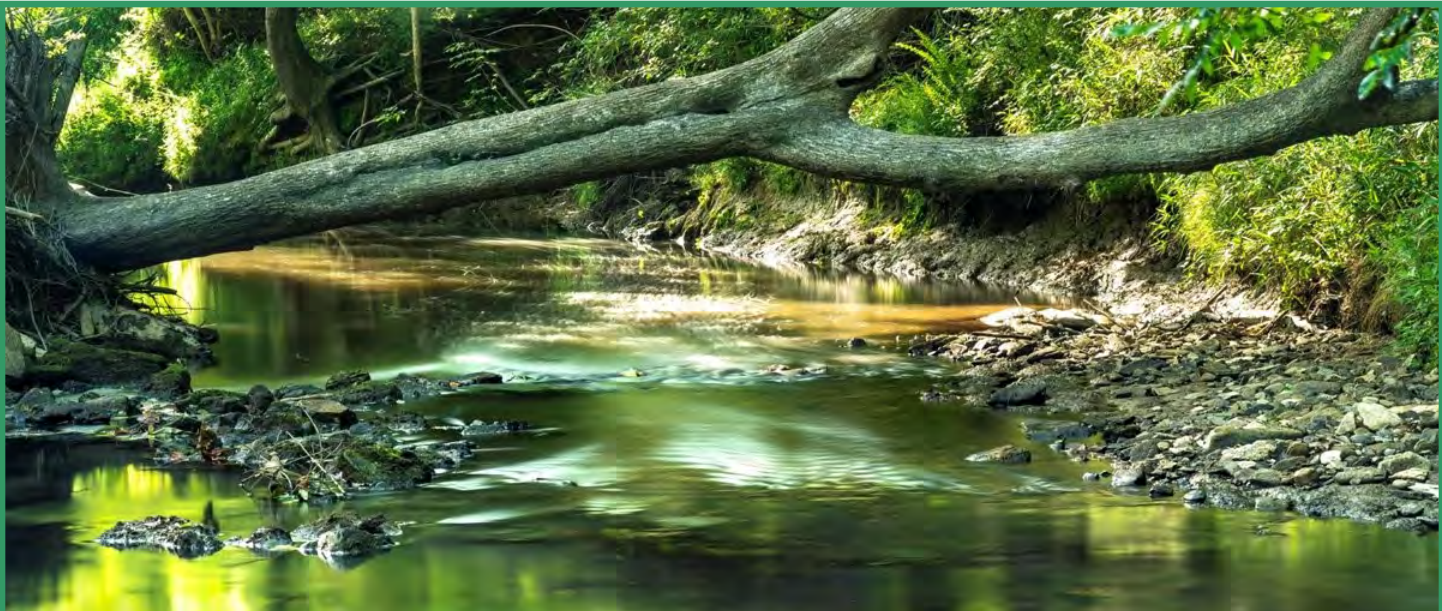






















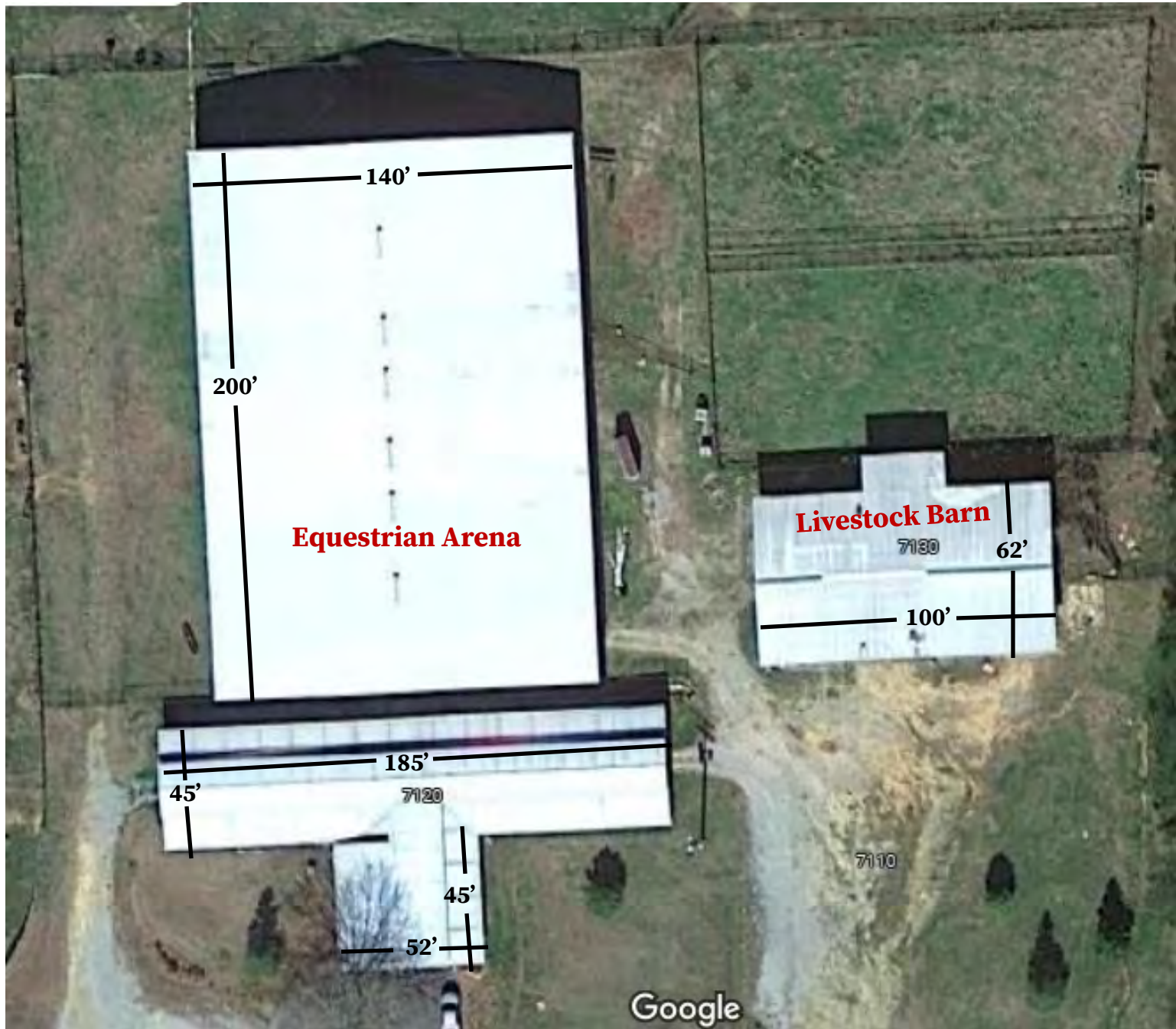




Improvements

Main House:	3739 Enon Road 6 Bedrooms / 5 Bath Gross Living Area (Level 1): 4,976 SF Gross Living Area (Level 2): 2,526 SF Total Gross Living Area: 7,502 SF
Guest/Employee Cabin:	3745 Enon Road Gross Living Area: 900 SF 2 Bedrooms / 1.5 Bath
Hwy 15 House:	7088 Hwy 15 S 3 Bedroom / 3 Bath Gross Living Area: 2,031 SF
Enon Road House #1:	3883 Enon Road 3 Bedroom / 2 Bath Gross Living Area: 1,460 SF
Enon Road House #2:	3997 Enon Road 4 Bedroom / 1 Bath Gross Living Area: 1,108 SF
Stable Apartment:	7120 Hwy 15 1 Bedroom / 1.5 Bath
Stable / Riding Arena:	7120 Hwy 15 28,000 SF
Equipment Shed #1:	3733 Enon Road 12,500 SF
Commodity Shed:	3749 Enon Road 3,600 SF
Dog Barn & Kennel:	3727 Enon Road 15,600 SF
Livestock Barn:	7130 Hwy 15 6,200 SF

Covered Equestrian Arena & Livestock Barn



Dog Barn



A = 1,525 SF
B = 2,220 SF
C = 1,512 SF

D = 5,300 SF
E = 1,376 SF
F = 3,744 SF

Total:
15,677 SF