

Plum Creek Farms East

259.25 +/- Acres • Benton County, Mississippi

AVAILABLE FOR ACQUISITION: Plum Creek Farms East is a beautiful property in the north Mississippi countryside bordering the Holly Springs National Forest, offering abundant wildlife and endless lifestyle opportunities.



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PROPERTY SUMMARY

Plum Creek Farms East presents a recreational, residential, and timberland investment opportunity. This rare, well-developed, legacy property rests in the beautiful and quiet countryside of north-central Mississippi in Benton County. The property is near the small town of Ashland and is within an hour's drive of Oxford, Mississippi, and Memphis, Tennessee. In addition, the landholding has a 1,320-foot runway with a hangar for fly-in and fly-out travel.

The property totals 259.25 +/- contiguous acres and offers outdoor, entertainment, and country lifestyle opportunities for family and friends. Plum Creek Farms East represents the ideal primary family residence or secondary "getaway place" designed for enjoyment throughout all four seasons. The property offers hunting, fishing, horseback riding, and many other outdoor and entertainment options. The land checks all the boxes: sizeable contiguous acreage, wildlife resources, reliable water sources, bordering national forest, outstanding structural improvements, secure and private with excellent access, and wide open space for dogs to run and kids to play.

Most of the landscape is mature hardwoods and mixed-age pine plantation timber set on a topography of hills and bottomland. The remaining acreage offers improved pastureland, wildlife food plots, lake, and structural improvement sites. The large, spring-fed lake provides fishing, watersports, and a woodland pond to serve wildlife. Holly Springs National Forest borders the property on the south and east.

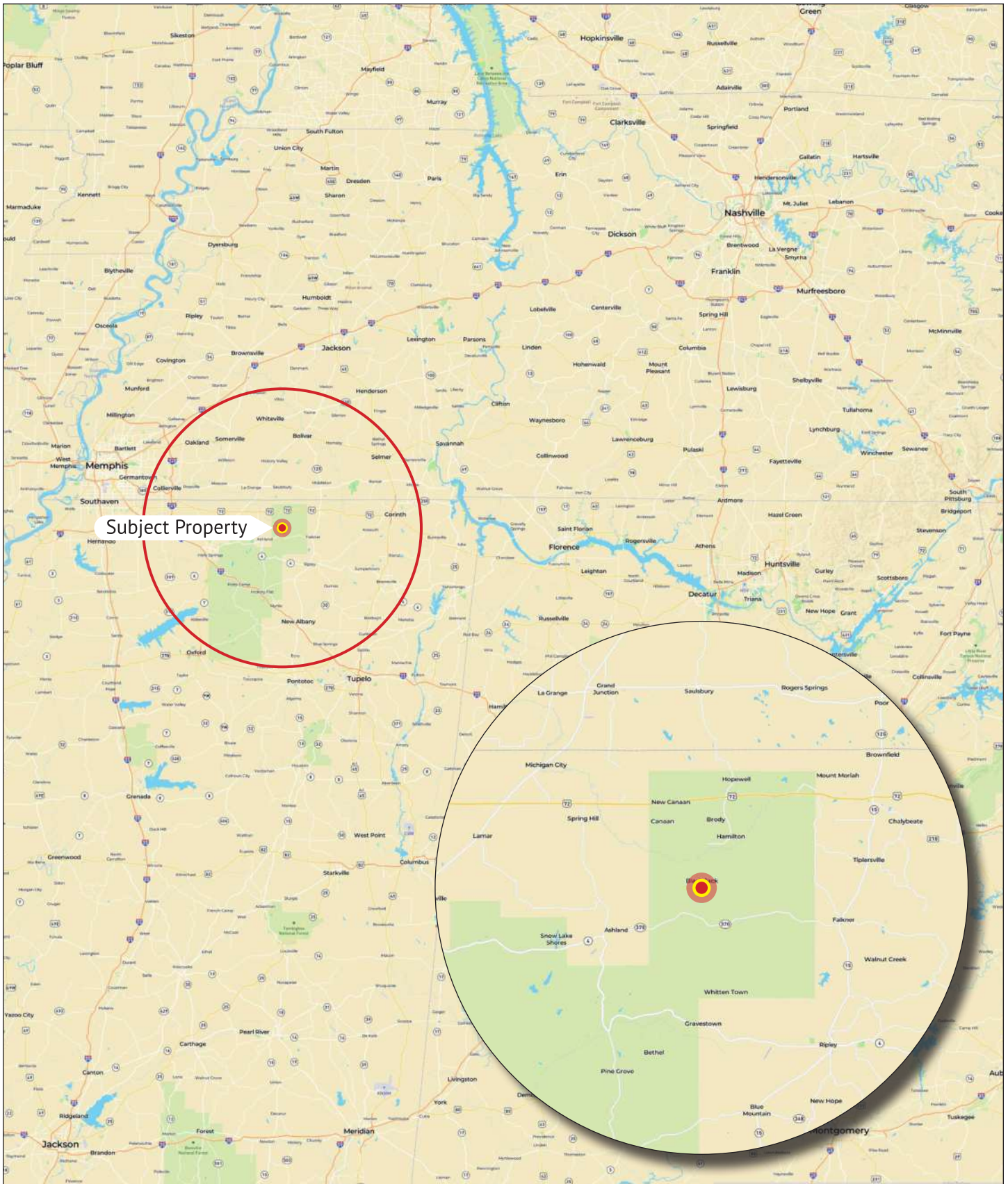
The owner's residence, also known as the "Big House" rests on a manicured hill with a gorgeous southern view of the expansive landscape. A guest cottage is positioned just off the Big House, which has a swimming pool and outdoor pavilion. In addition, the East Tract has a wonderful lake-guest cabin, a large lake with boat dock, a manager's residence with maintenance shop and equipment storage, a paved aircraft runway, a hangar-event center, a large dog kennel, and a horse stall with corral. The woods north of the Big House, in the woods of the southeastern, and all of the bordering Holly Springs National Forest lands offer deer and turkey hunting.

Plum Creek Farms East is a rare and unique place, and we invite you to explore all the wonder and amenities this landholding presents. This property is available for acquisition at an asking price of **\$3,190,000.00**. Qualified buyers should contact Chuck Myers of Myers Cobb Realtors 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.

PROPERTY LOCATION

North-Central Mississippi - Benton County, Mississippi (near the town of Ashland)



PROPERTY OUTLINE

Plum Creek Farms East • 259.25 +/- Acres

Acreage – Plum Creek Farms East is 259.25 +/- total contiguous acres. The acreage is broken down as follows:

- 133.0 +/- acres in hardwood and pine timberland
- 60.0 +/- acres in pastureland
- 20.0 +/- acres in pine plantation
- 15.75 +/- acres in spring-fed lake
- 8.0 +/- acres in main residential grounds
- 7.0 +/- acres in roads and ditches
- 5.0 +/- acres in airstrip (.25 miles or 1,320 feet) and aircraft hangar/event center
- 4.75 +/- acres in scattered mature hardwood lots
- 4.0 +/- acres in wildlife food plots
- 1.25 +/- acres in lake cabin grounds and horse corral area
- 0.50 +/- acres in barndominium, maintenance shop, and equipment storage area

Location – The property is located in Benton County, Mississippi, which is in the north central area of the state.

- Coordinates: Lat 34.870208° / Lon -89.086044°
- Address: 1460 Black Jack Road, Ashland, MS 38603
 - Ashland, MS: 7 +/- miles
 - Holly Springs, MS: 26 +/- miles
 - Oxford, MS: 57 +/- miles
 - Collierville, TN: 46 +/- miles
 - Memphis, TN: 73 +/- miles
 - Nashville, TN: 195 +/- miles

Access – The land has excellent access via Black Jack Road, which is well-maintained asphalt. The property is accessed through an automatic, private gate and then down an paved road ending at the primary residence. Other secondary gated access points are located at various points and there is a well maintained network of interior roads throughout.

- North Access: Via US Highway 72, turn south on Hamilton Hopewell Road and follow until it intersects with Black Jack Road, then turn south onto Black Jack Road and follow to Plum Creek.
- South Access: Via MS Highway 370, turn north onto Black Jack Road and follow to Plum Creek.

Elevation and Climate – The highest elevation point at Plum Creek registers at 520'. BestPlaces.net rates the Benton County area at 7.2 (10=best) on their annual USA Comfort Index ratings. Benton 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").

Owner's Home – This is an exquisitely designed 4,350 +/- square foot, two level, five-bedroom, two-and one-half bathroom main residence built in 1989. The home is called the "Big House" and is built atop a hill with a distinct southern view of the large open landscape. Just off the home is 1,400 +/- square foot guest cottage with outdoor pavilion and in-ground swimming pool. Built in a shaded area not far from the Big House is a 700 +/- square foot dog kennel with multiple stalls. Access to the home is via a secure gate off Black Jack Road and down a paved road leading to covered and open parking.

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Manager Residence and Headquarters – Located away from the Big House is a dual-purpose, two level structure totalling 3,200 +/- square feet. The building provides 1,200 +/- square foot of living space with a bedroom, a bathroom, a kitchen, and living area. The remaining 2,000 +/- square feet is dedicated to the maintenance shop and equipment storage.

Lake-Guest Cabin – On the southern portion of the East Tract is a handsome 1,600 +/- square foot cabin used as a retreat for accomodating guests or relaxing down at the lake. The cabin has is a one bedroom, one bathroom, single level rustic construction with a kitchen and living area. The west side is shaded with and beautiful view of the lake and within walking distance is a horse stall and corral.

Runway and Hangar-Event Center – The East Tract has a 1,320-foot (.25 mile) paved aircraft runway with 7,000 +/- square foot hangar. Due to the size, the hangar lends itself well to accommodate various events such as fundraising banquets and more. The hangar also has a commercial-catering kitchen, a half bathroom, equipment storage, and a one bedrood, one bathroom guest quarters.

The Landscape – Plum Creek is a beautiful, mature, and diverse landscape offering a variety of elevations from hills to bottoms. The property offers pastureland, wildlife food plots, pine plantation timber, mature hardwoods and mixed pine timberland. The majority of the land is fenced with two secure access points at varoius locations. The property has a well maintain system of roads allowing access throughout.

Water Resources – The water resources on the Plum Creek are unique. The property has a 15.75 +/- fishing lake fed by a natural spring, and a woodland pond on the north.

Hunting and Wildlife Resources – The landholding has a good population of white-tailed deer and wild turkey offering hunting on the property and the adjoining Holly Springs National Forest. The bordering national forest land contribute tremendously to the overall wildlife resources of Plum Creek. The potential also exists for dove hunting on the property.

Recreational Considerations – Along with hunting and fishing, Plum Creek offers other activities such as horse-back riding, ATV riding, trail-running/walking, watersports, swimming, social entertaining, or simply letting your dogs run free and family and friends relax and play. The Holly Springs National Forest borders the property on many sides. This massive expanse of public land is well known for its hunting, fishing, and lengthy trail system for both summer and winter recreation.

Area History – Bordering Tennessee in north-central Mississippi, the area was organized during Reconstruction. The surrounding area is comprised of land formerly belonging to the Chickasaw Nation and relinquished to the United States in the 1834 Treaty of Pontotoc. In 1880, Benton County reported a population of 11,023. Sharecroppers and tenants cultivated most of the county's farms, concentrating production on grain, livestock, and tobacco rather than cotton. By 1960 agriculture production in Benton County primarily consisted of corn, cotton, soybeans, wheat, and oats. The county had also developed small but substantial timber and textile manufacturing industries. During the decades that followed, the number of people making their living in agriculture dropped sharply.

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Holly Springs National Forest – The Holly Springs National Forest, located in north-central Mississippi, provides a public treasure of sparkling small lakes nestled among the lovely greens of upland hardwoods, pine forests, and unique bottomlands. This national forest may be easy to consider as just ordinary. That is hardly the case! The Holly Springs National Forest works towards encouraging the native communities, eliminating non-native invasive species like kudzu, and restoring short leaf pine ecosystems, while providing many services to the public. The Holly Springs National Forest comprises two units, the Holly Springs in the north and the Yalobusha in the south. The forest covers portions of Benton, Lafayette, Marshall, Tippah, Union, and Yalobusha counties. There are approximately 155,000 acres of national forest land within the proclamation boundary, which occurs within a mosaic of 530,000 acres of private grounds. The forest land is known for its outstanding deer and turkey hunting, with most hunting activity in the portion just east of Oxford in the Upper Sardis WMA.

Mineral Rights

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

Offering Price

\$3,190,000.00

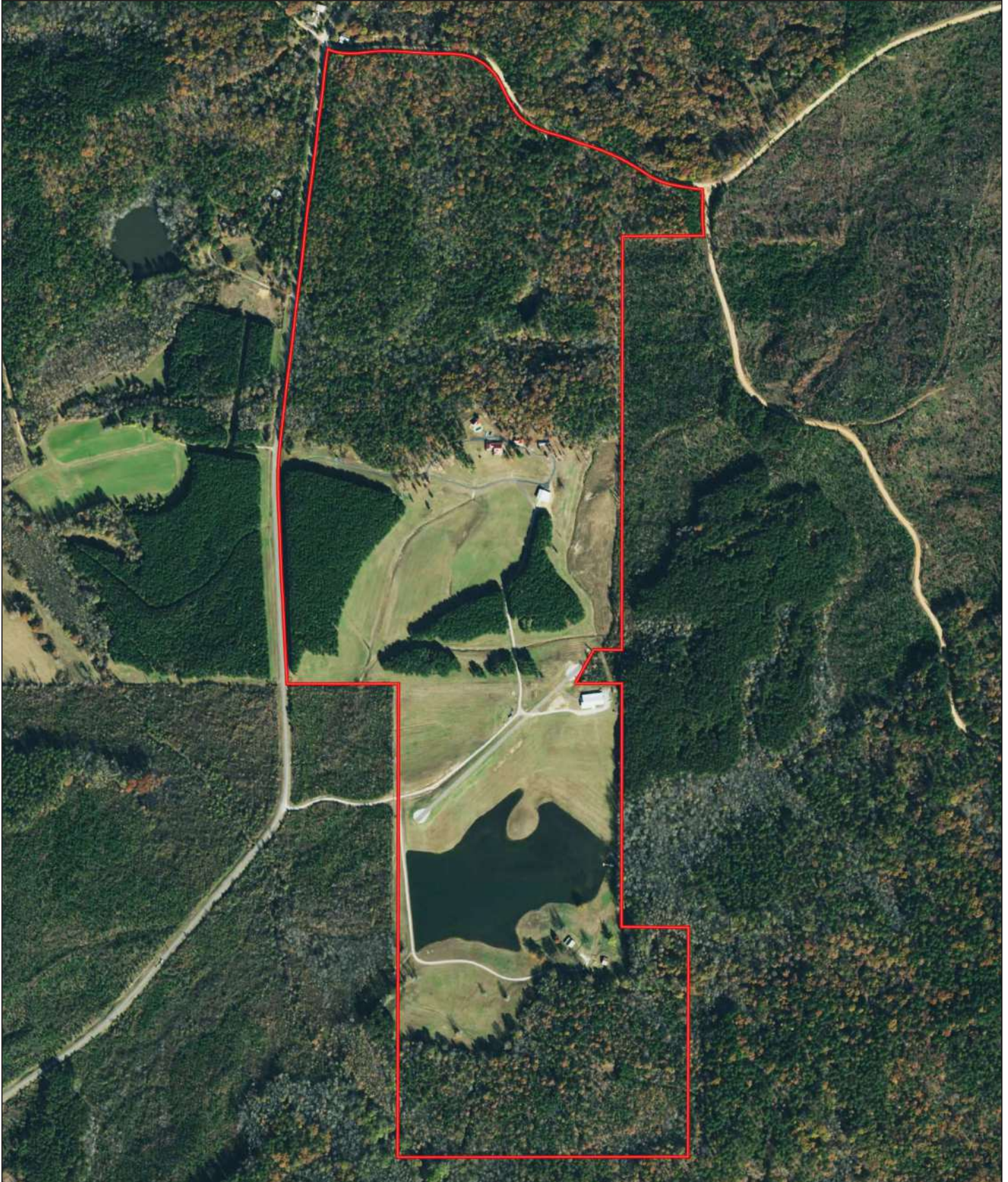
Contact

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

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SUBJECT PROPERTY

259.25 +/- Acres



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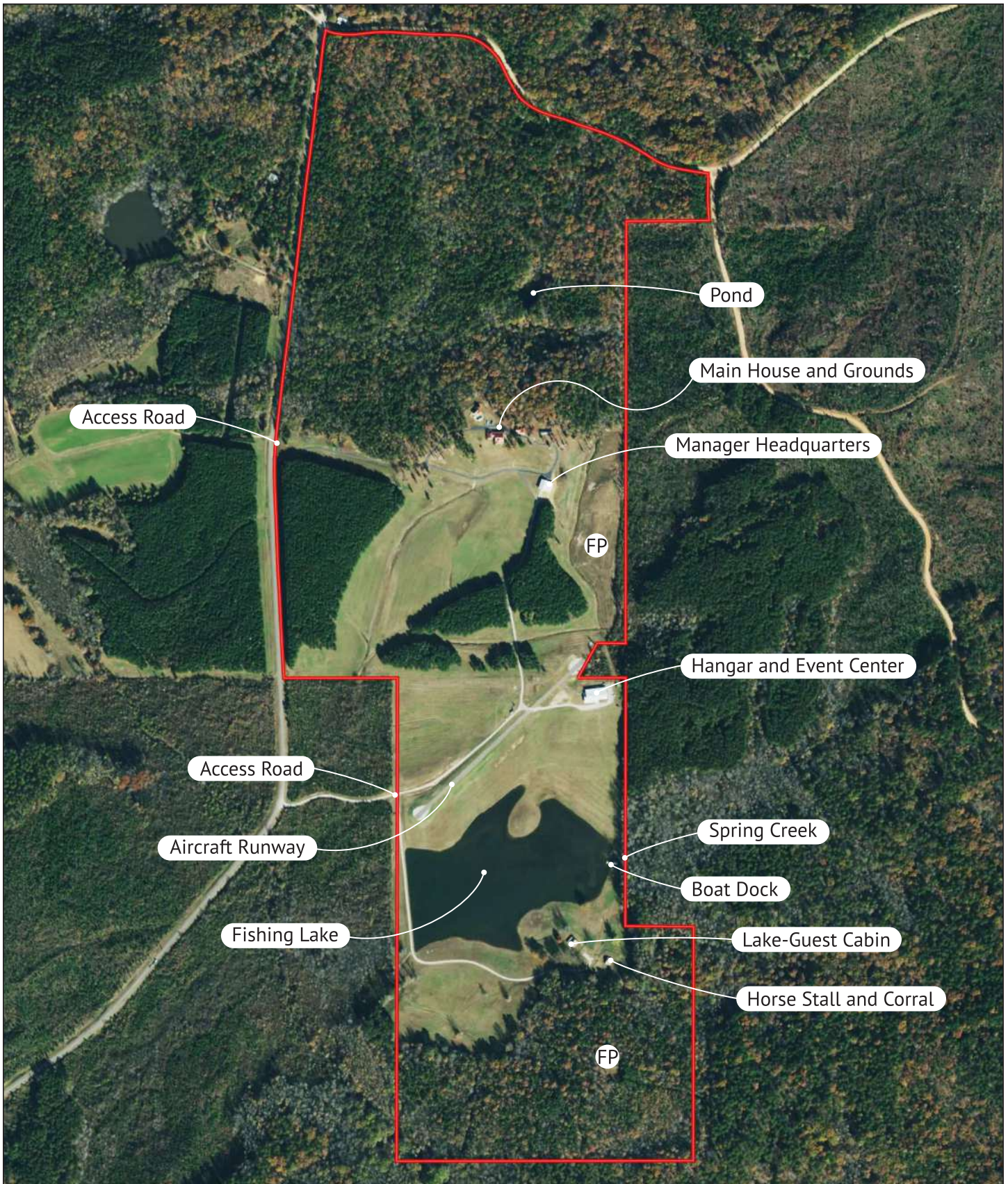
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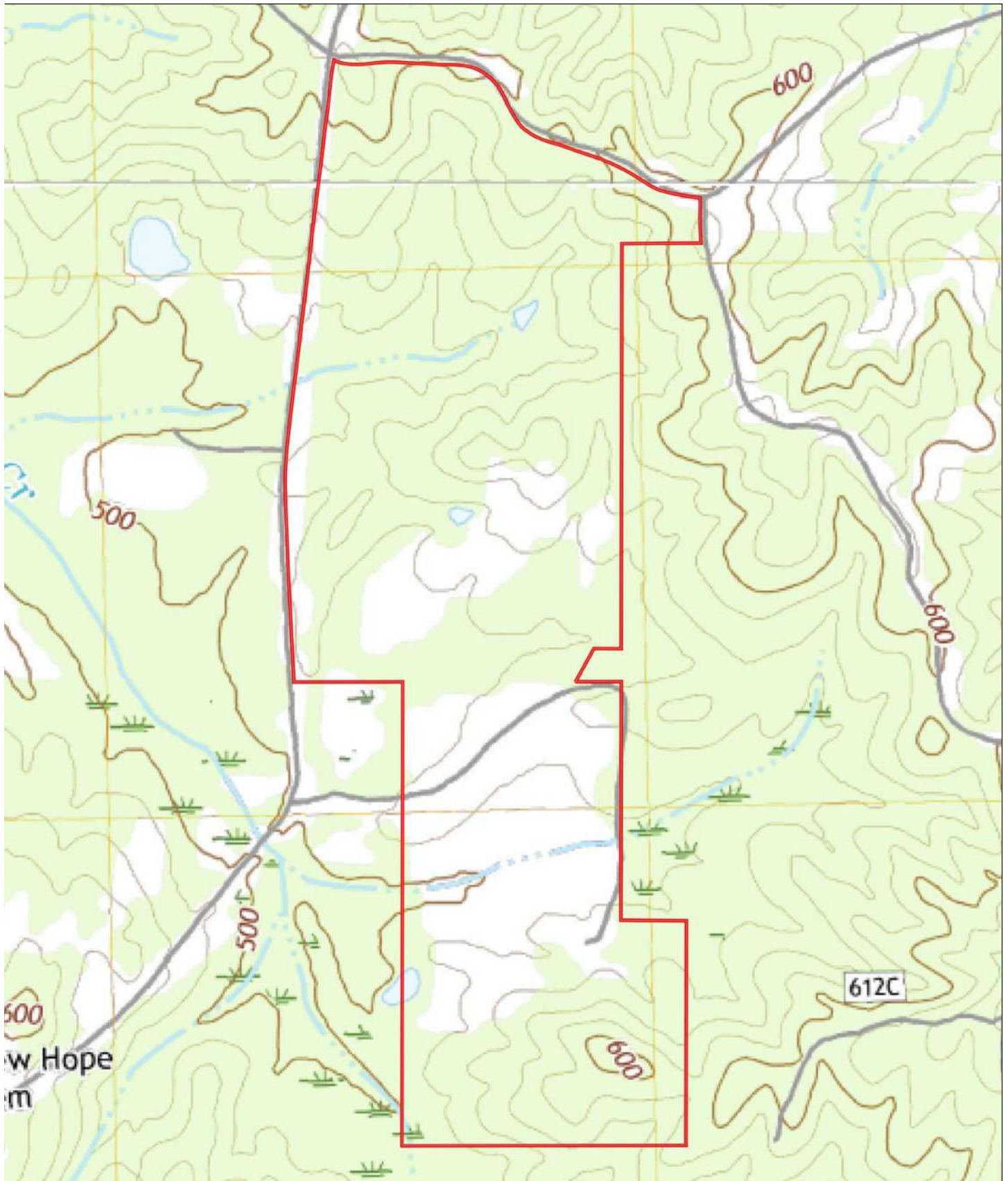
SUBJECT PROPERTY

Key Details



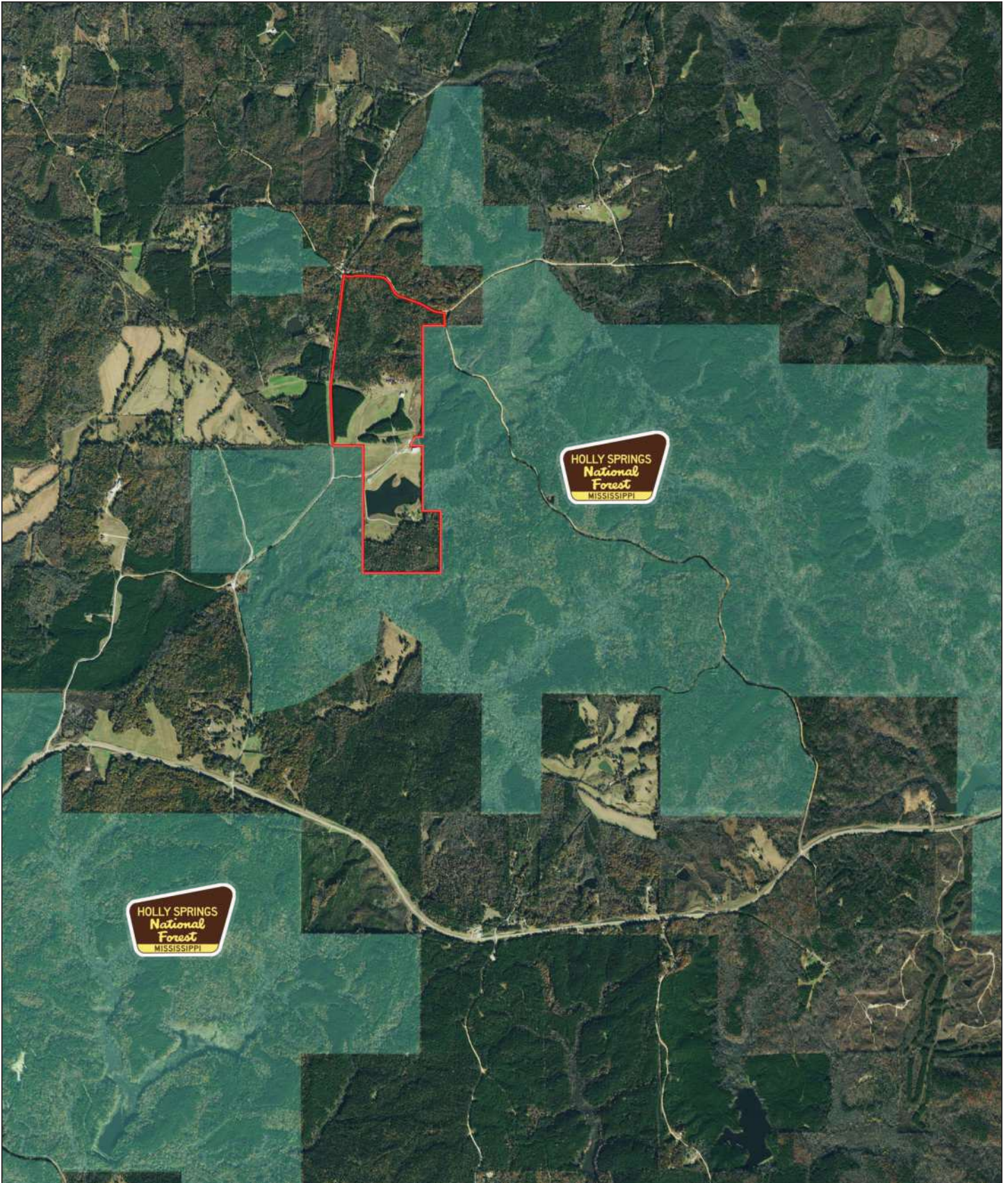
TOPOGRAPHY

Elevation and Water Features



BORDERING PUBLIC LAND

Holly Springs National Forest



PROPERTY VIEWS

The Landscape



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The Landscape



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PROPERTY VIEWS

The Landscape





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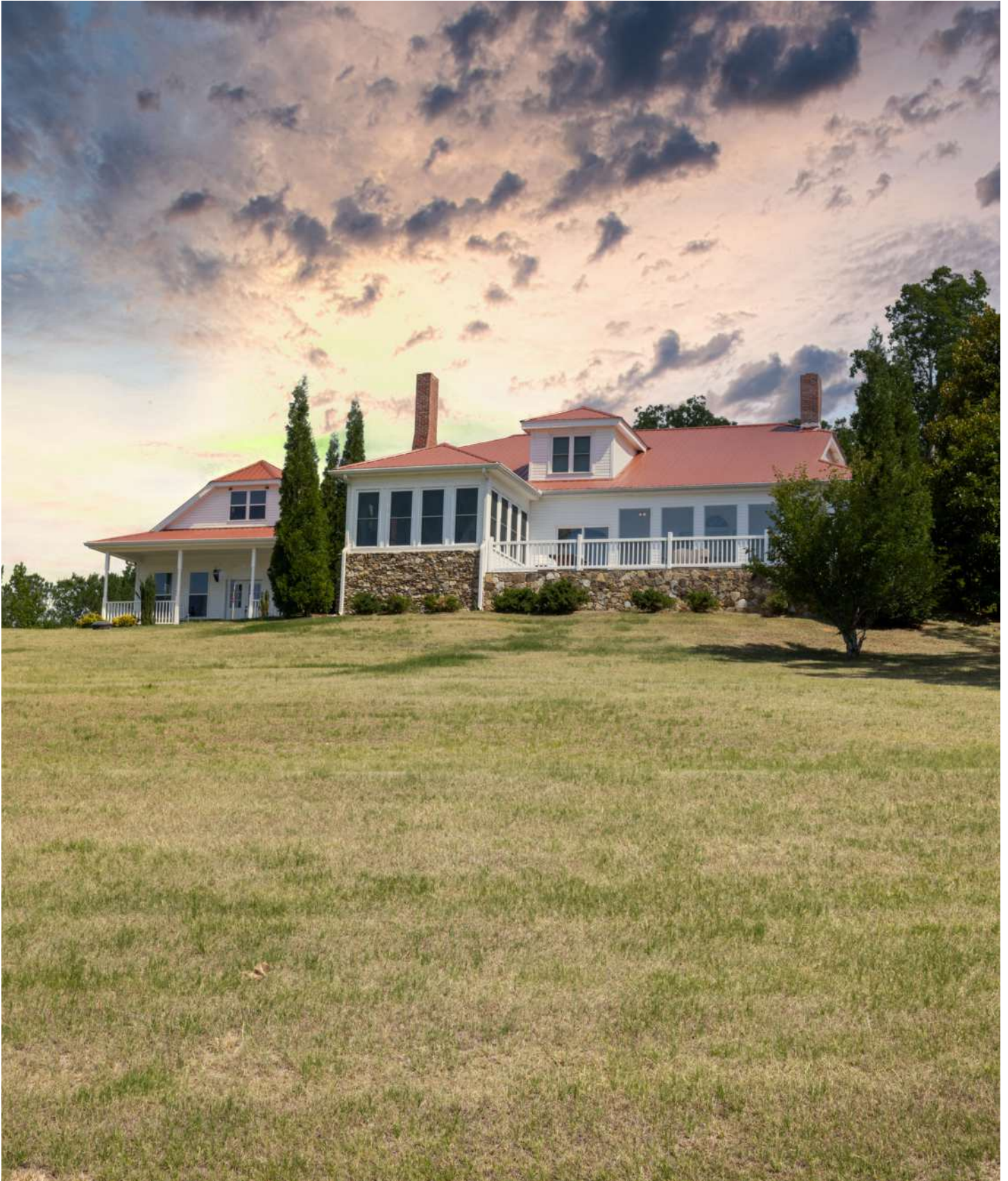
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PROPERTY VIEWS

Main Residence



PROPERTY VIEWS

Main Residence



PROPERTY VIEWS

Main Residence and Grounds



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PROPERTY VIEWS

Main Residence - Exterior





PROPERTY VIEWS

Main Residence - Exterior



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PROPERTY VIEWS

Main Residence - Exterior



PROPERTY VIEWS

Main Residence - Exterior



PROPERTY VIEWS

Main Residence - Exterior Deck



PROPERTY VIEWS

Main Residence - Guest Cottage, Pavillion, and Pool



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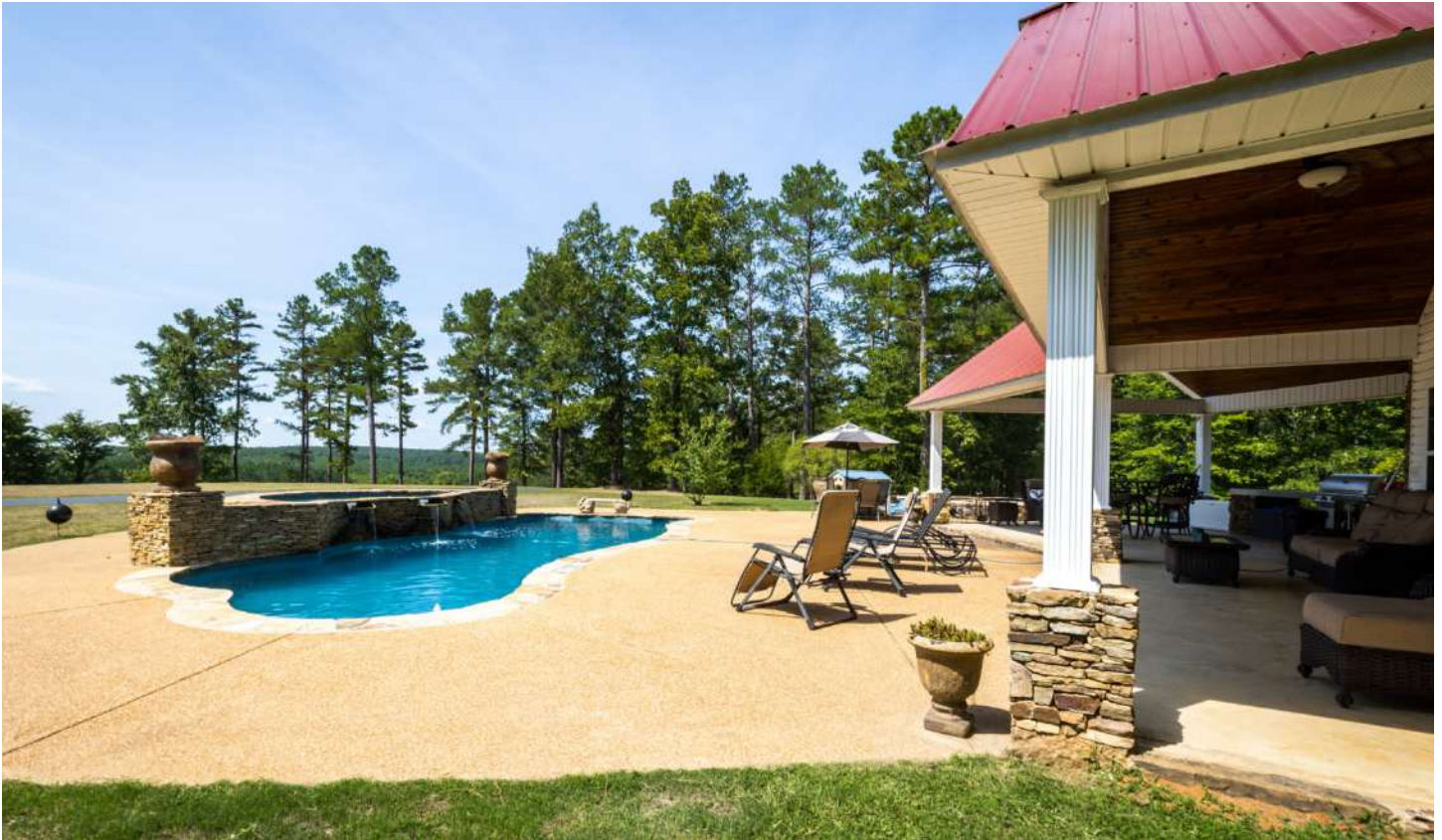
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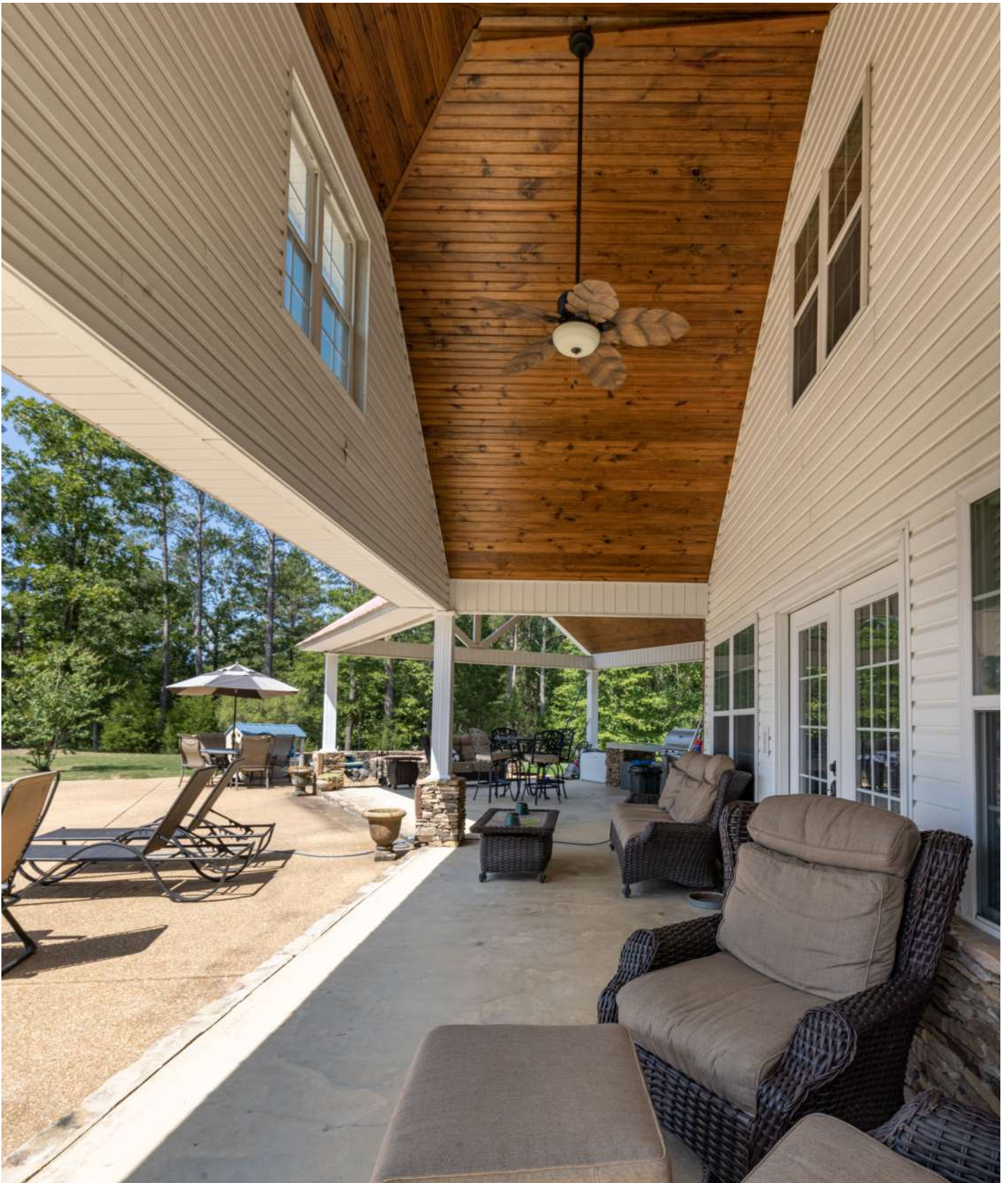
PROPERTY VIEWS

Main Residence - Guest Cottage, Pavillion, and Pool



PROPERTY VIEWS

Main Residence - Guest Cottage and Pavillion



PROPERTY VIEWS

Main Residence - Guest Cottage and Pavillion



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PROPERTY VIEWS

Main Residence - Entrance and Parking



PROPERTY VIEWS

Main Residence - Parking



PROPERTY VIEWS

Main Residence - Interior



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PROPERTY VIEWS

Main Residence - Interior





PROPERTY VIEWS

Main Residence - Interior



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PROPERTY VIEWS

Main Residence - Interior



PROPERTY VIEWS
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Main Residence - Interior



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PROPERTY VIEWS

Main Residence - Interior

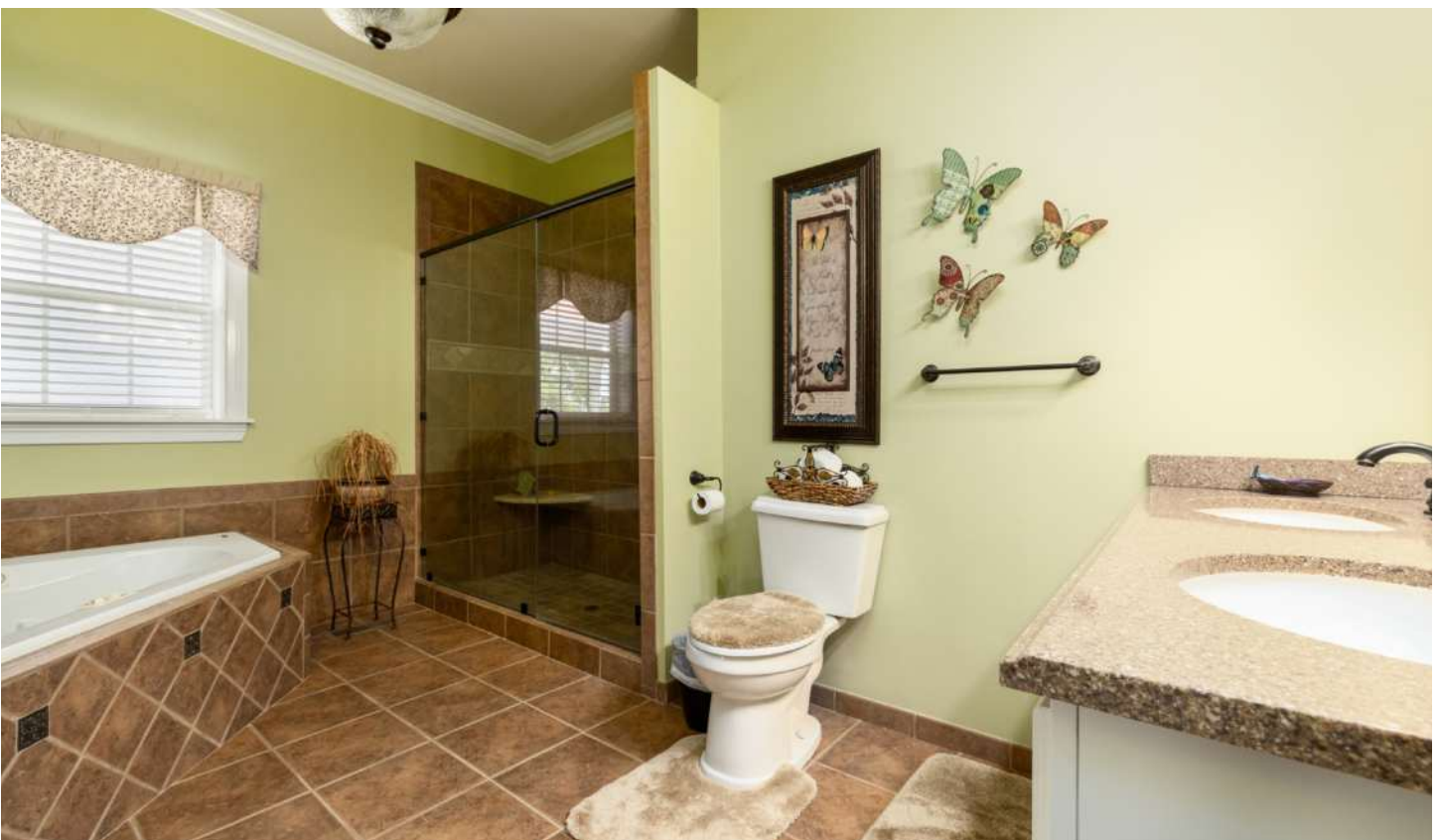


PROPERTY VIEWS

Main Residence - Interior



PROPERTY VIEWS
Main Residence - Interior



PROPERTY VIEWS

Main Residence and Manager Headquarters



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PROPERTY VIEWS

Manager Headquarters Exterior and Dog Kennel



PROPERTY VIEWS
Hangar-Event Center - Exterior



PROPERTY VIEWS

Hangar-Event Center - Interior



PROPERTY VIEWS

Hangar-Event Center - Interior



PROPERTY VIEWS

Lake-Guest Cabin - Exterior





PROPERTY VIEWS

Lake-Guest Cabin - Exterior



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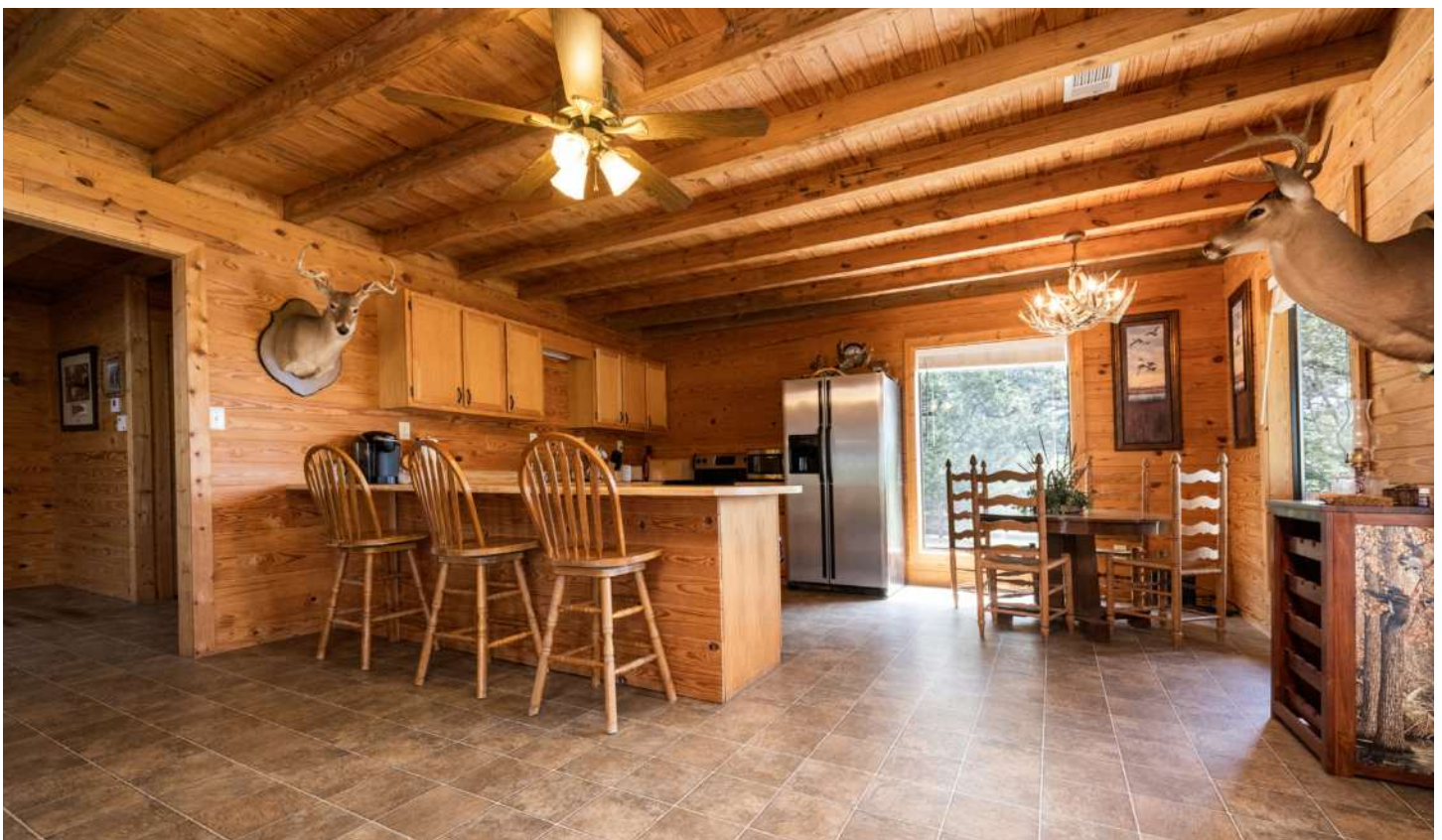
PROPERTY VIEWS

Lake-Guest Cabin - Interior



PROPERTY VIEWS

Lake-Guest Cabin - Interior



PROPERTY VIEWS

Lake-Guest Cabin - Interior



PROPERTY VIEWS

Lake-Guest Cabin View, and Horse Stall and Corral



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PROPERTY VIEWS

Boat Dock, Lake-Guest Cabin, and Horse Stall and Corral



PROPERTY VIEWS

Main Entrance





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 30 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, Deer Creek, and Delta Duck Farms.

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.



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