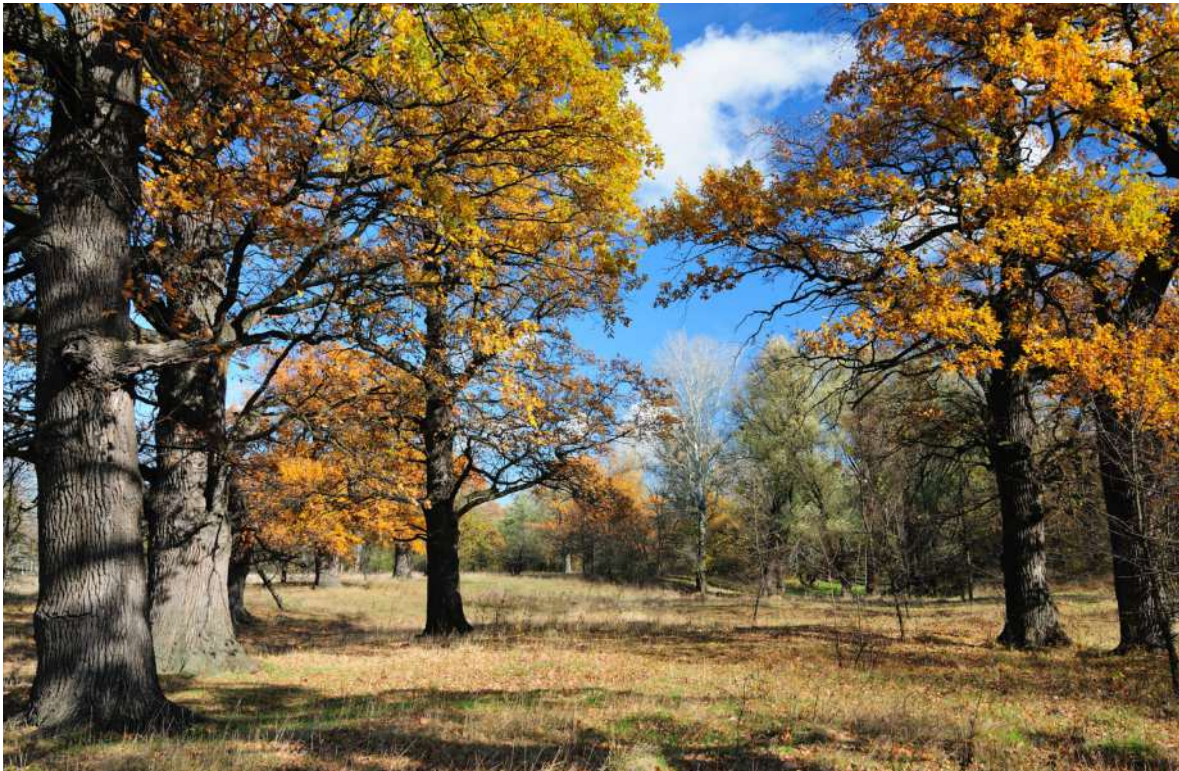


Plum Creek Farms West

576.75 +/- Acres ♦ Benton County, MS

AVAILABLE FOR ACQUISITION: *Plum Creek Farms West is a beautiful contiguous tract bordering the Holly Springs National Forest. This highly developed recreational property offers a rustic sportsman's lodge, outstanding white-tailed deer and wild turkey hunting, and endless lifestyle opportunities.*



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PROPERTY SUMMARY

Plum Creek Farms presents a significant outdoor recreation 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 land is located near the small town of Ashland and is within an hour's drive of Oxford, Mississippi, and Memphis, Tennessee.

The property totals 576.75 +/- contiguous acres and has a 4,000 +/- square-foot classic sportsman's lodge. Plum Creek West represents the quintessential outing place designed for outdoor enjoyment throughout the year. The property offers excellent hunting and turn-key accommodations along with many additional outdoor and entertainment options. The land checks all the boxes: sizeable contiguous acreage, diverse landscape, timberland investment, teeming with wildlife, reliable water sources, bordering national forest land, outstanding structural improvements, and secure and private with excellent access.

The surrounding area is known for its excellent wild turkey and white-tailed deer hunting. Words can't describe the incredible hunting and outdoor recreational opportunities offered at Plum Creek. The property is designed and well managed for producing healthy wildlife and quality hunting experiences. There are 20 identified locations serving as either wildlife food plots or defined hunting locations on the property. The property's quality timberland, wildlife food plots, water resources, and estimated 12,000 acres of undisturbed, bordering national forest land provide everything turkey and deer need to sustain a healthy and plentiful population. In addition, to turkey and deer hunting, the potential exists for developing dove and quail hunting on the property.

Most of the landscape is mature hardwoods and mixed-age pine plantation timber set on a topography of hills and bottomland. The non-wooded acreage offers pasture, open fields, and wildlife food plots. A well-maintained network of interior roads allows for great travel throughout the property. Indian Creek, a spring creek, runs two miles along and through the land, defining most of the southwestern property line. Two ponds help provide additional water resources for wildlife as well as fishing.

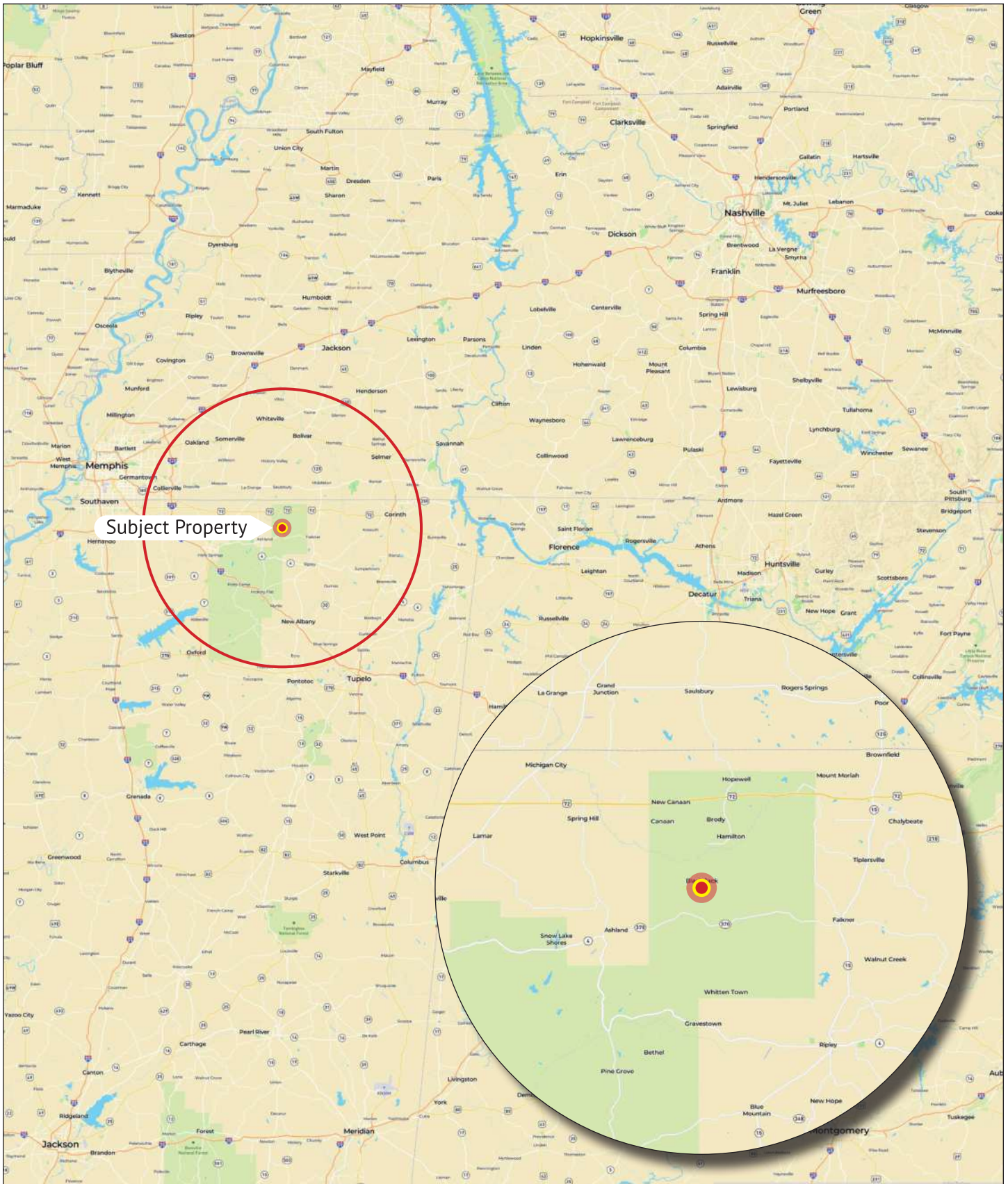
Plum Creek West is a rare and unique place, and we invite you to explore all the wonder and amenities this landholding presents. This property is available for acquisition at an asking price of **\$3,250,000.00**. Qualified and capable buyers should contact Chuck Myers of Myers Cobb Realtors at 901-830-5836 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 West • 576.75 +/- Acres

Acreage – Plum Creek West consists of 576.75 +/- total contiguous acres. The acreage is broken down as follows:

- 410.0 +/- acres in mature hardwood and pine timberland
- 107.0 +/- acres in pine plantation timberland
- 48.0 +/- acres in wildlife food plots
- 9.75 +/- acres in roads and ditches
- 1.25 +/- acres in lodge site and surrounding grounds
- 0.75 +/- acres in rental home sites

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

- Coordinates: Lat 34.880029° / Lon -89.095369°
- Address: 6270 Tubby Bottom 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 property has excellent access via Black Jack Road (asphalt and well maintained) and Tubby Bottom Road. There are two, gated, primary access points and a well maintained network of interior roads throughout the property.

- 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 Tubby Bottom Road. Turn right onto Tubby Bottom Road and then left onto a private road to the property.
- South Access: Via MS Highway 370, turn north onto Black Jack Road and follow to Tubby Bottom Road. Turn left onto Tubby Bottom Road and then left onto a private road to the property.

Elevation and Climate – The highest elevation point at Plum Creek West 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").

Hunting Lodge – Secluded on the north portion of the tract is an extraordinary 4,000 +/- square foot authentic hunting lodge. The lodge offers an open layout and accomodates up to five people. There is a large, masculine great room offering a dinning area, kitchen, and bar. A den with a wonderful view of the property is located off the great room and a two-sided rock fireplace serves both the great room and the den. Outside the lodge is a great socializing area with fire pit, a cooking pavillion, and equipment storage.

The Landscape – Plum Creek West is a beautiful, mature, and diverse landscape offering a variety of elevations from hills to bottoms. The property offers pastureland, old fields, wildlife food plots, pine plantation timber, large areas of mature hardwoods and mixed pine timberland. The majority of the land is fenced with several 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 West are unique. Indian Creek is spring-fed and lends itself to developing small rock weirs at various points to pool water. There are also two woodland ponds.

PROPERTY OUTLINE

Plum Creek Farms West • 576.75 +/- Acres

Hunting and Wildlife Resources – The landholding has a solid population of white-tailed deer with trophy bucks taken often. Wild turkey hunting is a popular sport in Mississippi and Plum Creek West offers some of the best turkey hunting in the region. The property is designed and well managed for producing healthy wildlife and quality hunting experiences. The bordering national forest land contribute tremendously to the overall wildlife resources on Plum Creek West. The potential also exists for developing dove hunting and the bobwhite quail for future wingshooting opportunities.

Recreational Considerations – Along with the outstanding hunting, Plum Creek West offers other activities such as horseback riding, ATV riding, hiking/walking/trail-running, watersports, 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.

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.

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.

Mineral Rights

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

Offering Price

\$3,250,000.00 (\$5,635.00 per acre)

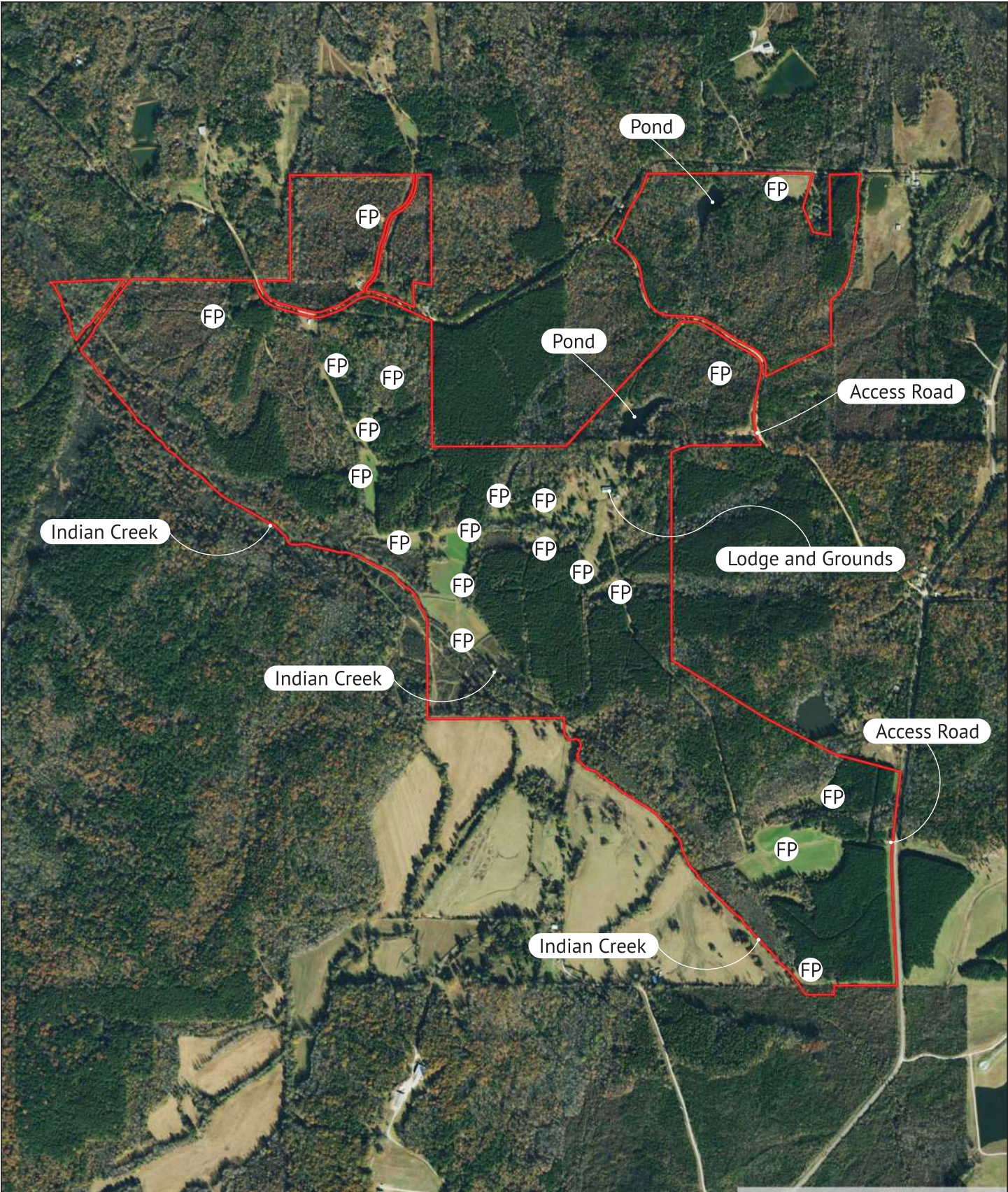
Contact

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

SUBJECT PROPERTY
576.75 +/- Acres

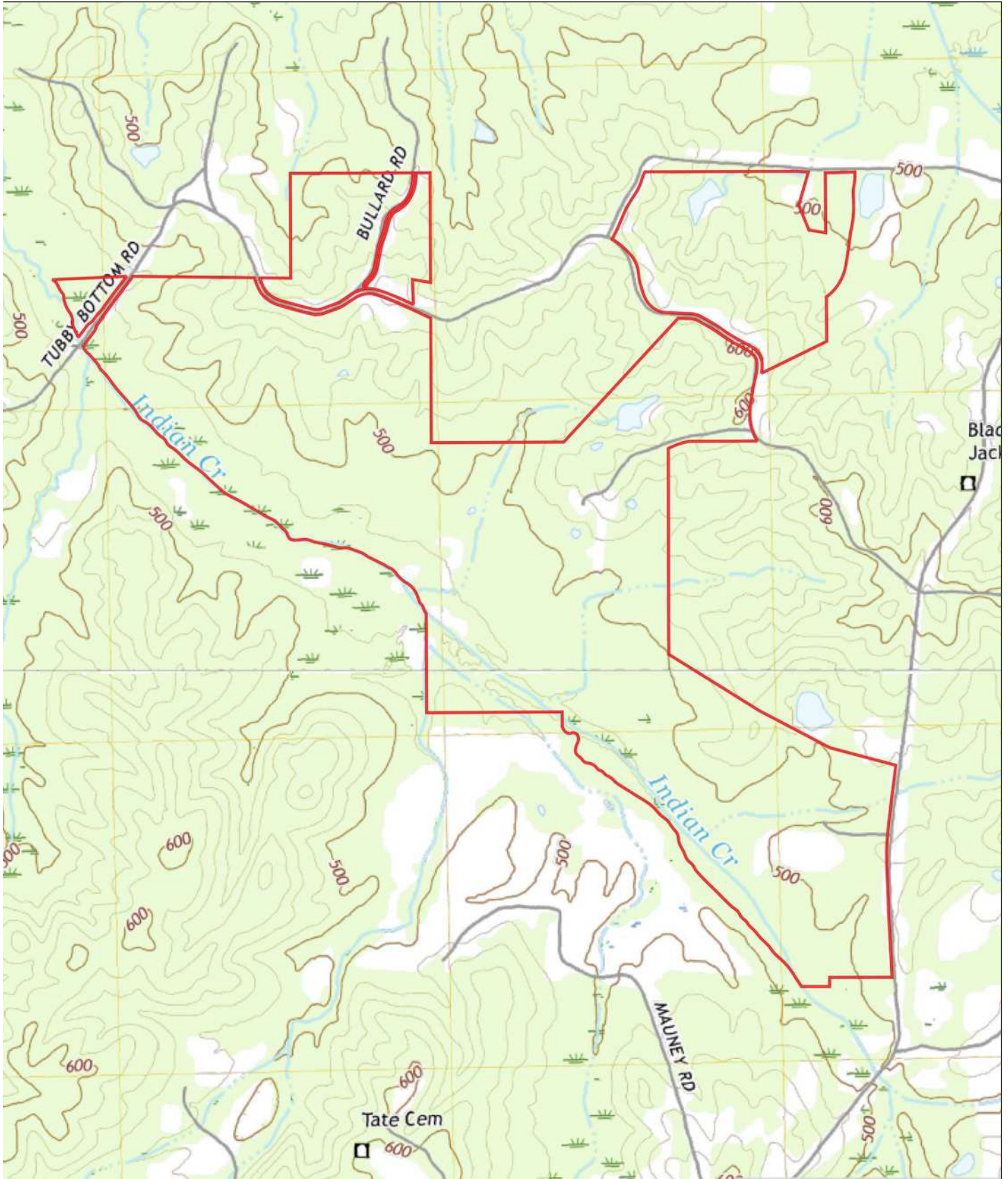


SUBJECT PROPERTY
Key Details



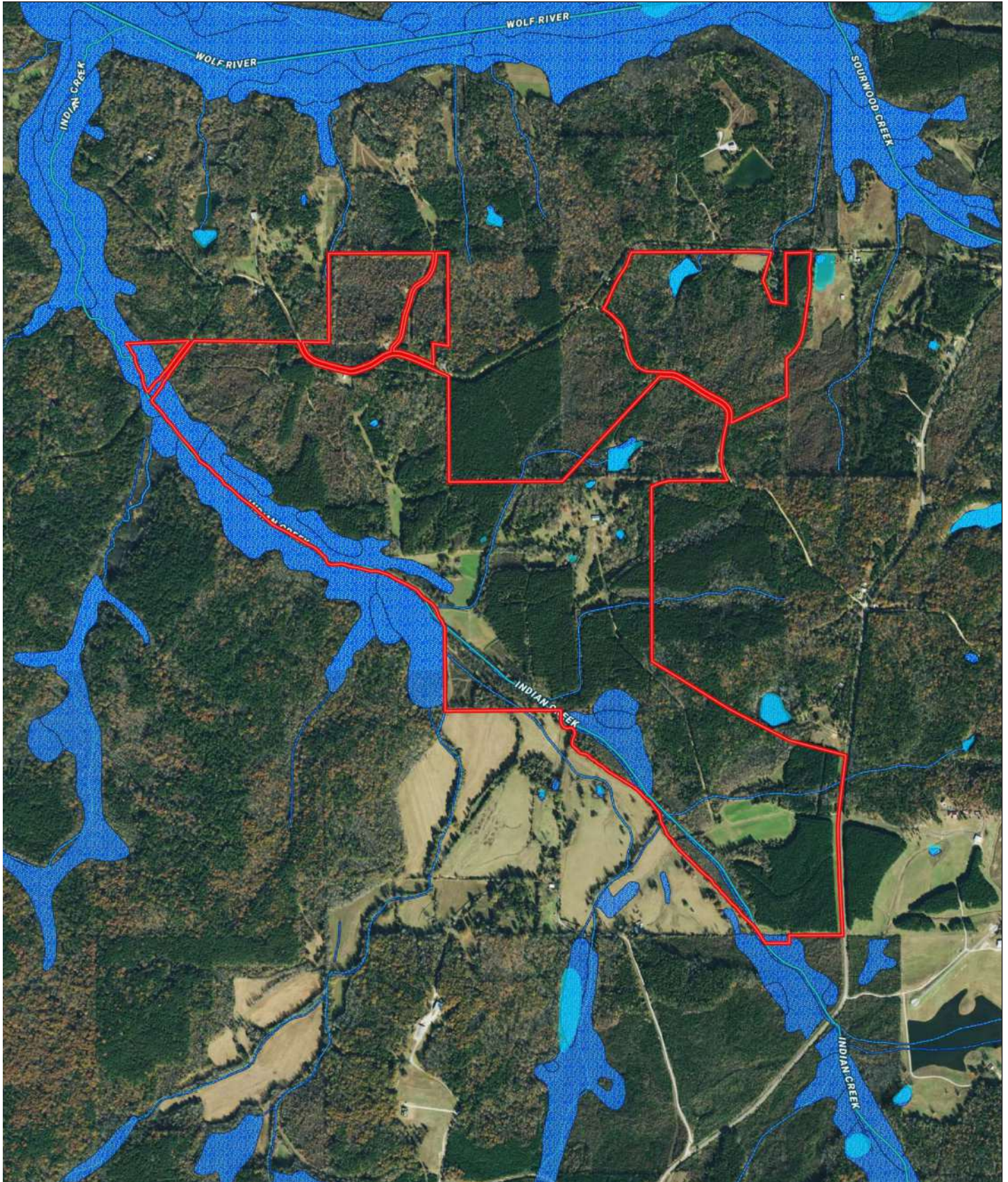
TOPOGRAPHY

Tract Elevation and Contour



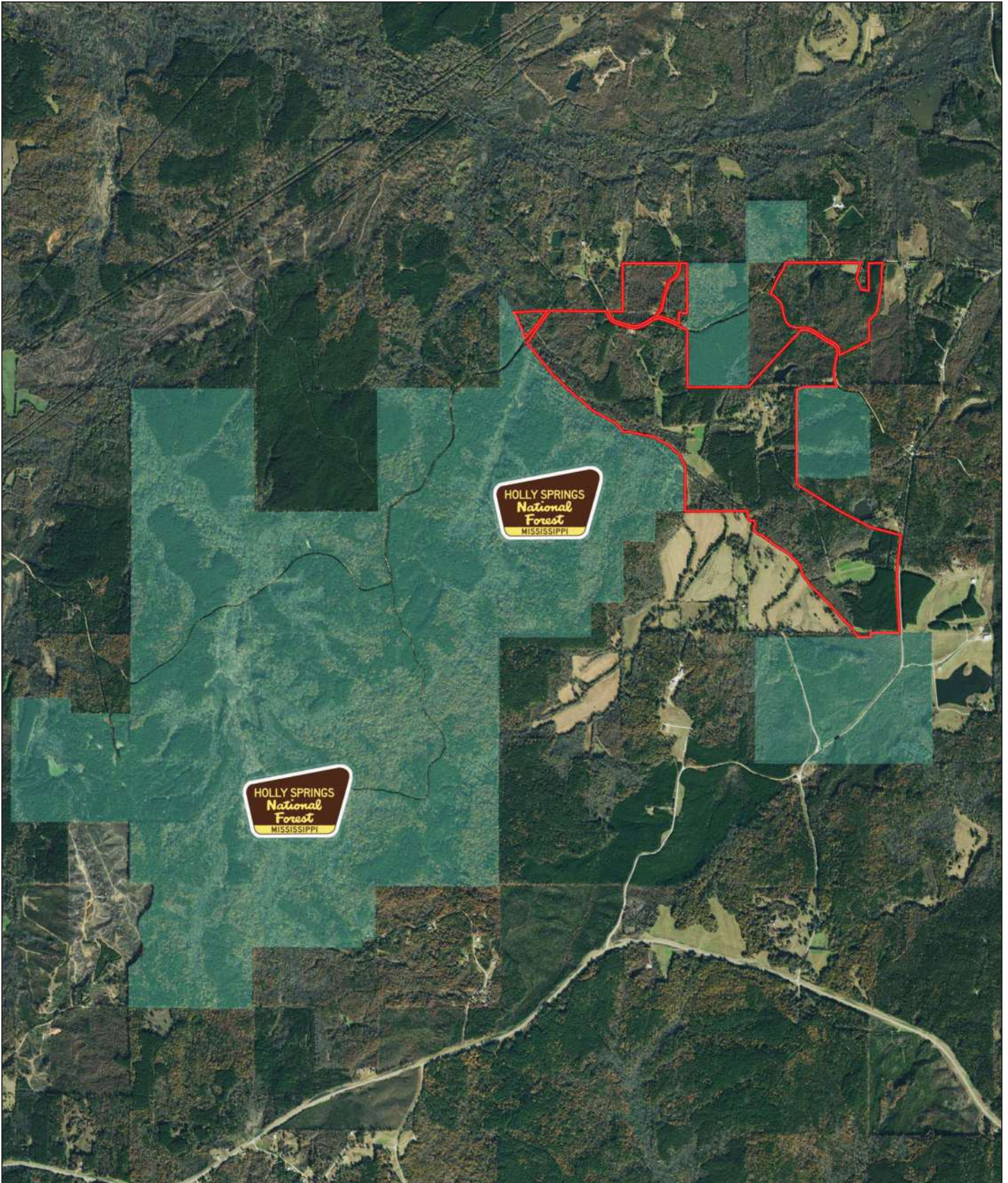
WATER FEATURES

Streams and Wetlands



BORDERING PUBLIC LAND

Holly Springs National Forest



PROPERTY VIEWS

Classic Hunting Lodge and Highly-Developed White-Tailed Deer and Wild Turkey Habitat



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PROPERTY VIEWS

The Landscape



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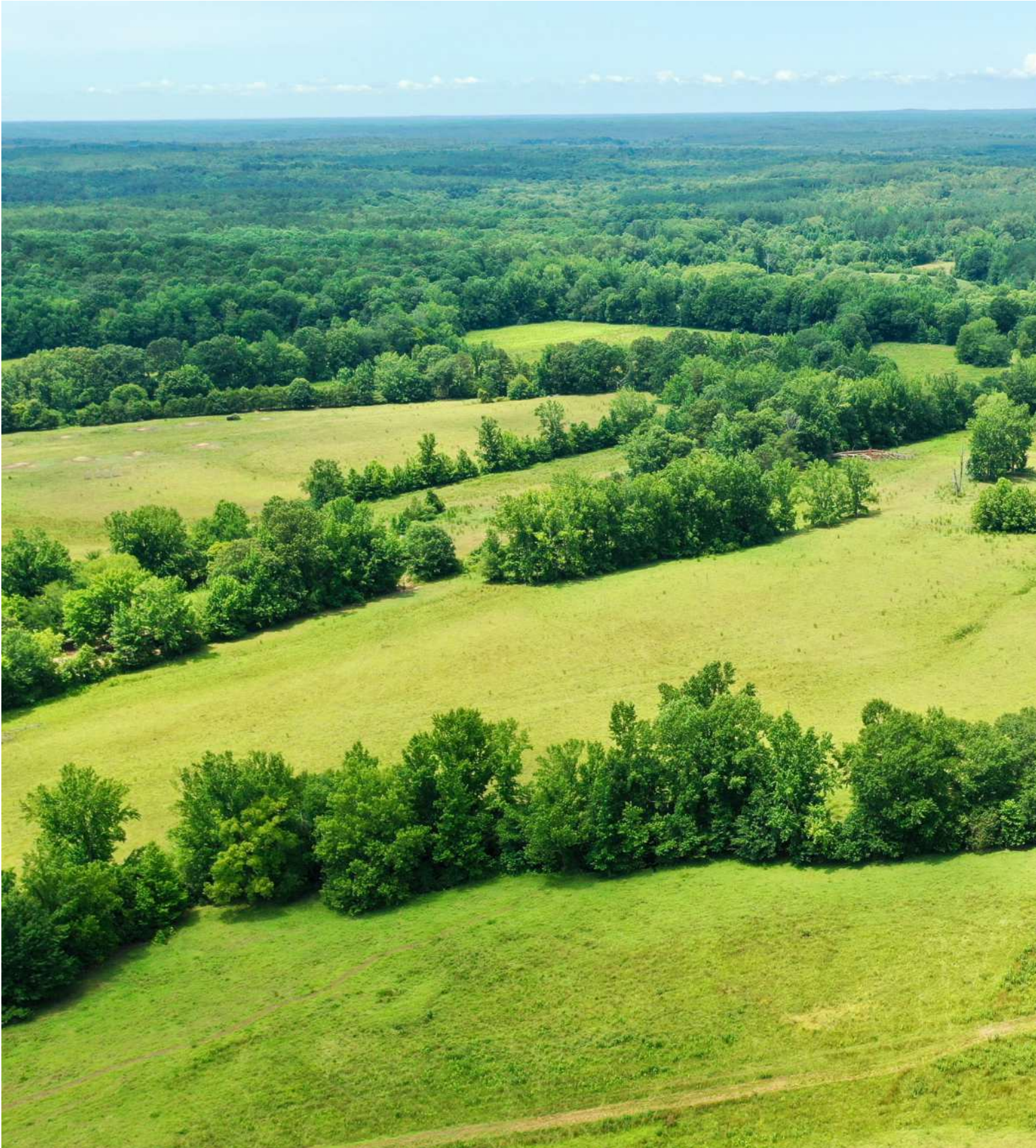
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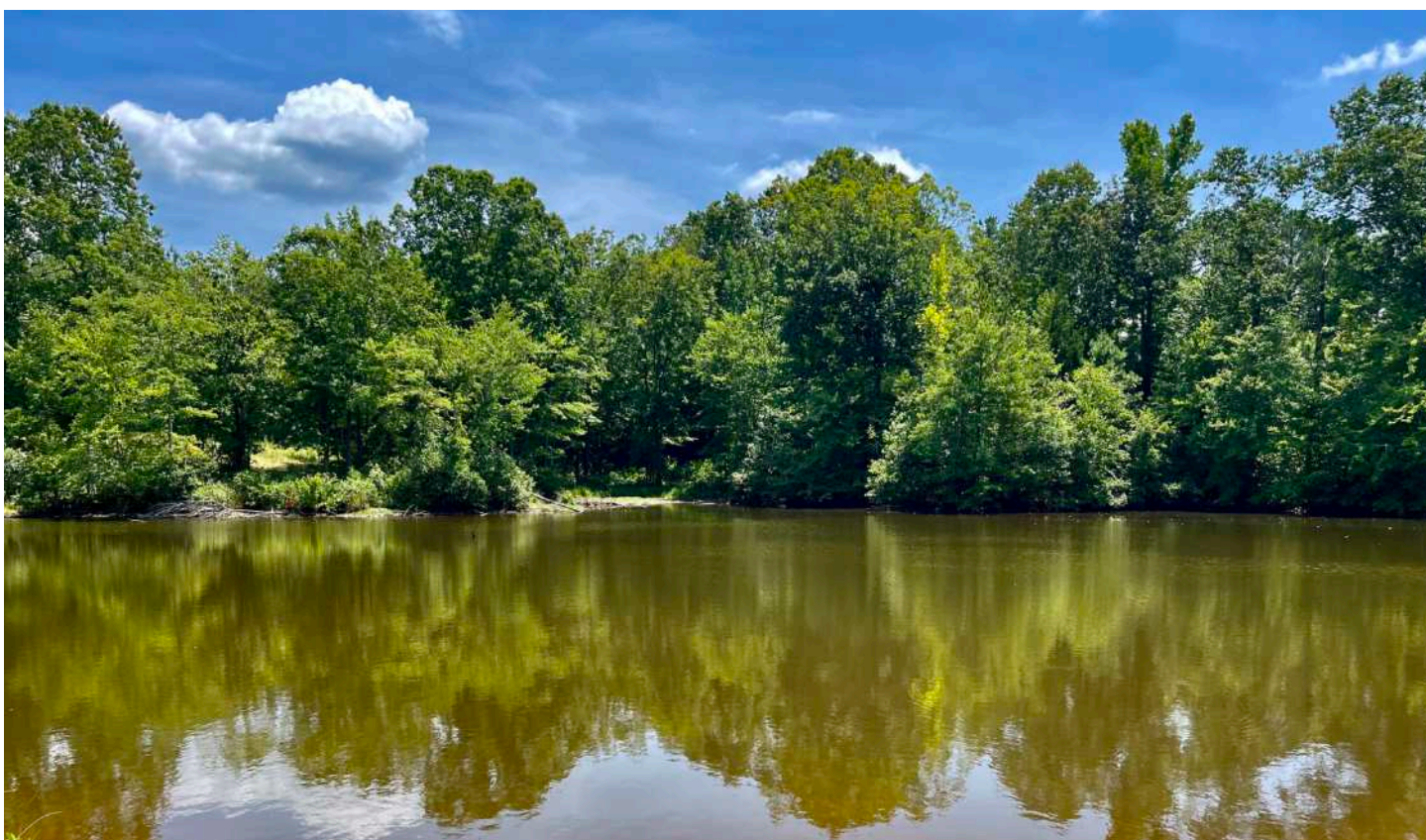
PROPERTY VIEWS

The Landscape



PROPERTY VIEWS

Lodge Exterior



PROPERTY VIEWS

Lodge and Grounds





PROPERTY VIEWS

Lodge Interior



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PROPERTY VIEWS

Lodge Interior





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Lodge Interior



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Lodge Interior



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Lodge Interior



PROPERTY VIEWS

Lodge Exterior



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Lodge Exterior



PROPERTY VIEWS

Lodge Exterior



PROPERTY VIEWS

Lodge Exterior



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 28-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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**PROPERTY
BOUNDARY**

*National
Forest*

land behind this sign

U.S. Forest Service

54-2

6	3	4	3	2	1
7	8	9	10	11	12
13	14	15	16	17	18
19	20	21	22	23	24
25	26	27	28	29	30
31	32	33	34	35	36



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