

Long Creek Ranch



\$4,950,000

- A Prestigious 1,286.50± Acre Ranch in Tallahatchie County
- Located Just 15 Minutes West of I-55 in Cascilla, MS
- Exceptional Game that has been Extensively Managed
- Gently Rolling Hills with Portions of Bottomland
- High Fenced on Three Sides
- Strong Buck to Doe Ratio
- Largest Buck Taken with a Crossbow in MS was at Long Creek in 2016
- Abundant Turkey Population
- 7,100 SF total, 5,200 SF Heated & Cooled 4Bed/4.5 Bath Lodge
- 1,600± SF 3Bed/2 Bath Renovated Cabin
- Over 800± Acres of Mature Hardwoods, 200± Acres of Pine Plantation, 200± Acres of Fields
- 20± Miles of Well-Maintained Roads
- Six Shooting Houses, Numerous Tripods and Stands
- 10± Acre Trophy Fishing Lake, and 12 Strategically Located Ponds
- 50± Acres of Pasture, with a Barn Featuring Seven Stables, Tack Room, and Feed Room
- Newly Added Equipment Shed with Skinning Area and Walk-in Coolers
- Meticulously Designed as a World-Class Retreat

[Drone Link](#)



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Information is believed to be accurate but not guaranteed.





Drone Link

Long Creek Ranch has long been recognized as one of Mississippi's finest whitetail game ranches, and now you can call it yours! This prestigious property consists of 1,286.50± acres located on Cascilla Road, just 10 minutes west of I-55, in Tallahatchie County. This property is a haven for outdoor enthusiasts and nature lovers. As you approach the double-gated private entrance, meticulously landscaped and professionally maintained, you'll realize you are on the threshold of a once-in-a-lifetime opportunity. Seller may assist in financing transaction.



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The primary residence, custom-built in 2004, is an elegant testament to luxurious living. The lodge is 7,100 sf total, 5,200sf heated and cooled and offers four bedrooms and four and a half baths. The attention to detail is truly remarkable, with a formal living and dining room, two private offices, and a gourmet kitchen adorned with a Viking stove, double ovens, and extensive storage, featuring a grand copper-topped island. The family/great room is a spacious, inviting sanctuary with a soaring 27' vaulted ceiling and a captivating wood-burning stone inlay fireplace, complemented by custom, built-in shelving. This home is equipped with a complete entertainment system, including surround sound that seamlessly flows both indoors and outdoors, and will never be interrupted as the entire lodge is backed up with two Generac Generators supplied with their underground 500-gallon tank. All utilities on the whole compound are underground.



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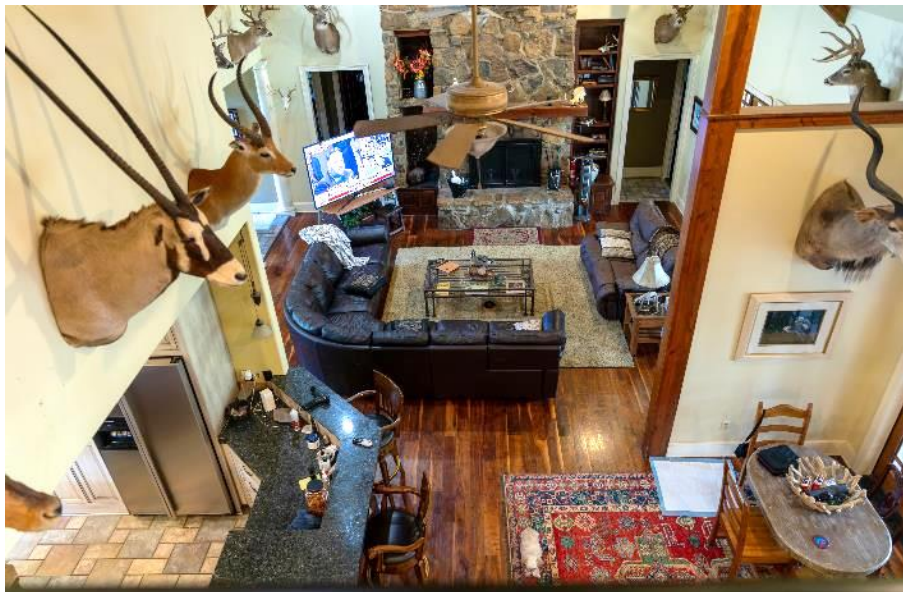
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For those who enjoy entertainment, this property is a dream come true. Designed with family gatherings and social events in mind, the open floor plan and generously proportioned rooms create an atmosphere of warmth and hospitality. The outdoor kitchen is a sight, equipped with all the desired amenities. A wood-burning fireplace takes center stage, offering an ideal spot to watch your favorite games on the large screen while savoring a refreshing beverage. Adjacent to the main Lodge, you will find the newly added 60X60 barn and equipment storage, which houses the equipment and your walk-in cooler, changing room, and additional storage. If the main home only accommodates some of your guests, there is a 1,600± sf three-bedroom two, two-bath cabin with a massive, stacked stone fireplace, a huge open family room, and a kitchen that is perfect for entertaining. You can relax on the covered front porch and the large deck overlooking your private pond. This cabin is near the 10± acre trophy bass fishing lake and has complete privacy from the main lodge. Near the cabin, you will find the barn with five stalls to accommodate your horses, with an attached 60X40 metal storage building with double roll-up doors. Adjacent to the barn is a beautiful four-acre open field perfect for building an additional cabin/lodge or any addition you desire. To make this more attractive, you can access this part of the property through your own private road with a gated entrance.



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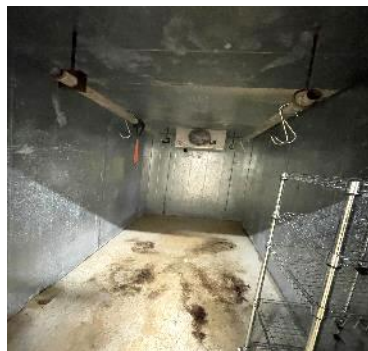


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The land surrounding the residence is as extraordinary as the home itself. The property encompasses over 800± acres of mature hardwoods, 200± acres of 20–23-year-old pine plantation, and an additional 200± acres of food plots and fields. Extensive road infrastructure, covering more than 20 miles and it is absolutely remarkable (fully graveled) and ensures easy access to every corner of the 1,286.50± acres. There are six strategically placed shooting houses, numerous tripods and stands, a 10± acre trophy bass fishing lake, and 12 thoughtfully located ponds that benefit the local wildlife. The property is securely enclosed by a high fence on three sides, encompassing 90 percent of the property, which ultimately leads to almost complete game protection of the entire property.



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The game here is exceptional, with ten bucks scoring 170" or higher taken over the past decade and an annual average of five bucks exceeding 160". The largest buck ever killed in Mississippi with a bow was taken from this property in 2016. Managing the food sources on this property is nothing less than exceptional. Summer plots are planted with corn, sorghum, and beans and are harvested in late fall (if there is anything left), then the winter plots are planted. Also, there are feeders throughout the property that are utilized year-round to supplement the professionally managed nutrition program.

The deer population's genetics and quality are remarkable, making it an ideal destination for those aspiring to hunt Boone and Crockett-worthy deer. If you are an avid turkey hunter, you will be overwhelmed by the abundance of the turkey population on this property. Of all the properties I've sold over the last 21 years, this property has the strongest turkey population ever seen. For equestrian enthusiasts, there are approximately 50± acres of lush pastureland and seven well-appointed stables. The barn features a tack room, feed room, and ample space for you and your horses.



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Long Creek Ranch is more than just a property; it's a testament to meticulous planning and vision. This property will rival any property in the Southeast as being one of the finest wildlife preserves that can be found. Such an opportunity is rare, and if you, your family, or your company have been seeking a world-class trophy-hunting resort, you've found it. The memories waiting to be made here are boundless. Schedule your private viewing of this property by calling Tom Smith today!

[Click here to view trail cam footage](#)



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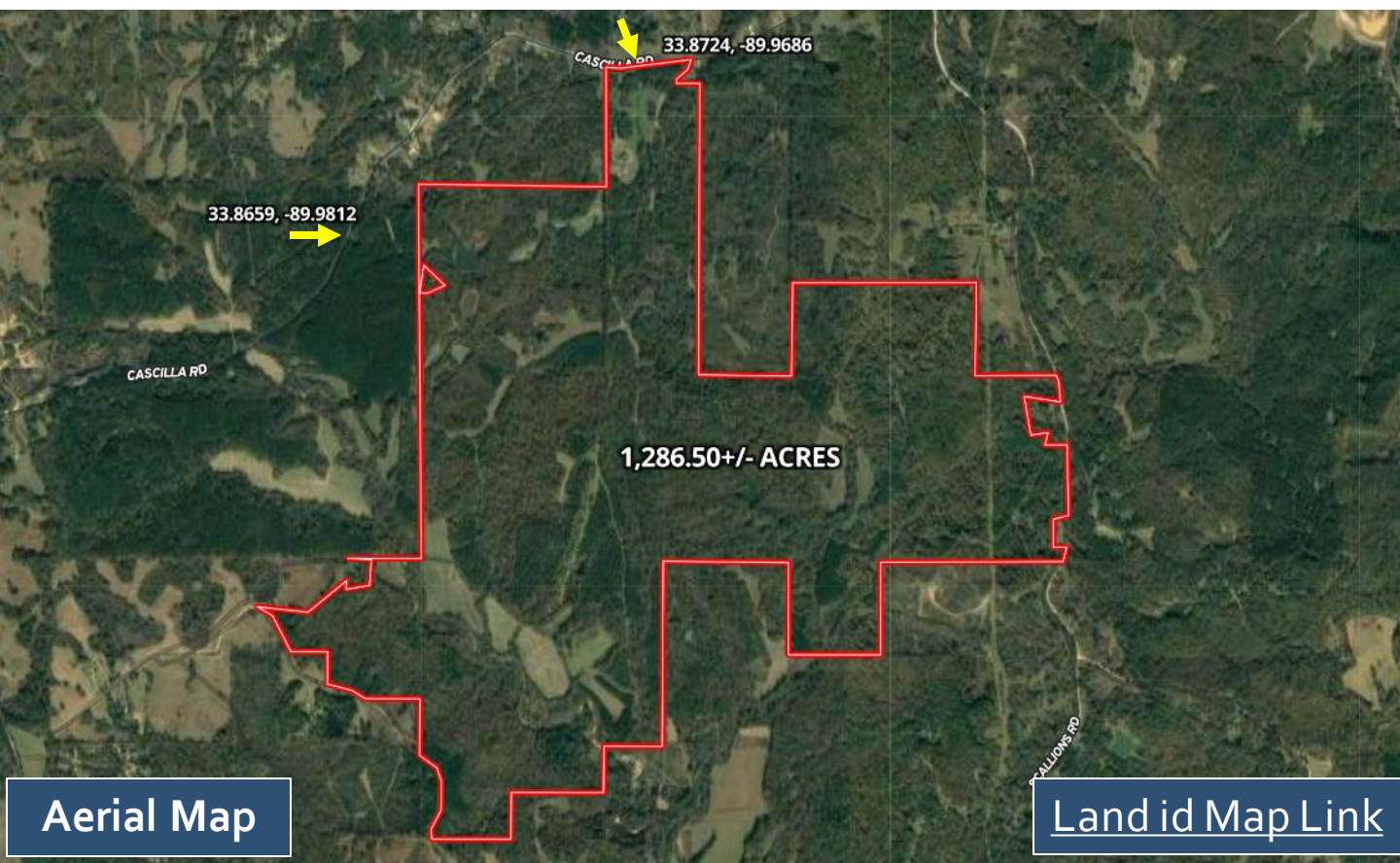


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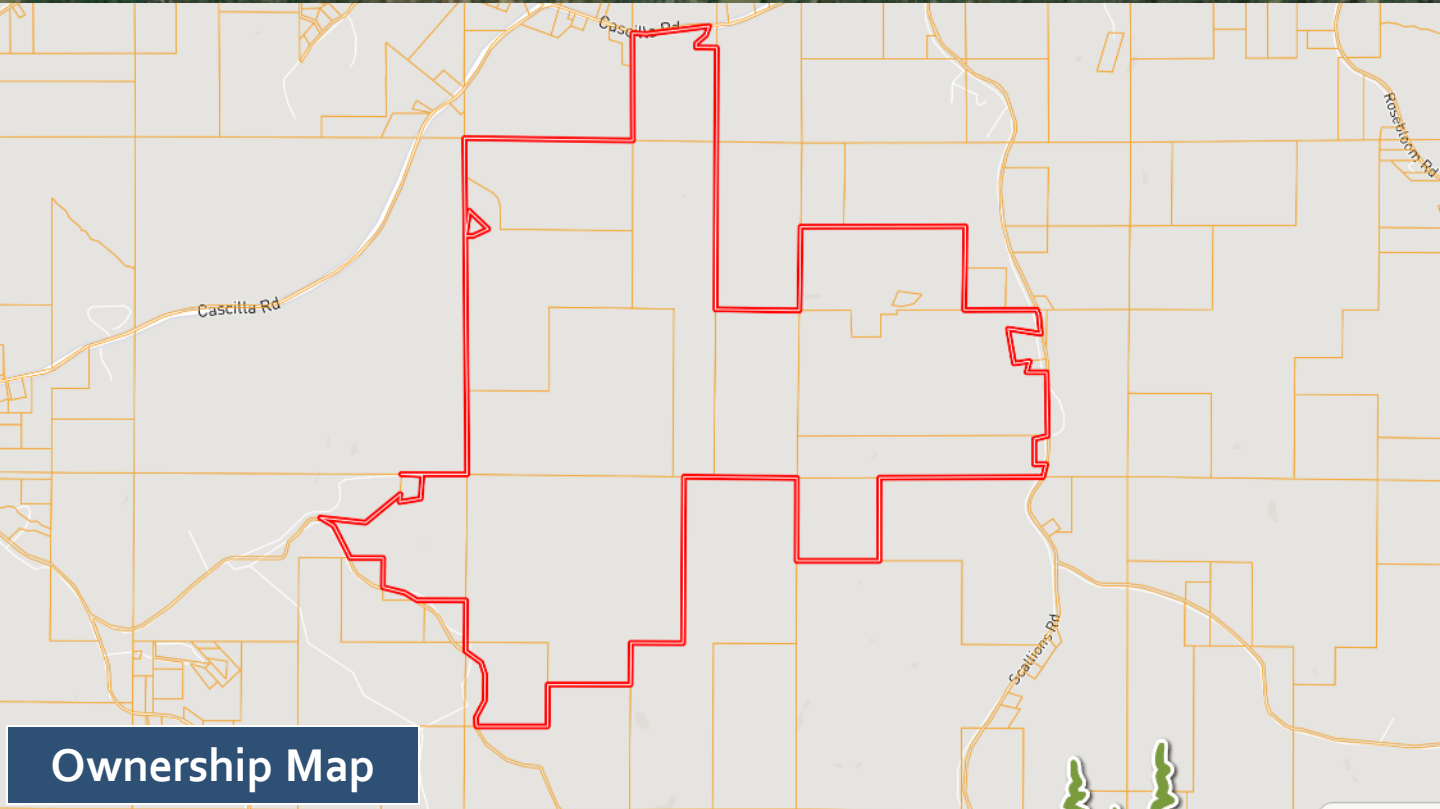
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[Aerial Map](#)

[Land id Map Link](#)



[Ownership Map](#)

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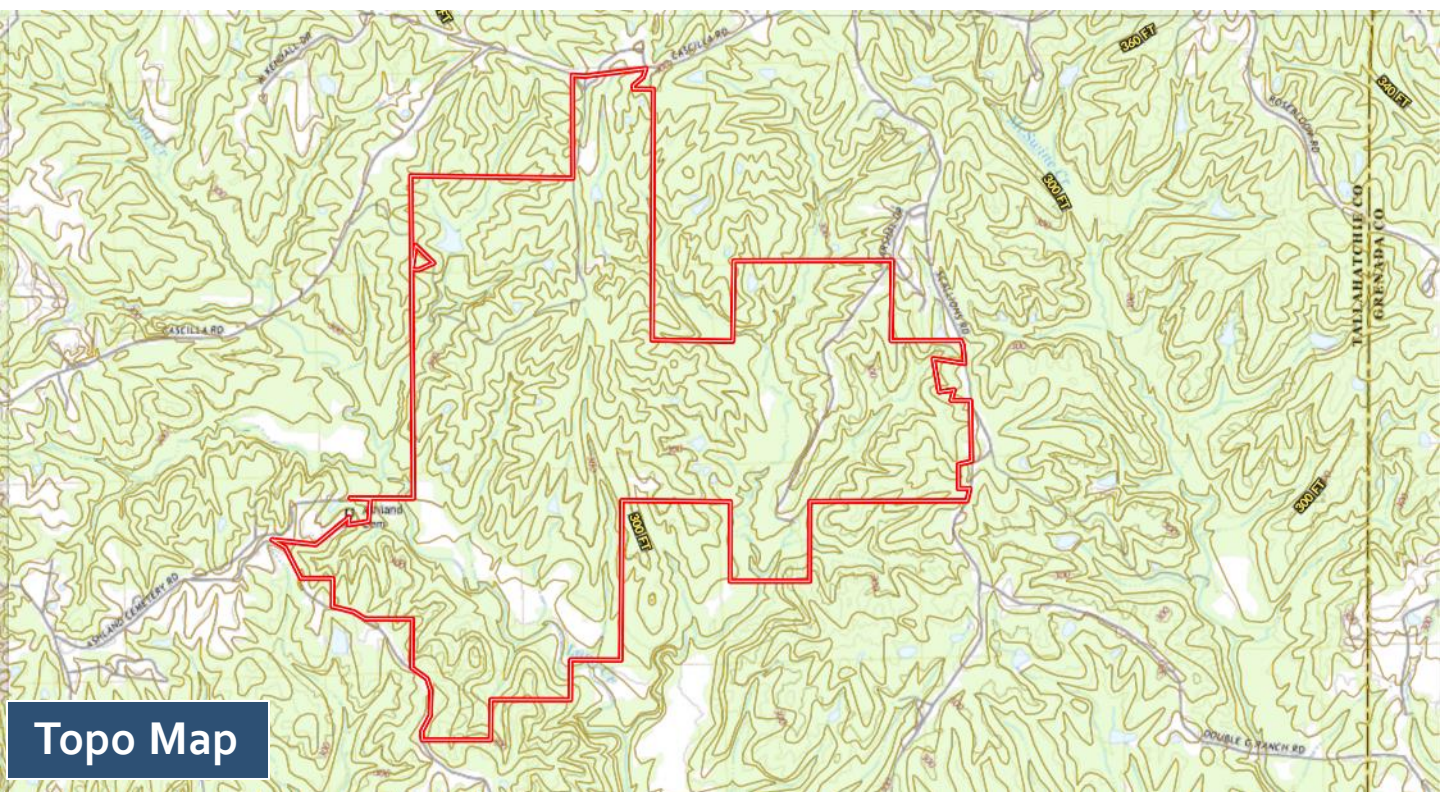


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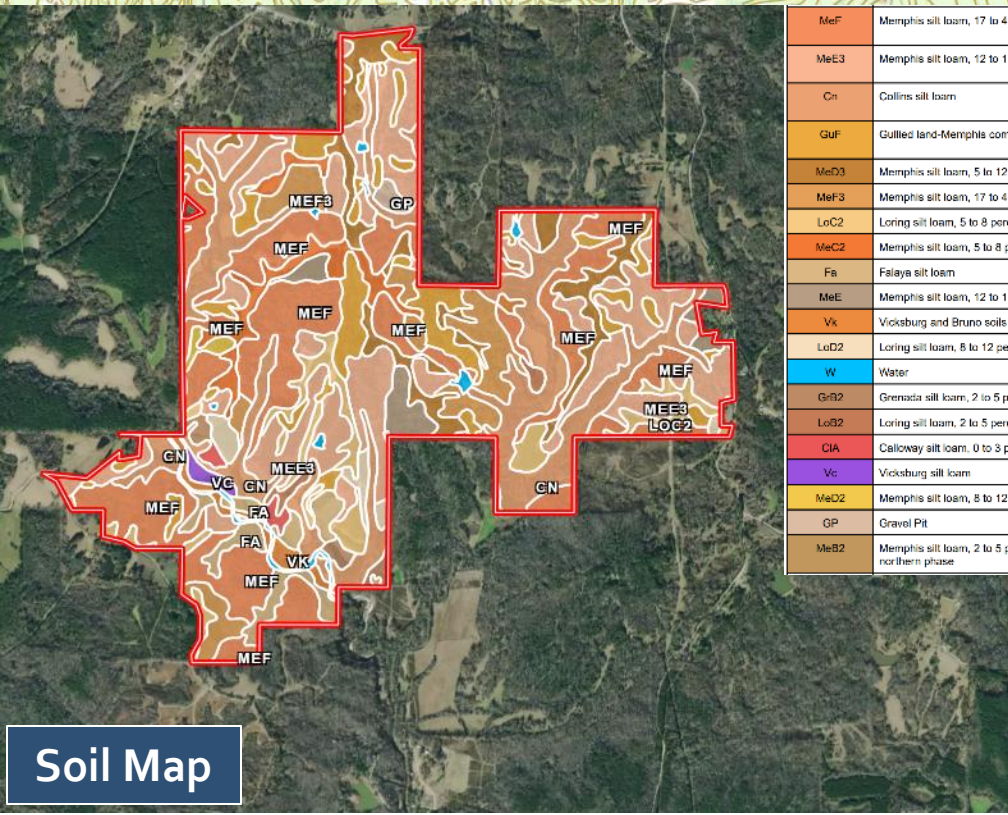
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Topo Map



Soil Map

MeF	Memphis silt loam, 17 to 40 percent slopes	300.5 2	23.47	0	20	7e
MeE3	Memphis silt loam, 12 to 17 percent slopes, severely eroded	251.2 7	19.63	0	71	6e
Cn	Collins silt loam	207.2 4	16.19	0	56	2w
GuF	Gullied land-Memphis complex, 8 to 40 percent slopes	102.6 5	8.02	0	1	7e
MeD3	Memphis silt loam, 5 to 12 percent slopes, severely eroded	83.81	6.55	0	76	4c
MeF3	Memphis silt loam, 17 to 40 percent slopes, severely eroded	76.97	6.01	0	18	7e
LoC2	Loring silt loam, 5 to 8 percent slopes, moderately eroded, central	64.86	5.07	0	47	4c
MeC2	Memphis silt loam, 5 to 8 percent slopes, eroded	40.82	3.19	0	82	3e
Fa	Falaya silt loam	38.81	3.11	0	76	2w
MeE	Memphis silt loam, 12 to 17 percent slopes	28.8	2.25	0	81	5e
Vx	Vicksburg and Bruno soils	15.88	1.24	0	76	2w
LoD2	Loring silt loam, 8 to 12 percent slopes, moderately eroded, east	15.84	1.24	0	44	6e
W	Water	11.86	0.93	0	-	-
G-B2	Grenada silt loam, 2 to 5 percent slopes, eroded	10.97	0.86	0	48	2e
LoB2	Loring silt loam, 2 to 5 percent slopes, moderately eroded, central	8.85	0.54	0	55	3e
CIA	Calloway silt loam, 0 to 3 percent slopes	6.3	0.49	0	59	2e
Vc	Vicksburg silt loam	5.57	0.44	0	90	2w
MeD2	Memphis silt loam, 8 to 12 percent slopes, eroded	5.19	0.41	0	79	4e
GP	Gravel Pit	4.93	0.39	0	-	-
MeB2	Memphis silt loam, 2 to 5 percent slopes, moderately eroded, northern phase	0.07	0.01	0	80	2e

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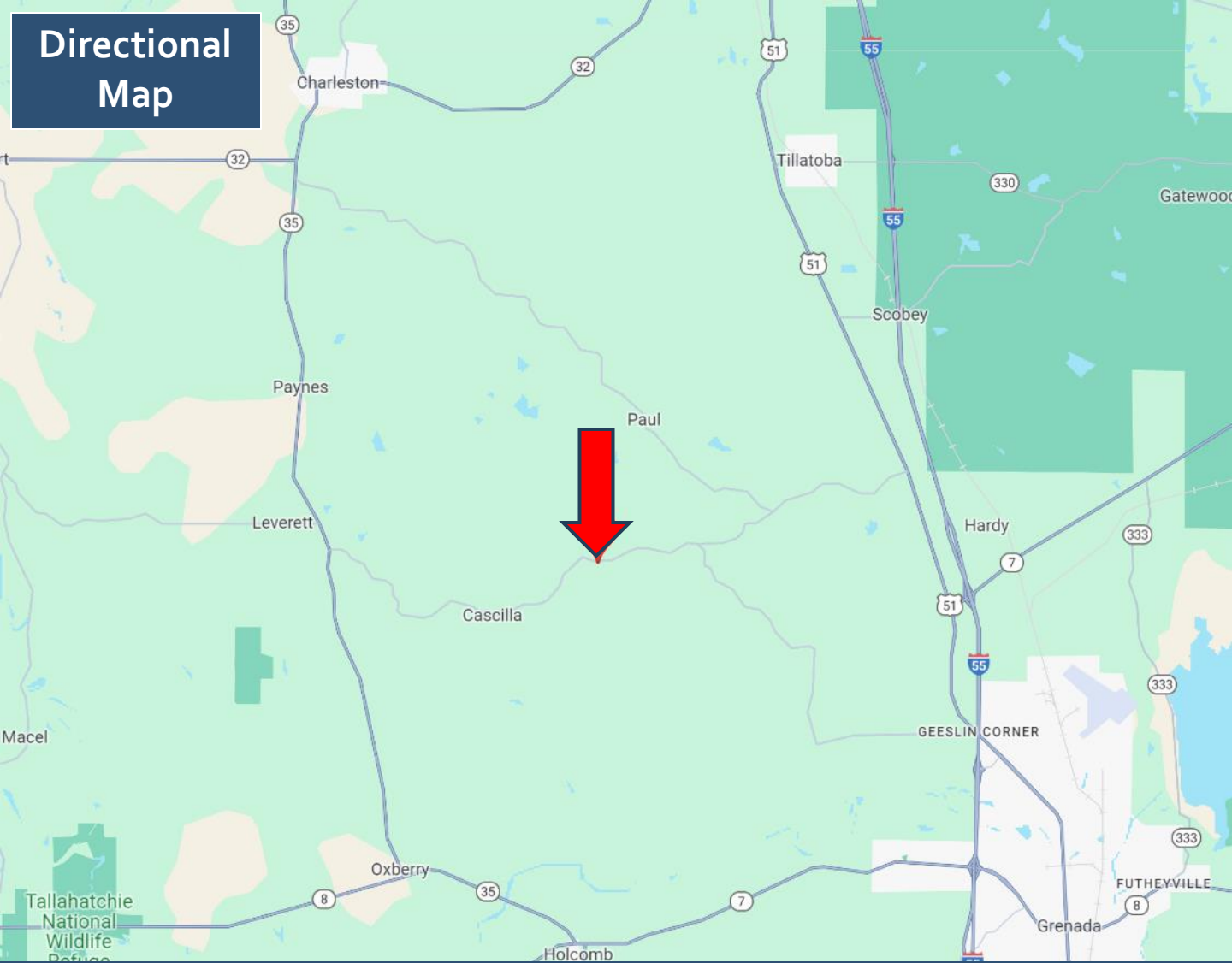
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Directional Map



Directions from I-55 and Hwy 7 in Grenada, MS: Take exit 211 for Hwy-7 N toward Coffeeville and travel 0.3 miles. Turn right onto Hwy-333/Hwy-7 S and travel 0.4 miles. Turn right onto Hwy-51 N and travel 2.8 miles. Turn left onto Cascilla Road and travel 1.9 miles. Continue on Strider Road and travel 2.9 miles, then continue onto Cascilla Road. After 2.1 miles, the property entrance will be on your left. [Google Map Link](#)

Address: 1350 Cascilla Road, Cascilla MS 38920



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