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SOUTHERN STATES REALTY



Whitaker Road, Centreville

The Property

Once or twice in a lifetime, a world class property comes on the market that is truly remarkable. Whitney Ranch is a 2,239 acre +/- high game fence located in SE Wilkinson County, MS. The crown on this property is an 8,500 SF lodge that rivals anything ever featured on HGTV. Stands of mature pine timber cover the gentle rolling hills and old growth hardwood forests span along the clear creeks.

The Lodge, Manager's House, Camp and Equipment Buildings

The Lodge features 12,000 SF under roof and was built in 2013 for over \$4M. It has 6 bedrooms and 6 baths, and the highest grade of finishes and materials were used. 2 master suites are at the end of each wing and the 4 guest suites have their own full baths and feature 1-3 queen beds per suite. Granite counters were used throughout, and the kitchen has 2 islands and top of the line appliances. The kitchen, dining and living room span across the front of the lodge with 2 massive stone fireplaces and accents in each space. Reclaimed heart pine was used on the floors, as structural beams and for the ceilings. Equally impressive is the entertainment and pool area outside. A gas fire pit is positioned next to a stone hot tub that overflows into the pool. The covered portion is a fabulous entertainment area with another huge, stone, wood burning fireplace, outdoor kitchen, bar and enough room to entertain the New Orleans Saints! It's all located on a hill with a commanding view of a field down below where you can watch deer every day. The mechanical systems and foundation were engineered and oversized and are more typical of a commercial or much larger structure. Next to the home is the 4800 SF, 2 story "Bunk House". It has garages, deer skinning area and walk-in cooler on the first floor. On the 2nd floor, you'll find the ultimate man cave and a large bedroom that sleeps 12. The Manager's House is almost 3,000 SF with a pool, outdoor fireplace, covered entertainment areas and is located away from the lodge outside the high fence on the front of the property. The Camp is a mobile home with 9' ceilings, an open floor plan and is as nice as you can buy. A cypress mud room, 1562 SF porch and brick fireplace were built across the back, and this porch is a favorite cooking and hang out area for guests. Keep all your equipment and toys in the 12,000 SF shop. It has several 20' roll up doors, an equipment wash station, and a 10'x200' canopy runs down the front of the building. There are 2 additional equipment storage buildings next to this shop.

The Land

The fences have been in place and intensively managed for 9 years and have an excellent herd of whitetail deer. A highly improved road system takes you to all areas of the property. 24+ large food plots are planted year around and have box stands and bow stands on each one. It is typically to see 30 or more deer in a plot at one time and half of them being racked bucks. 15+ ponds, most of which are at least 3 acres, offer fine bass fishing. When viewing this property, one thing that stands out is the quality of the timber which has been professionally managed. The land has both pine and hardwood timber valued at \$2.5M +/- in today's market. An incredible amount of planning, time and money has been spent on developing this property to what it is today, and there are few rivals on the market in the southeastern United States. This property can also be purchased as 1) The lodge and 1278 acres for \$9.5M and 2) The camp and 961 acres and equipment buildings for \$5.5M.

\$15,000,00

2239 Acres

UC #23042-82345

31.022085, -91.190205 GPS

