

## Prime Recreational and Hunting Investment Along the Natchez Trace

**The Trace** offers 250.85 surveyed acres of premium, turn-key hunting and recreational paradise in highly sought-after Madison County, Mississippi. Nestled right along the historic Natchez Trace Parkway, this premier property combines immediate high-end lodging comfort with exceptional wildlife habitats and valuable timber assets.

To schedule your private showing contact:  
J Parker Sartain 601.506.2398 or Joe Wood 601.613.8675



Sartain's Heritage  
Properties, LLC  
[www.sartainheritage.com](http://www.sartainheritage.com)

**EXCLUSIVE FARM, TIMBER, AND  
HUNTING LAND IN THE SOUTHEAST!**  
TRUST OUR 70+ YEARS OF EXPERTISE.

All information contained herein is supplied by sources deemed reliable, but is not guaranteed by Sartain's Heritage Properties, its Brokers or Agents. Properties are subject to errors, omissions, correction, price change, prior sale or withdrawal without notice. All Buyer's agents are required be identified on the first contact with Broker/Agents of Sartain's Heritage Properties and must accompany the buyer on showings to receive full fee participation. Otherwise, the fee participation shall be at the sole discretion of the Broker and Sartain's Heritage Properties.

## **Exceptional Lodging & Camp Amenities**

- **Spacious Lodge:** 2,200 sq. ft., 5 bedrooms, 1.5 baths, ideal for hosting large hunting groups.
- **Modern Kitchen:** Fully equipped with all major appliances for preparing gourmet post-hunt meals.
- **Great Room:** Features a rustic wood-burning fireplace as the central gathering hub.
- **Screened Porch:** Large outdoor living space to relax without the bugs.
- **Utility Room:** Laundry room setup includes a convenient extra sink and walk-in shower.
- **Bonus Storage:** Integrated storage room featuring both personnel and exterior overhead door access. Custom built lockable Gun Closet.
- **Furnished:** Select indoor furnishings, kitchenware and linens are included in the sale.
- **Outbuildings:** Property includes an insulated well-house providing on-site well water.
- **Game Processing:** Enclosed storage shed equipped with an open bay and electric winch skinning rack.

## **Premier Wildlife Habitat & Managed Timber**

**Year-Round Water:** Dancing Rabbit Creek traverses the entire property, ensuring a permanent water source for game.

**Diverse Timber:** Valuable acreage features thinned Plantation Pines alongside mixed natural pine, mature hardwoods and 70 acre cutover providing excellent browse and cover for whitetail deer and nesting for turkeys.

**Bedding & Browse:** Managed cutover scattered across the landscape provides critical thick cover and browse for white-tail deer and ideal nesting areas for wild turkeys.

**Turn-Key Hunting:** Five established food plots are strategically positioned and ready for seasonal planting and a 425 yard target range.

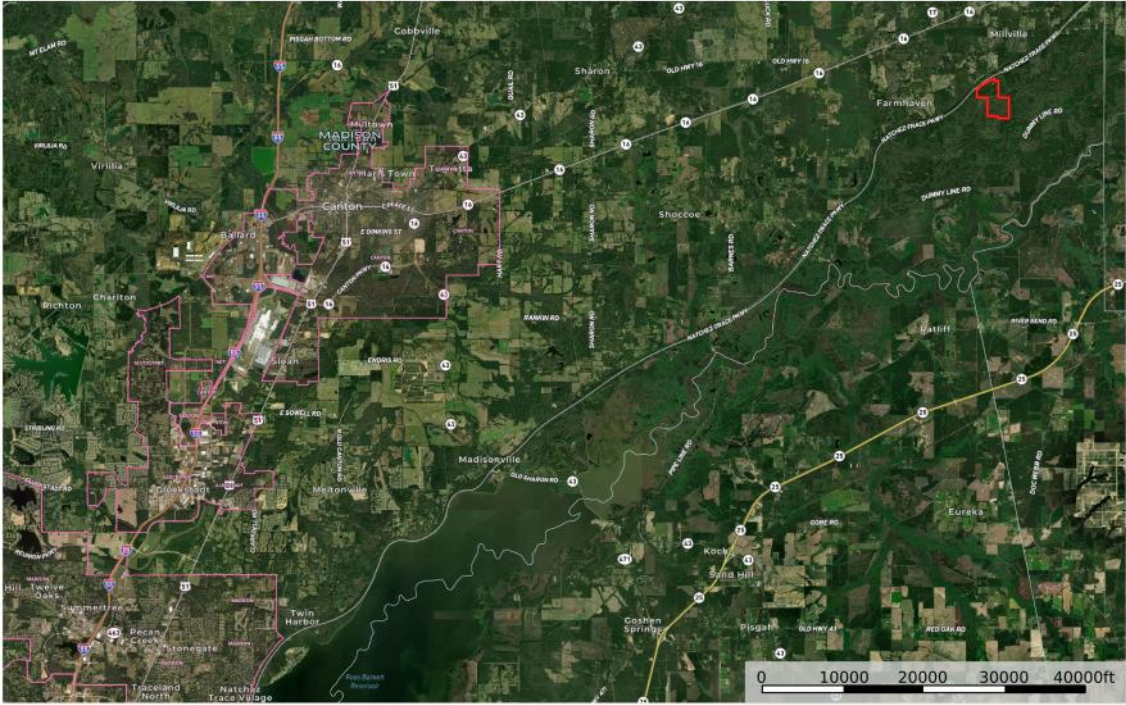
**Interior Roads:** Well developed interior road system for easy and quiet access about the property.

**Shooting Houses:** Total of Seven Shooting Houses. Four custom built shooting houses, One Ranch King shooting house One Sportsman Condo and One Unknown Manufacturer.

## **Unbeatable Location & Seamless Access**

- **Natchez Trace Frontage:** Highly desirable location with direct access off the historic parkway.
- **Waterway Proximity:** Positioned just 1.8 miles north of the Pearl River.
- **Quick City Commutes:** Located only 21 miles northeast of Madison City Limits.
- **Multi-County Access:** Easy, scenic drive from Rankin County via Highway 43 across the Ross Barnett Reservoir.
- **Legal Description:** Located in Sections 3 & 10, Township 9 North, Range 5 East, Madison County, MS.
- **Latitude/Longitude:** 32.6516, -89.7794

**The Trace Area Map**  
Mississippi, AC +/-

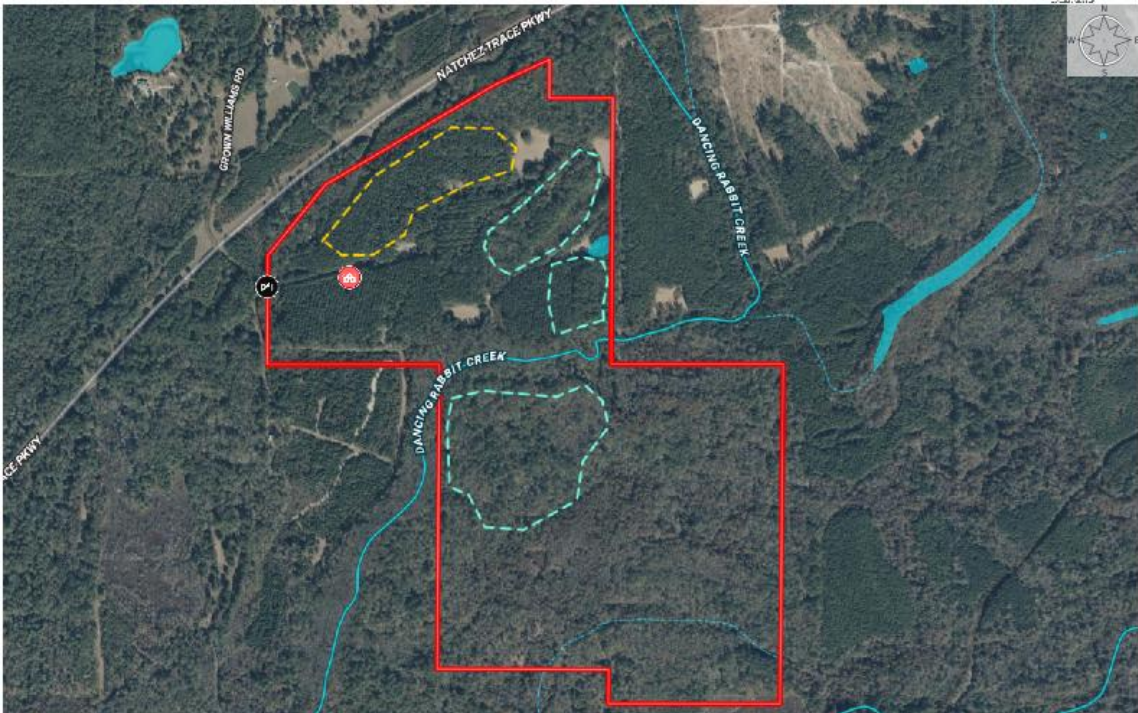


Boundary

Parker Sartain  
P: 6015062398    www.sartainsheritage.com    106 First Choice Drive

**id** The information contained herein was obtained from sources deemed to be reliable. Sartain's Heritage Properties makes no warranties or guarantees as to the completeness or accuracy thereof.

**The Trace Hal Flowers**  
Madison County, Mississippi, AC +/-



Gate    Lodge    Thruway    Cutover    SOLD 2    SOLD 1    For Sale    Boundary 1    SOLD    Water Body

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