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**Southern
States Realty**



Welcome to Turkey Roost. This property is 495+ acres in Wilkinson County, just south of the Adams County line. Conveniently just off Highway 61, this property is a very short drive from Baton Rouge. This property is turnkey featuring a very nice lodge, shop, walk-in cooler, gun vault, and more. The lodge is sitting over a stocked pond sitting well off the road, offering great seclusion and privacy. The woods offer towering hardwood/pine mix and are gentle to medium rolling hills. The ridges are very wide, and the bottoms are large as well, which has enabled the current landowner to develop this property greatly. It is uncommon to find food plots this large in this area, meaning you will have something that your neighbors won't have. The great internal trail system allows you to easily maneuver around the property and access it. This area is known to produce giant deer and has a thriving deer herd. Over a dozen deer can be seen in the food plots on a good, cold afternoon. The turkey population here, given the name, is thriving as well. For the serious turkey hunter, this property will not disappoint you. The lodge features 6 beds and 5.5 baths. Each bedroom downstairs is accompanied by a private bathroom, and the master suite even has two private bathrooms to give him and her their own space. Built to the nines, you will have zero trouble entertaining family, friends, or clients here. Other features include an outdoor kitchen, gun vault, butler's pantry, wine and coffee bar, and wrap-around porch. The shop is perfect for storing all of your toys and equipment. With doors on each side, you can easily utilize all of the space. This shop has been the location for many hunting success stories as men stood around the big buck or gobbler they harvested. A walk-in cooler, skinning rack, and ice machine finish this shop nicely. Whether you're looking for a legacy property for your family or a place to treat your clients, this property fits the mold. Give your favorite realtor a call today for more information.

571 Smith Road, Woodville, MS

31.30576, -91.35357 GPS



\$4,400,000

**495± Acres
MLS #4128494**



#HUNTINGLANDMAN