

RECREATIONAL/HUNTING RETREAT

113± Acres in Covington County, MS



\$745,000

- 113± Acre Property in Covington County, MS
- Located Near Taylorsville in the Hot Coffee Community
- Approximately 70± Acres of 25-Year-Old Pine Timber
- 35± Acres of Row Crop
- Remaining Land Consists of Pasture and Mixed Timber
- Over 1.3± miles of frontage on Oakahay Creek for Freshwater Fishing and Recreation
- Abundance of Wildlife, Including Deer, Turkey, Doves, and Small Game
- Three Strategically-Placed Fiberglass Shooting Houses
- 4,200 SF House with Six Bedrooms, Three bathrooms, Full basement, and Wrap-Around Porch
- Three Additional Cottages with Bathrooms, Each Sleeping Three Comfortably
- Multiple Pole Barns and a Mess Hall on the Property
- Has Hosted Hunts for Veterans and Family Events
- Featured on Mississippi Outdoors and Considered One-of-a-kind for Creating Lasting Memories



Call me today!

WALKER TRANUM, REALTOR®
Walker@TomSmithHomes.com
662.268.6333 **office** | 662.769.1442 **cell**



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



Are you looking for a property sure to check off all the boxes? Well, here it is! This 113+/- acres property is located in Covington County, MS, near Taylorsville in the small community of Hot Coffee. This tract consists of approximately 70+/- acres of 25-year-old pine timber, 35+/- acres of row crop, and the remainder is pasture and mixed timber. There are over 1.3+/- miles of frontage on Oakahay Creek, which offers fresh-water fishing, from wading the banks and catching bass and other fish species to canoeing and kayaking. This creek is spring-fed with clear waters and white sand. On the day of walking the property, many game signs were present. Deer, turkey, doves, small game, predators, and anything you want can be hunted on this property. Three fiberglass shooting houses are scattered throughout the property, with two on different portions of the ag fields and the other on a powerline with a planted food plot. There is also a 4,200 sq ft house with six bedrooms, three bathrooms, a full basement with a complete kitchen, and a wrap-around porch overlooking the property. There are three additional cottages that each have a bathroom and sleep three comfortably. Multiple pole barns and a mess hall complete this retreat. The property has hosted many hunts for veterans and family events as well. It has been featured many times on Mississippi Outdoors and is genuinely one of a kind. If you are looking for a property to create lasting memories on, give Walker a call to view this one!



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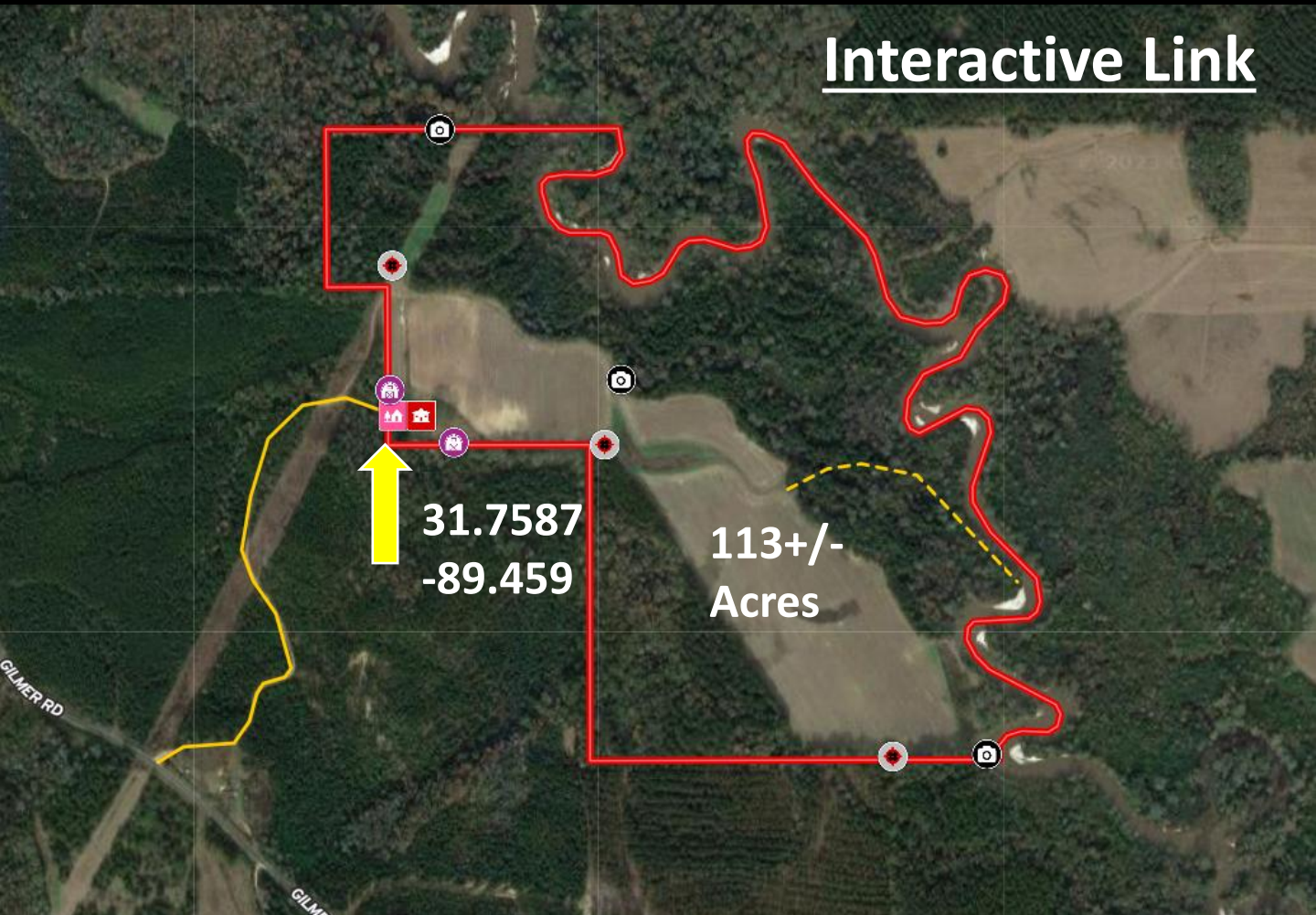


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Aerial Map

[Interactive Link](#)



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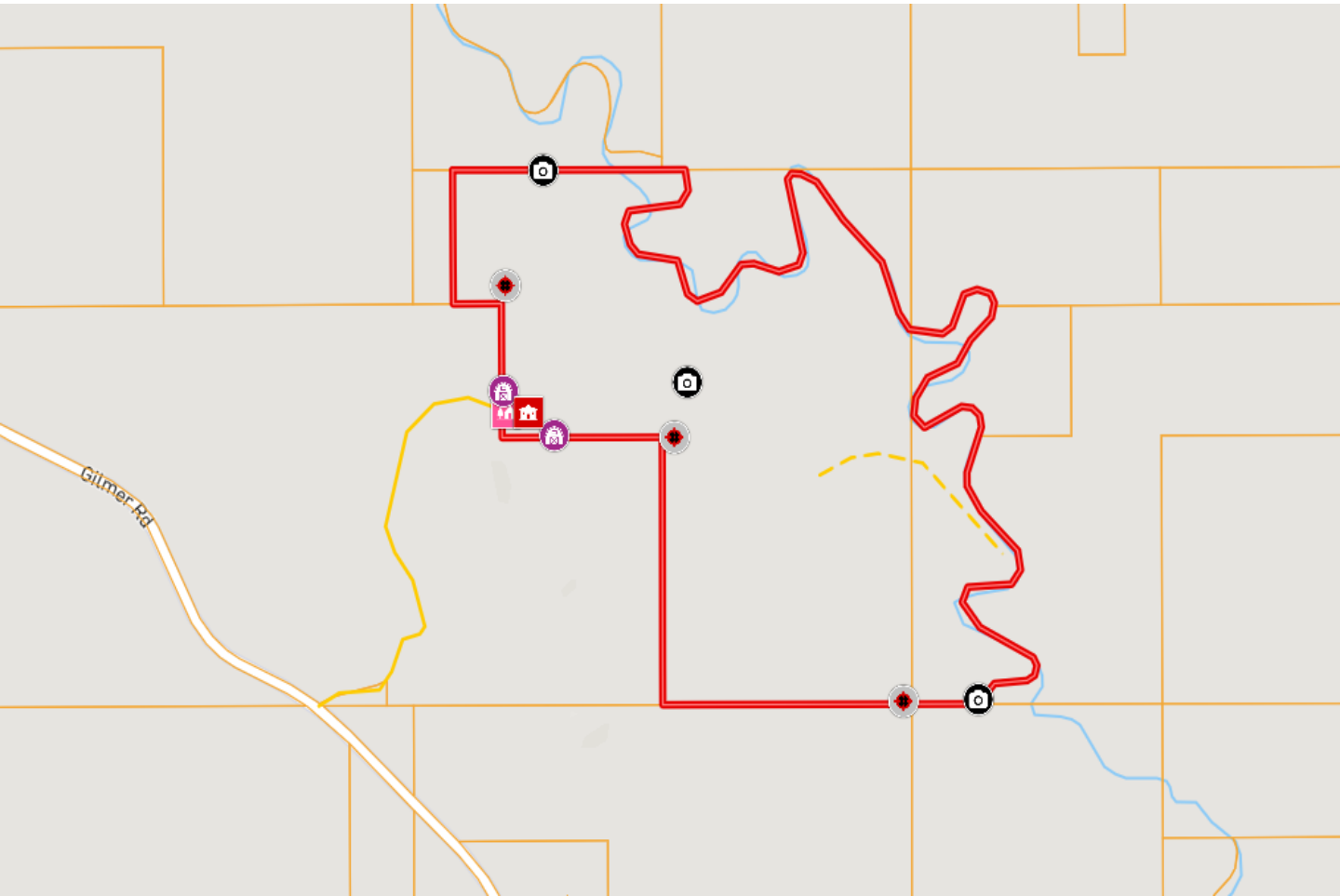


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Ownership Map



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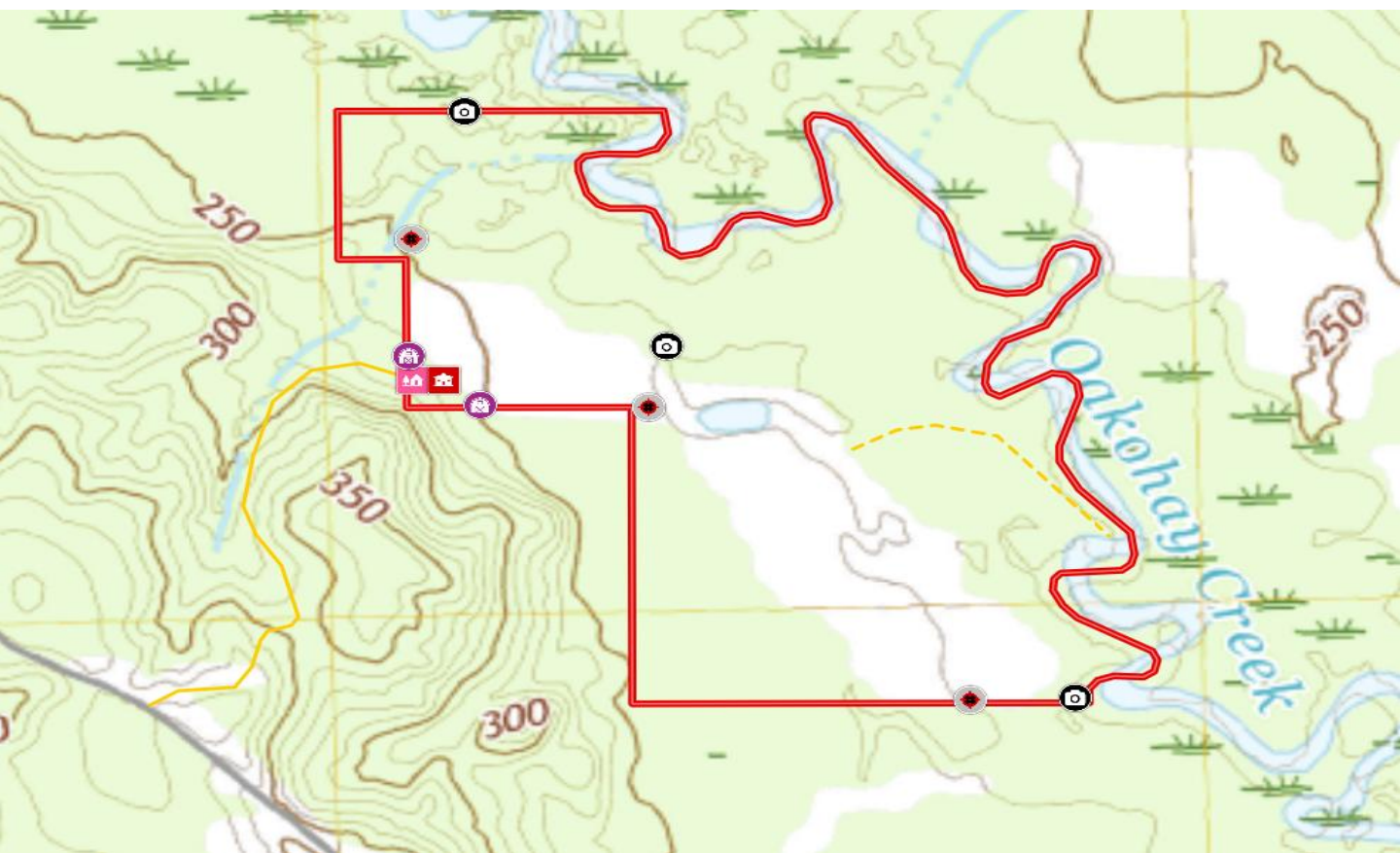
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Topo Map



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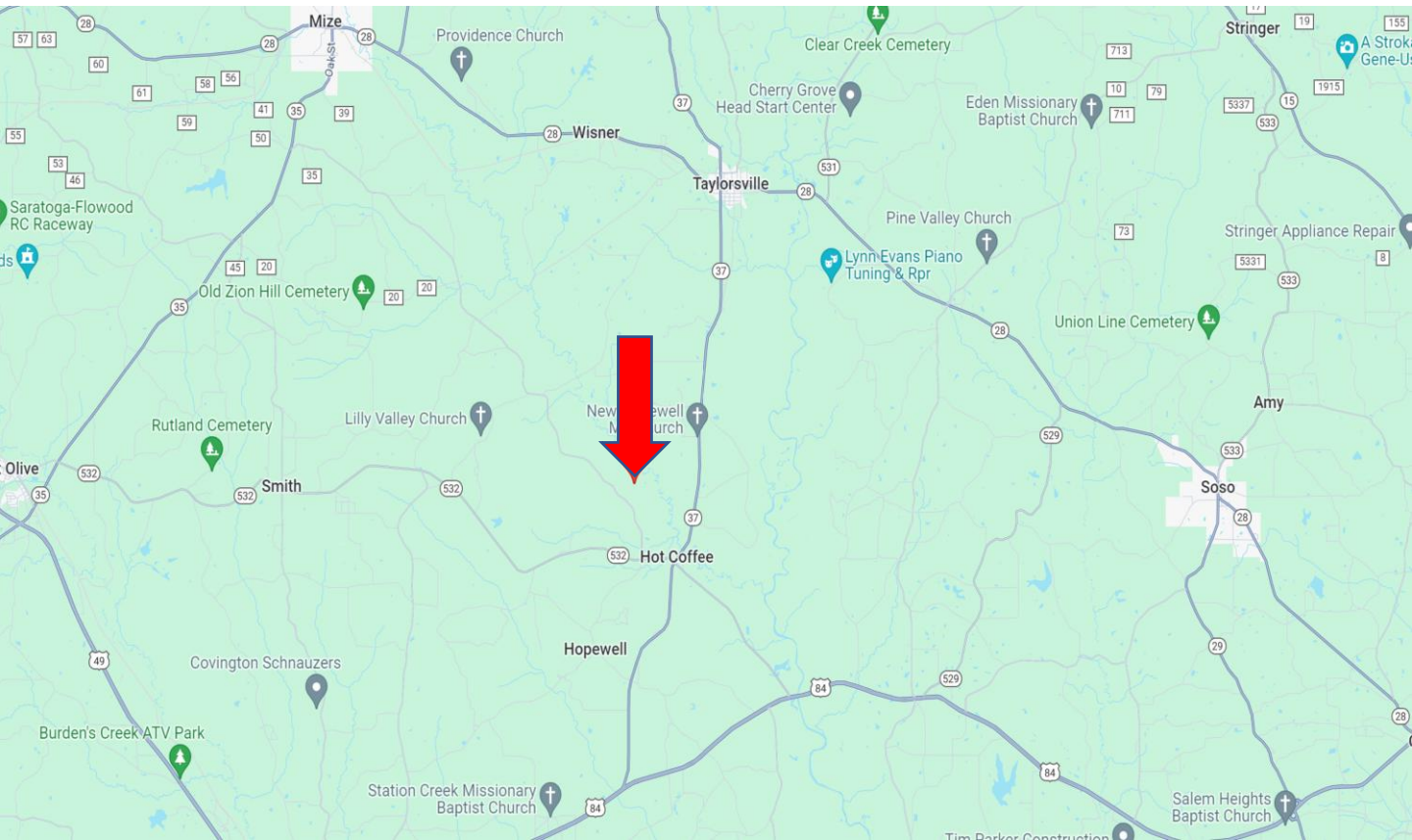
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Directional Map



Directions from the Three-Way in Tylorsville, MS: Travel Hwy 37 South/Pine Street for 6.4 miles. Turn right onto Oakahay Precinct Road then immediately merge onto MS-532 West and travel .5 miles. Turn right onto Gilmer Road. After 1.1 miles, the property will be on your right. [GOOGLE MAP LINK](#)



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