



FOR SALE

Billups Lake Farm

A legacy recreational property in central Mississippi with extraordinary amenities and opportunities.

585 +/- Acres

Grenada and Carroll Counties

G A Robinson Land Co. LLC is the Exclusive Agent for the property described herein. This brochure and all information contained herein is believed to be correct; however, we make no guarantee as to its accuracy. Prospective buyers are urged to inspect the property and perform their own independent due diligence. G A Robinson Land Co LLC. and its agents assume no liability as to errors, omissions or investment results.

FOR APPOINTMENT PLEASE CONTACT: BERT ROBINSON IV

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Billups Lake Farm

Grenada and Carroll Counties, MS

Description

Owned by the Billups family since the 1800's, The Billups Lake Farm offers the outdoorsman an opportunity to purchase a turnkey recreational property. Intensely managed and manicured, The Billups Lake Farm offers trophy bass fishing, outstanding deer, turkey and small game hunting. With a luxury lodge set in an idyllic setting, this makes for the perfect family retreat.

Location

Located near Holcomb, Mississippi in Grenada County, the Billups Lake Farm is ideally located near the delta, but just inside the western edge of the hills. From Holcomb, travel south on MS Hwy 35 to Sweethome Rd thence east to Billups rd. Billups road dead-ends at the gated entrance to the property. Drive time from Greenwood is 30 minutes, Oxford 1 hour, and Memphis 1 hour 45 minutes.

Acreage

Billups Lake Farm consists of 585 +/- total acres. The property is approximately 60% timber with the balance in open area used for food plots, dove fields, natural cover and forage.

Lake

Billups Lake is a 20+/- acre man made impoundment specifically designed for trophy bass fishing. Numerous bass weighing over 8lbs are caught and released every year. Smaller fish are harvested under a specific management plan designed for optimal fishery health. The lake is fertilized annually and supplemented with forage shad as prescribed by fisheries consultants based on electrofishing surveys.

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Lodge

A 3200+/- sq. ft. lodge designed by Southern Living Magazine was built by David Holcomb in 2006. The interior was designed and decorated by Steve Bengal. With 5 bedrooms and 3.5 baths, this cypress lodge is the ideal family retreat.

Hunting

The property has perfect mix of habitat including pine plantations, hardwood bottoms, 15 established food plots and managed natural forage. Trophy whitetail deer are annually harvested under a big buck program. Wild turkeys abound and are a delight to hunt in the diverse mix of woodlands and fields. Sunflowers are planted each spring producing several hot-barreled dove shoots each fall.

Managers House

In addition to the luxurious main lodge, there is another modest house. This house is ideal for a caretaker or for overflow accommodations for family and friends.

Improvements and equipment also included

- John Deere 6320 4wd Tractor with disk, bushog, planter, drill, and box blade
- 7 Deer Stands
- Diesel fuel tank
- Metal tractor shed with closet
- 16 foot Pontoon boat with trolling motor
- Permanent wooden pier/boat dock

Representations and Warranties

The property and all the improvements are being sold "As Is-Where Is" without representations or warranties of any kind.

Asking Price

\$1,575,000 or \$2,692 per acre.

Showing

By appointment only. For an appointment please contact Bert Robinson IV.

Map link

<https://mapright.com/ranching/maps/a598f62bb665e15ded1f84da48f2bffa/share>

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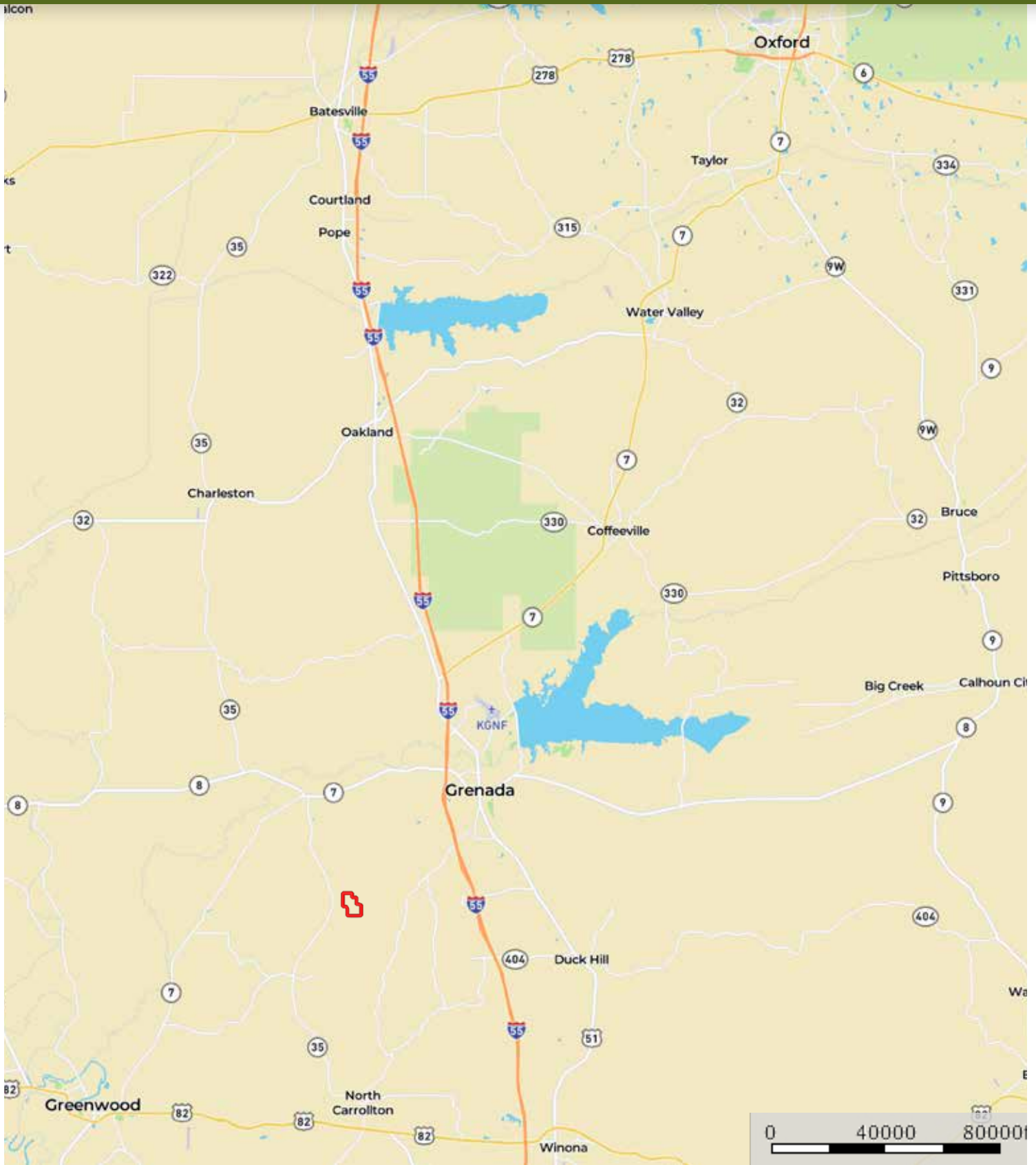
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LOCATION MAP



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