

# Private Lake Paradise

719.95± Acres in Pear River County, MS

**\$3,290,000**



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

Office 769-888-2522

# Property Profile

## Private Lake Paradise

### Location:

- South Mississippi
- Pearl River County
- 5± Miles Northwest of Poplarville
- Fronts the North Side of Stanford Lake Road

### Coordinates:

- 30.9319, -89.5723

### Property Information:

- 719.95± Total Acres
- 110± Acre Private Lake
- 169± Acre Pastureland
- Pine Timberland
- Meticulously Maintained
- 5 Wildlife Plots
- All Weather Interior Roads
- Excellent Hunting & Fishing
- Trail Riding Opportunities

### Property Use:

- Recreational
- Hunting & Fishing
- Family Getaway
- Corporate Retreat
- Investment

### Improvements:

- 2,244± SF Cabin/Home
- 1,202± SF Guest House
- Equipment Shed
- 2 Boat Ramps
- 3 Gated Entrances

### Tax Information: 2021 Taxes \$6074

- Parcel 1: 1-16-7-26-000-000-0300
- Parcel 2: 1-16-8-27-000-000-0100
- Parcel 3: 1-16-8-34-000-000-0103
- Parcel 4: 1-16-5-22-000-000-0200



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**MICHAEL OSWALT**

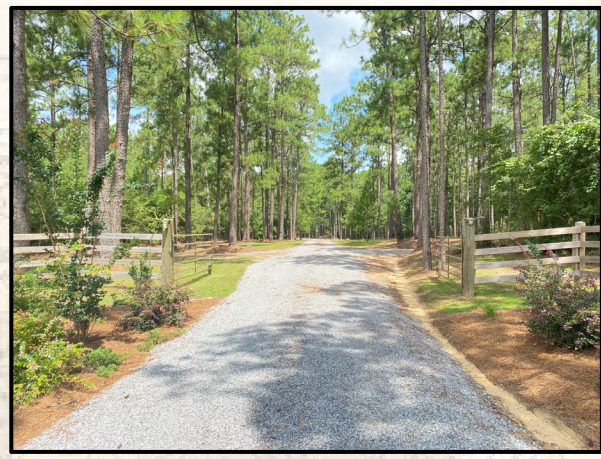
PRINCIPAL BROKER | Licensed in MS and AR

C: 662-719-3967

O: 769-888-2522

michael@smalltownproperties.com

P.O. Box K - Flora, MS 39071



Welcome to your private, lake paradise in Pearl River County, Mississippi. This 719.95± surveyed acre farm has been a family treasure for many years; the pride of ownership stands out the minute you arrive at the gated entrance. This beautiful property offers a little bit of everything for the avid outdoorsman...a camp, hunting, fishing, horse riding, trail riding, you literally have it all here!



The two bedroom, two bath, 2,244± square foot cabin is a great place for the family to use as a fulltime residence, weekend getaway, or a perfect company retreat. Coffee and/or your favorite drink will just taste better while sitting on the porch overlooking your 110± acre private lake. The view is absolutely incredible. Just outside the main structure you will find a quaint guest home/cabin ideal for guests, kids, or grandkids (they will love their own two-bedroom, one bath suite).



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**MICHAEL OSWALT**

PRINCIPAL BROKER | *Licensed in MS and AR*

C: 662-719-3967

O: 769-888-2522

[michael@smalltownproperties.com](mailto:michael@smalltownproperties.com)

P.O. Box K - Flora, MS 39071

15,000+ Followers

Information is believed to be accurate but not guaranteed.



# SMALLTOWN

HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**MICHAEL OSWALT**

PRINCIPAL BROKER | *Licensed in MS and AR*

C: 662-719-3967

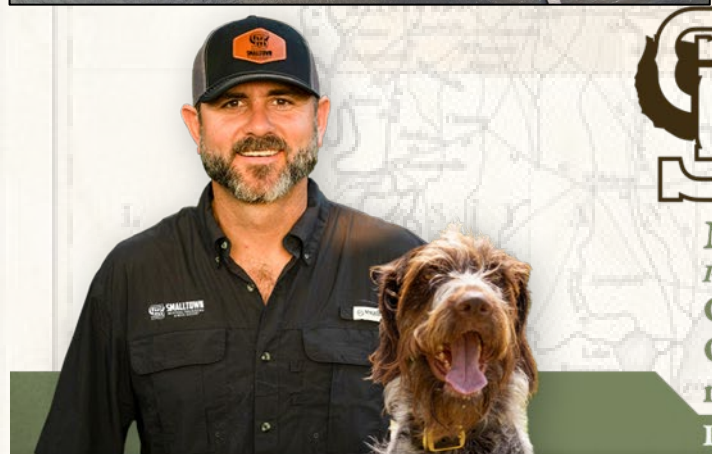
O: 769-888-2522

[michael@smalltownproperties.com](mailto:michael@smalltownproperties.com)

P.O. Box K - Flora, MS 39071

15,000+ Followers

Information is believed to be accurate but not guaranteed.



# SMALLTOWN

HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**MICHAEL OSWALT**

PRINCIPAL BROKER | Licensed in MS and AR

C: 662-719-3967

O: 769-888-2522

[michael@smalltownproperties.com](mailto:michael@smalltownproperties.com)

P.O. Box K - Flora, MS 39071

15,000+ Followers

Information is believed to be accurate but not guaranteed.



The double slip boat house is ready to accommodate your pontoon and fishing boat. Beside the cabin area is the chicken coup and horse pasture perfect for your backyard mini farm. The caretaker's house is a few yards through the woods from the main cabin area and features an octagonal 1,202± square foot three bedroom, two bath home with new floors and appliances. This house enjoys privacy with its own gated entrance and could easily be considered an additional guesthouse. A maintenance area, along with a shop and shed, is tucked away in the woods away from the other improvements.



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**MICHAEL OSWALT**

PRINCIPAL BROKER | Licensed in MS and AR

C: 662-719-3967

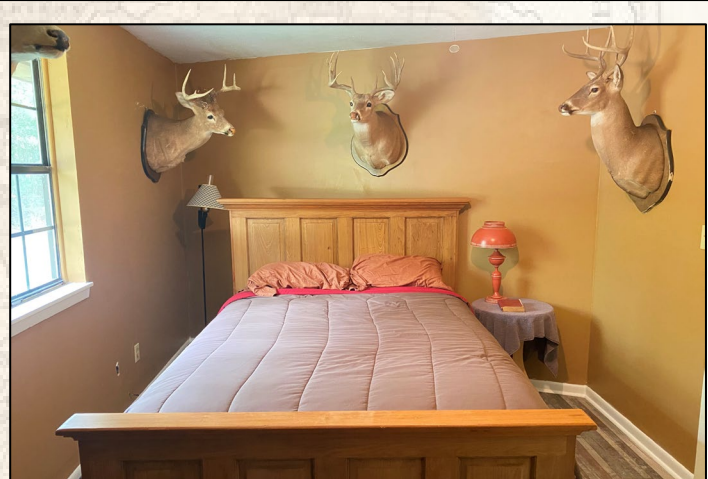
O: 769-888-2522

[michael@smalltownproperties.com](mailto:michael@smalltownproperties.com)

P.O. Box K - Flora, MS 39071

15,000+ Followers

Information is believed to be accurate but not guaranteed.



# SMALLTOWN

HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**MICHAEL OSWALT**

PRINCIPAL BROKER | Licensed in MS and AR

C: 662-719-3967

O: 769-888-2522

[michael@smalltownproperties.com](mailto:michael@smalltownproperties.com)

P.O. Box K - Flora, MS 39071

/15,000+ Followers

Information is believed to be accurate but not guaranteed.



On to the lake. The avid outdoorsmen will fall in love with the 110± acre stocked lake featuring two concrete boat ramps, a swimming area, and trophy fishing. Little Hell Creek traverses the property and constantly feeds the lake with good, clear, spring water. Honestly, how many people do you know who own a 100± acre private lake? This is one of the largest lake properties currently on the market in Mississippi. A small, stocked pond, great for the kids, is situated not too far from the main cabin.

The landscaping throughout this property is meticulous! From the gated entrances to the roads, to the timber, to the beautiful pasture, this property offers diversity. The all-weather timber road (we didn't spin a tire after roughly 50 consecutive days of rain upon initial inspection) will take you to any of the five, established large-acreage wildlife plots (with plenty of room for more). The total land make-up includes: 275± acres of mature mixed pine and hardwood, 134± acres of hardwood drains, 169± acres of open pasture (cuts approximately 1,800 round bales annually, on average), 12± acres of pine plantation, and the remainder in water features and home sites. Historically, the hunting has been great with many deer, turkey, and hogs calling this place home. The current owner plants corn, clay peas, and clover to keep the wildlife happy (no real hunting pressure in recent years). There is plenty of room to add a dove field to the mix as well. The farm offers three gated entrances along the north side of Stanford Lake Road, so you won't have to blow out the entire farm getting to your favorite stand.



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**MICHAEL OSWALT**


PRINCIPAL BROKER | *Licensed in MS and AR*

C: 662-719-3967

O: 769-888-2522

[michael@smalltownproperties.com](mailto:michael@smalltownproperties.com)

P.O. Box K - Flora, MS 39071

 15,000+ Followers

Information is believed to be accurate but not guaranteed.





# SMALLTOWN

HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**MICHAEL OSWALT**


PRINCIPAL BROKER | Licensed in MS and AR

C: 662-719-3967

O: 769-888-2522

[michael@smalltownproperties.com](mailto:michael@smalltownproperties.com)

P.O. Box K - Flora, MS 39071

 /15,000+ Followers

Information is believed to be accurate but not guaranteed.



# SMALLTOWN

HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**MICHAEL OSWALT**

PRINCIPAL BROKER | *Licensed in MS and AR*

C: 662-719-3967

O: 769-888-2522

[michael@smalltownproperties.com](mailto:michael@smalltownproperties.com)

P.O. Box K - Flora, MS 39071

15,000+ Followers

Information is believed to be accurate but not guaranteed.



It shouldn't take you long to visualize the happiness and lifelong memories this 719.95± acre Pearl River County property can bring. This place will surely make dreams come true. If you have been looking for the true, outdoorsman's paradise, give Michael Oswalt a call for your private showing today!



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**MICHAEL OSWALT**


PRINCIPAL BROKER | *Licensed in MS and AR*

C: 662-719-3967

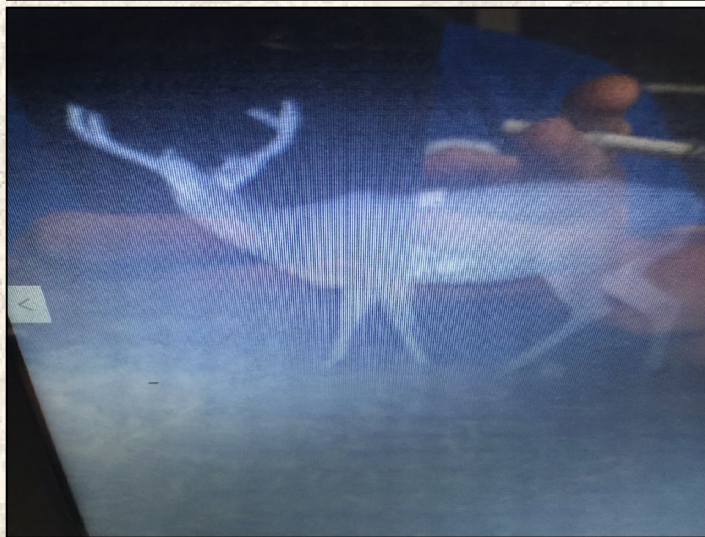
O: 769-888-2522

[michael@smalltownproperties.com](mailto:michael@smalltownproperties.com)

P.O. Box K - Flora, MS 39071

 /15,000+ Followers

Information is believed to be accurate but not guaranteed.



# SMALLTOWN

HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**MICHAEL OSWALT**

PRINCIPAL BROKER | *Licensed in MS and AR*

C: 662-719-3967

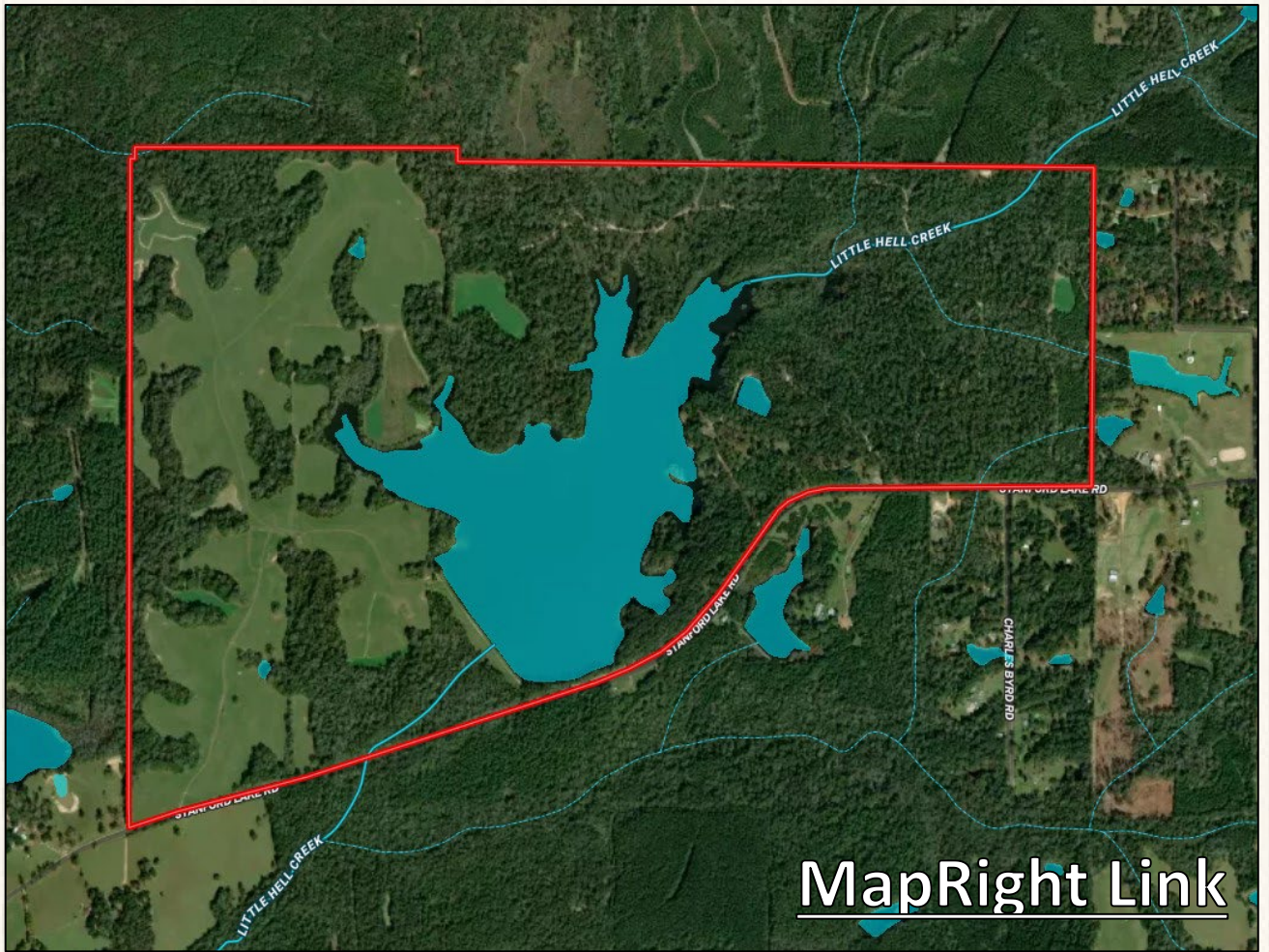
O: 769-888-2522

[michael@smalltownproperties.com](mailto:michael@smalltownproperties.com)

P.O. Box K - Flora, MS 39071

15,000+ Followers

Information is believed to be accurate but not guaranteed.



[MapRight Link](#)

## Aerial Map

### Conveniently Located

- 6 Miles Northwest of Poplarville, MS
- 31 Miles Southwest of Hattiesburg, MS
- 60 Miles Northwest of Gulfport, MS
- 70 Miles Northeast of New Orleans, LA
- 100 Miles Northeast of Baton Rouge, LA



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**MICHAEL OSWALT**

PRINCIPAL BROKER | *Licensed in MS and AR*

C: 662-719-3967

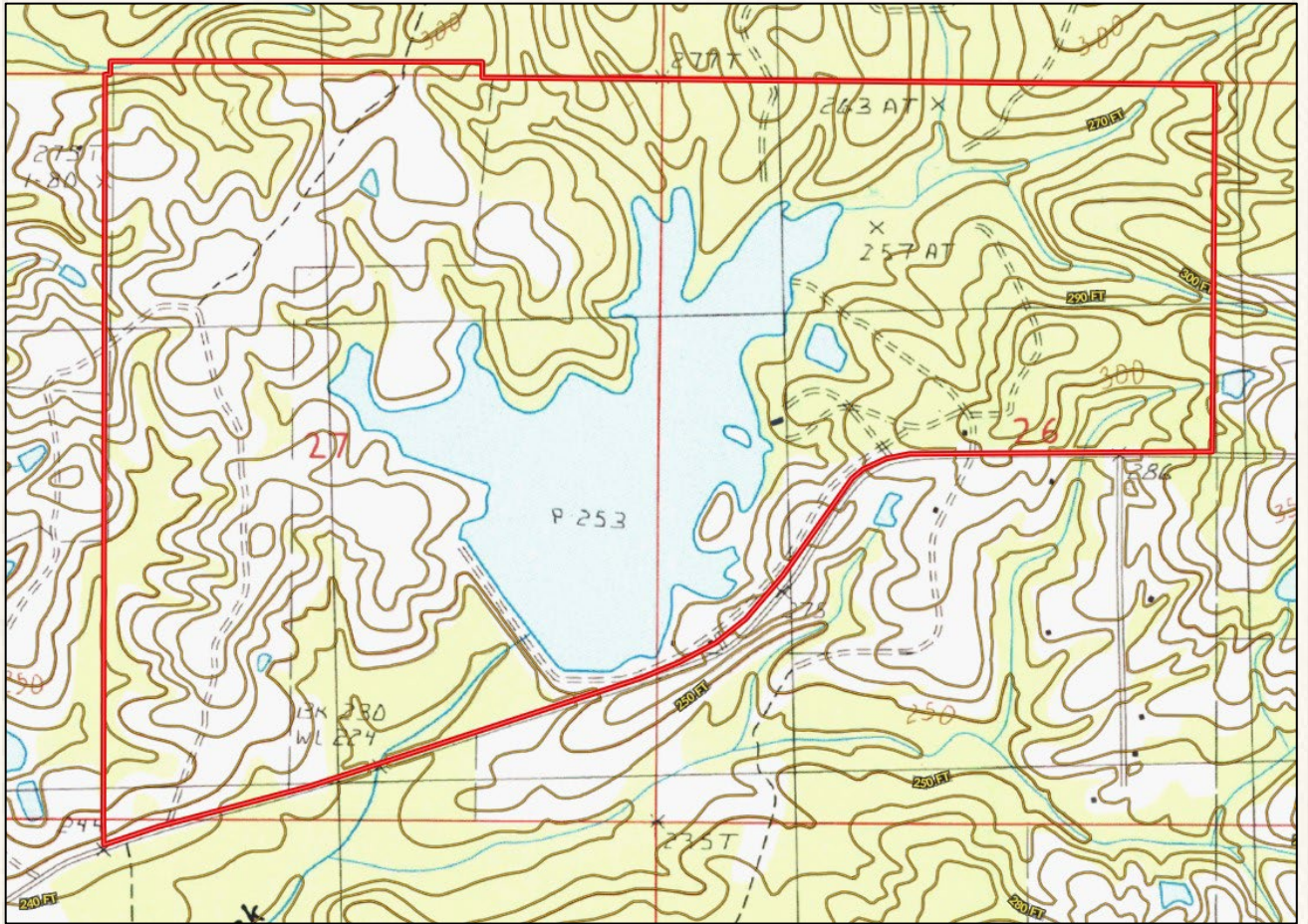
O: 769-888-2522

[michael@smalltownproperties.com](mailto:michael@smalltownproperties.com)

P.O. Box K - Flora, MS 39071

15,000+ Followers

Information is believed to be accurate but not guaranteed.



## Topography Map



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**MICHAEL OSWALT**


PRINCIPAL BROKER | *Licensed in MS and AR*

C: 662-719-3967

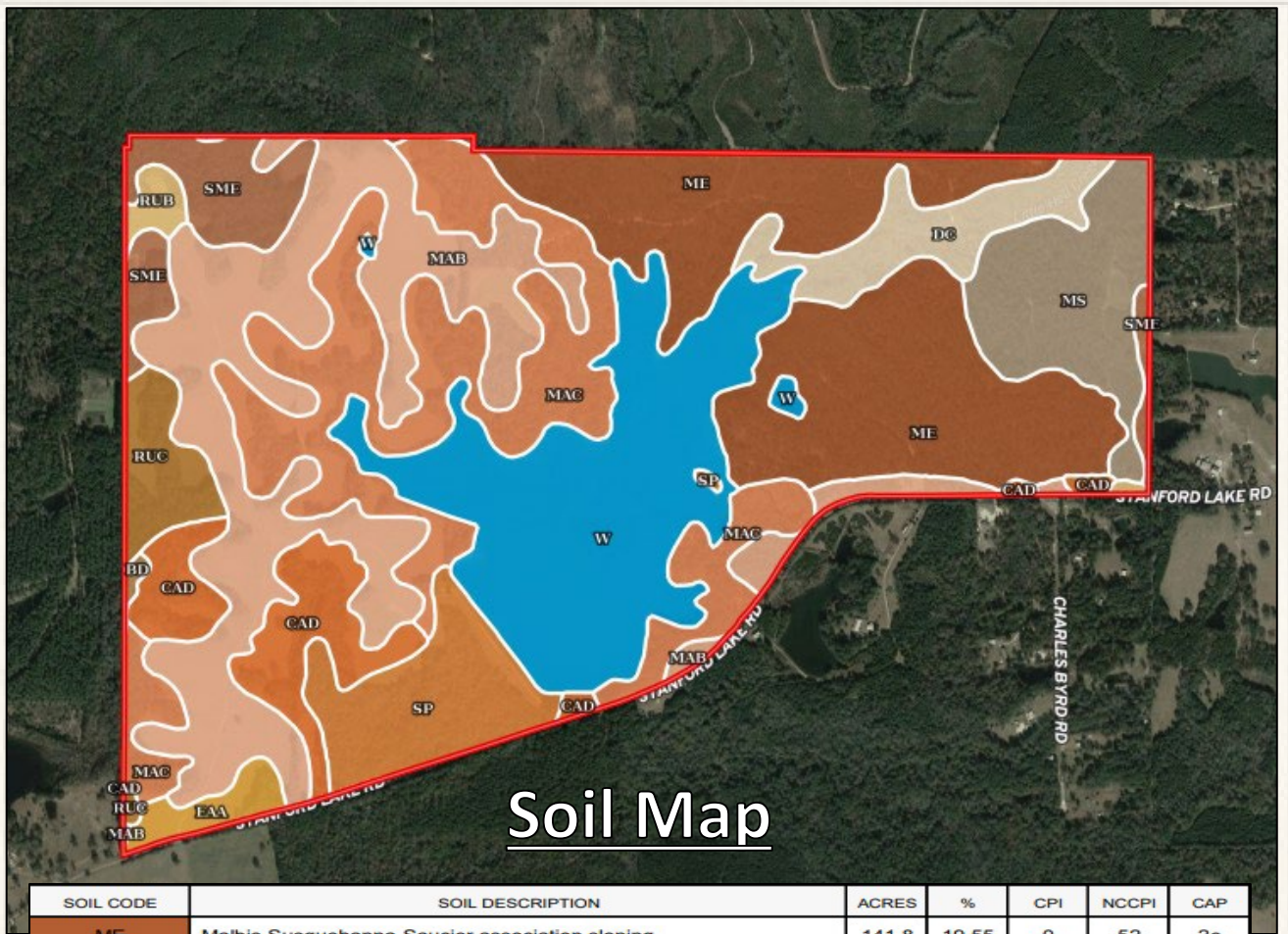
O: 769-888-2522

[michael@smalltownproperties.com](mailto:michael@smalltownproperties.com)

P.O. Box K - Flora, MS 39071

 15,000+ Followers

Information is believed to be accurate but not guaranteed.



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
ME	Malbis-Susquehanna-Saucier association sloping	141.8 5	19.55	0	52	2e
MaB	Malbis fine sandy loam, 2 to 5 percent slopes	139.2 6	19.19	0	62	2e
MaC	Malbis fine sandy loam, 5 to 8 percent slopes	120.1 5	16.56	0	62	3e
W	Water	114.5 1	15.78	0	-	-
MS	McLaurin-Smithdale association, rolling	44.22	6.09	0	46	3e
CaD	Cadeville fine sandy loam, 8 to 15 percent slopes	38.92	5.36	0	49	6e
Sp	Smithton sandy loam	38.4	5.29	0	49	4w
SmE	Smithdale sandy loam, 15 to 20 percent slopes	28.89	3.98	0	49	6e
DC	Dorovan-Croatan association	27.14	3.74	0	21	7w
RuC	Ruston fine sandy loam, 5 to 8 percent slopes	17.07	2.35	0	74	3e
EaA	Escambia fine sandy loam, 0 to 2 percent slopes	8.63	1.19	0	46	2w
RuB	Ruston fine sandy loam, 2 to 5 percent slopes	5.35	0.74	0	72	2e
Bd	Bibb sandy loam	1.15	0.16	0	38	5w
TOTALS		725.5 3(*)	100%	-	45.98	3.09



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**MICHAEL OSWALT**

PRINCIPAL BROKER | Licensed in MS and AR

C: 662-719-3967

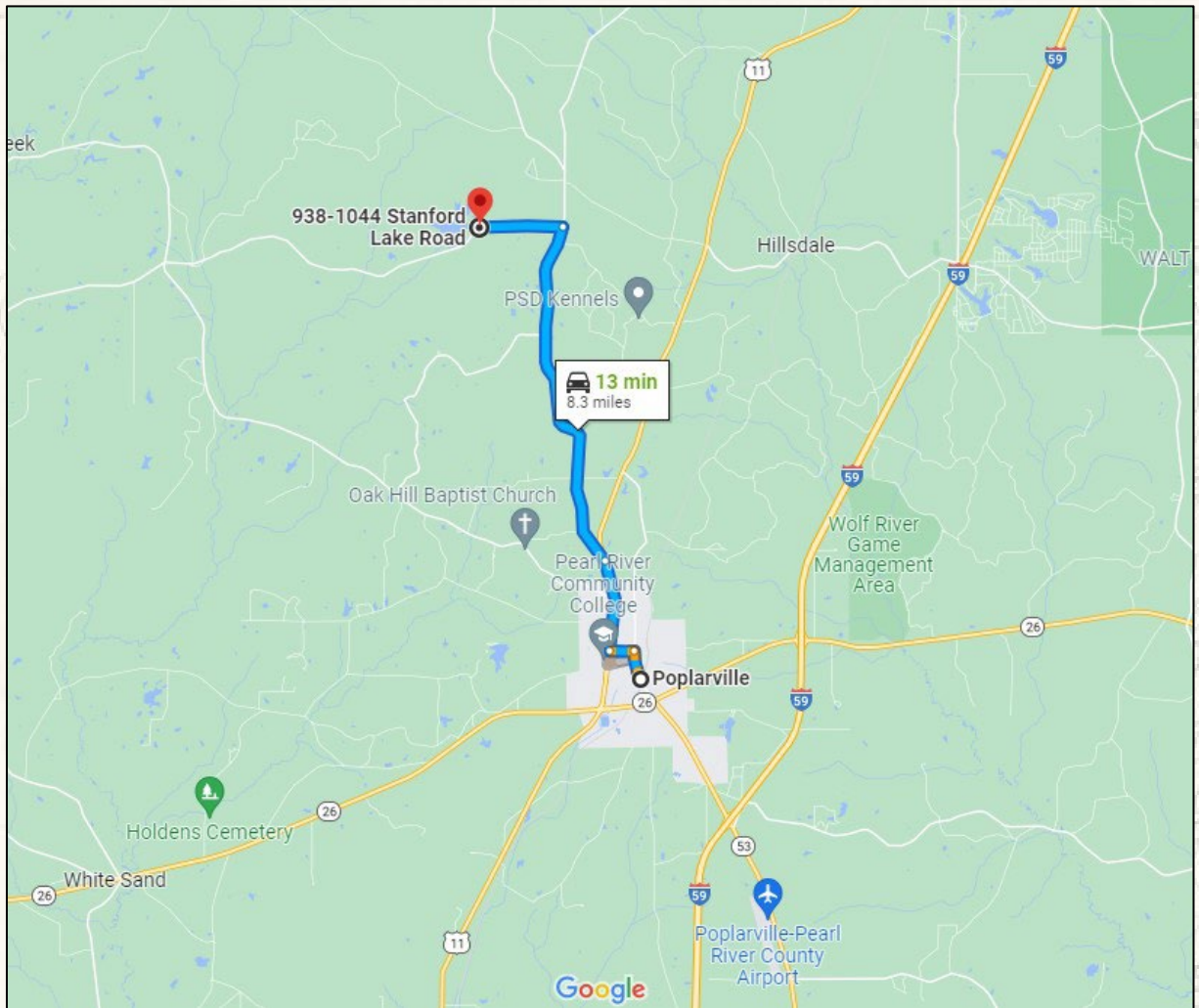
O: 769-888-2522

michael@smalltownproperties.com

P.O. Box K - Flora, MS 39071

f/15,000+ Followers

Information is believed to be accurate but not guaranteed.



## Google Map Link

**Directions from Poplarville, Mississippi:** Travel north on S Main St toward W Magnolia St for .3 miles. Turn left on W North St/Old Hwy 26 and travel for .4 miles. Turn right onto US11N and continue for 1.5 miles. Take a slight left onto Spring Hill Rd and travel for 5.1 miles. Turn left onto Stanford Lake Rd and travel for 1.3 miles. The property will be on the right.



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**MICHAEL OSWALT**

PRINCIPAL BROKER | *Licensed in MS and AR*

C: 662-719-3967

O: 769-888-2522

michael@smalltownproperties.com

P.O. Box K - Flora, MS 39071