

# Turkey Ridge

78.0 +/- Acres • Benton County, MS

AVAILABLE FOR ACQUISITION: *Turkey Ridge is a turn-key getaway place located in north-central Mississippi. The property borders the Holly Springs National Forest and provides a renovated cabin, wild turkey and deer hunting, and other outdoor recreation.*



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## PROPERTY SUMMARY

**T**urkey Ridge is an exceptional recreational property providing a rare opportunity to acquire a newly renovated cabin on 78.0 ± acres of land adjoining 855.0 ± contiguous acres of Holly Springs National Forest land with private access. The land is excellent for wild turkey and whitetail deer hunting and offers a great place to get away on weekends and relax with family and friends.

The land is situated in the secluded countryside of north-central Mississippi offering beautiful oak and pine ridges, plateaus, and a creek bottom bisecting the landscape. The interior road system is exceptional and allows access throughout the property. A new bridge and culvert pipe have been installed to provide travel over a creek. A road from the cabin grounds leads to a small opening ideal for establishing a turkey and deer food plot. Additionally, several other food plots could be based on the interior of the land, further enhancing the existing wildlife habitat.

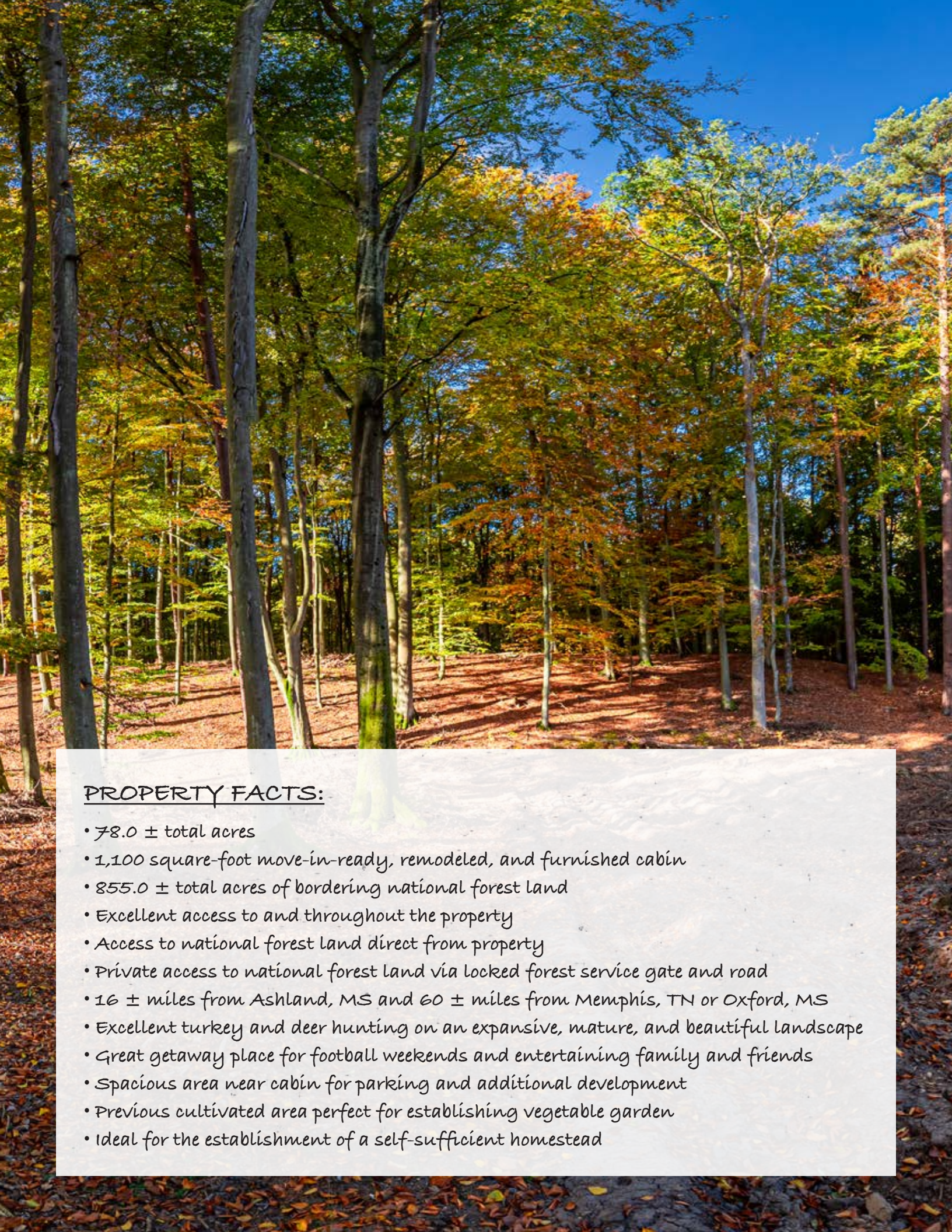
The property and surrounding public land offer above-average turkey and deer hunting opportunities. There is nothing like hunting spring gobblers in the Mississippi woodlands. Mississippi has a storied turkey hunting tradition, and the Magnolia state is one of the best in the Southeast for eastern wild turkey hunting. The northern third of the state is an ideal mix of hardwoods and fields and has been home to some of Mississippi's highest turkey harvests in recent years. Overall, turkey observations in the region have trended upward over the past two years.

One of the most impressive elements of the property is the adjacent 780.0 ± contiguous acres of the Holly Springs National Forest bordering the land. An owner can hunt privately on the property or directly access the national forest via an interior road and trail. This tract of public land is unique in that it is surrounded by private land, which makes it hard for the general public to access. Federal law allows landowners who border national forest land personal access to forest service roads. A new owner can enjoy legal entry onto the national forest land via a locked gate and all-weather road. This road is a half mile south of the cabin grounds off Minor Bridge Road and travels throughout 780.0 ± acres of national forest land. On the west portion of the national forest land is a well-maintained utility pipeline, which runs 1.5 ± miles to the Wolf River on the southwest. A sportsman can walk this pipeline and appreciate the unspoiled landscape hunting turkey and deer. In addition, another 75.0 ± contiguous acres of national forest land adjoins the land on the east, allowing direct access from the property.

The cabin and surrounding area offer a functional basecamp for the property and national forest land. Giant cedar trees are just off the porch, and old oaks are scattered around. The building is a newly remodeled, modernized, single-level brick construction with central heat and air, and all utilities. It features two bedrooms, a bathroom with a shower, a kitchen with granite countertops and new appliances, and a living area with a fireplace. There are hardwood floors and an elevated wood beam tin ceiling. The cabin has a rear deck overlooking an open wooded landscape, perfect for enjoying peaceful, cool mornings and evenings. Around the cabin is plenty of room for parking and additional development, such as an outdoor pavilion, storage facility, and shop. Fully furnished, the cabin offers turn-key ready accommodation.

Along with the excellent hunting opportunities, the land's interior roads and national forest land are ideal for nature hikes, horseback riding, wildlife watching, or all-terrain vehicle riding. The property also has the elements needed to establish a self-sufficient homestead lifestyle. An area next to the cabin was a previously cultivated garden and can easily be restored to vegetable patch.

Turkey Ridge is offered for sale for **\$539,000.00**. Qualified and interested parties should contact Chuck Myers at **901-830-5836** regarding questions or schedule a property tour.



### PROPERTY FACTS:

- 78.0 ± total acres
- 1,100 square-foot move-in-ready, remodeled, and furnished cabin
- 855.0 ± total acres of bordering national forest land
- Excellent access to and throughout the property
- Access to national forest land direct from property
- Private access to national forest land via locked forest service gate and road
- 16 ± miles from Ashland, MS and 60 ± miles from Memphis, TN or Oxford, MS
- Excellent turkey and deer hunting on an expansive, mature, and beautiful landscape
- Great getaway place for football weekends and entertaining family and friends
- Spacious area near cabin for parking and additional development
- Previous cultivated area perfect for establishing vegetable garden
- Ideal for the establishment of a self-sufficient homestead

# PROPERTY DETAILS AND FEATURES

**Total Acreage** – 78.0 ± total acres (3,397,680 ± square-feet)

- 75.0 ± acres Mature hardwood and pine timberland
- 1.35 ± acres Cabin and grounds - lot, parking, and surrounding area
- 0.15 ± acres Previous vegetable garden area (ideal for reinstating)
- 0.5 ± acres Opening and road suitable for planting as food plot

**Cabin** - 1,100 square-foot single-level structure built in 1995

- 2 bedroom, 1 bathroom, kitchen, and living area with fireplace (wood burning stove insert)
- Brick construction, new metal roof, and new front porch and rear deck
- Recently restored and modernized and fully furnished with all new appliances
- Elevated wood-beam tin ceilings, hardwood floors, and granite counter tops
- Electricity, gas, municipal water/sewer, central heat/air

**Location** – Ashland, Mississippi (Benton County)

- Address: 592 Minor Bridge Rd, Ashland, MS 38603
- Coordinates: 34.91567° N, 89.10186° W
- Legal Description: 78 Acres N1/2 NW1/4 DB 35 383 130 700 146/679

• Distance from Subject Property:

Walnut, MS 13 ± miles	Ashland, MS: 16 ± miles	Ripley, MS 24 ± miles
Holly Springs, MS: 30 ± miles	Corinth, MS: 35 ± miles	New Albany, MS 40 ± miles
East Memphis, TN 40 ± miles	Memphis, TN: 60 ± miles	Oxford, MS: 60 ± miles
Jackson, TN: 60 ± miles	Tupelo, MS: 70 ± miles	Nashville, TN: 190 ± miles

**Access** – The property has excellent asphalt and all-weather graveled road access from the north via US Highway 72 and the south via State Highway 370.

- Via US Highway 72 (traveling east): Turn right (south) onto Pankey Road and travel 2.0 miles, then turn left onto State Highway 72 and travel .25 miles, then turn right onto Minor Bridge Road and travel .75 miles, and then turn right onto the property's entrance road to the private gate.
- Via US Highway 72 (traveling west): Turn left (south) onto Hamilton Hopewell Road and travel 1.0 mile, then turn right onto State Highway 72 and travel 2.0 miles, then turn left onto Minor Bridge Road and travel .75 miles, and then turn right onto the property's entrance road to the private gate.
- Via State Highway 370 (traveling east): Turn left (north) onto Blackjack Road and travel 5.0 miles, then turn left onto Medlock Road and travel 1.25 miles, then turn right onto Minor Bridge Road and travel .25 miles, and then turn left onto the property's entrance road to the private gate.
- Via State Highway 370 (traveling west): Turn right (north) onto Blackjack Road and travel 5.0 miles, then turn left onto Medlock Road and travel 1.25 miles, then turn right onto Minor Bridge Road and travel .25 miles, and then turn left onto the property's entrance road to the private gate.
- The property has a newly developed road system providing efficient travel throughout. Improvements such as the installation of a bridge and culvert pipe provide access across a creek. In addition, the interior road runs to the west property line allowing access to the adjoining Holly Springs National Forest.
- Federal law allows landowners who border national forest land personal access to gated forest service roads. A new owner can enjoy legal entry onto the national forest land via a locked gate and maintained, all-weather forest service road, which is 0.5 mile south down Minor Bridge Road from the cabin grounds.

**Landscape** – The property is typical of the surrounding landscape of north-central Mississippi. The land is characterized by a mosaic of mature upland hardwoods and pine timber. The topography consists of rolling hills and some stepp ridges with a creek bottom bisecting the property. The cabin and grounds sits on a small hill fronting Minor Bridge Road.

**Hunting, Outdoor Recreation, and Getaway Place** – The property and adjacent Holly Springs National Forest are known for outstanding wild turkey and deer hunting. The land offers beautiful oak and pine ridges, plateaus, and a creek bottom bisecting the property. A road from the cabin grounds leads to a small opening ideal for establishing a turkey and deer food plot. Additionally, several other food plots could efficiently be based on the interior of the landscape, further enhancing the existing wildlife habitat.

The land is adjoined on the west and east by the Holly Springs National Forest, which adds tremendous value to the property. The national forest offers 855.0 ± total acres of bordering national forest (780.0 ± contiguous acres on the west and 75.0 ± contiguous acres on the east), with direct access from the property. An owner can hunt privately on the property or directly access the national forest via an interior road and trail or by a locked-gated forest service road. Federal law allows landowners who border national forest land personal access to gated forest service roads.

Along with the excellent hunting opportunities, the property serves as an outstanding retreat and getaway place for football weekends, relaxing, and entertaining family and friends. The land's interior roads and national forest land are ideal for nature hikes, horseback riding, wildlife watching, or ATV riding. The land also has all the elements necessary to establish a self-sufficient homestead lifestyle.

**Real Estate Taxes** - \$205.84 (source: Benton County Assessor data, 2023)

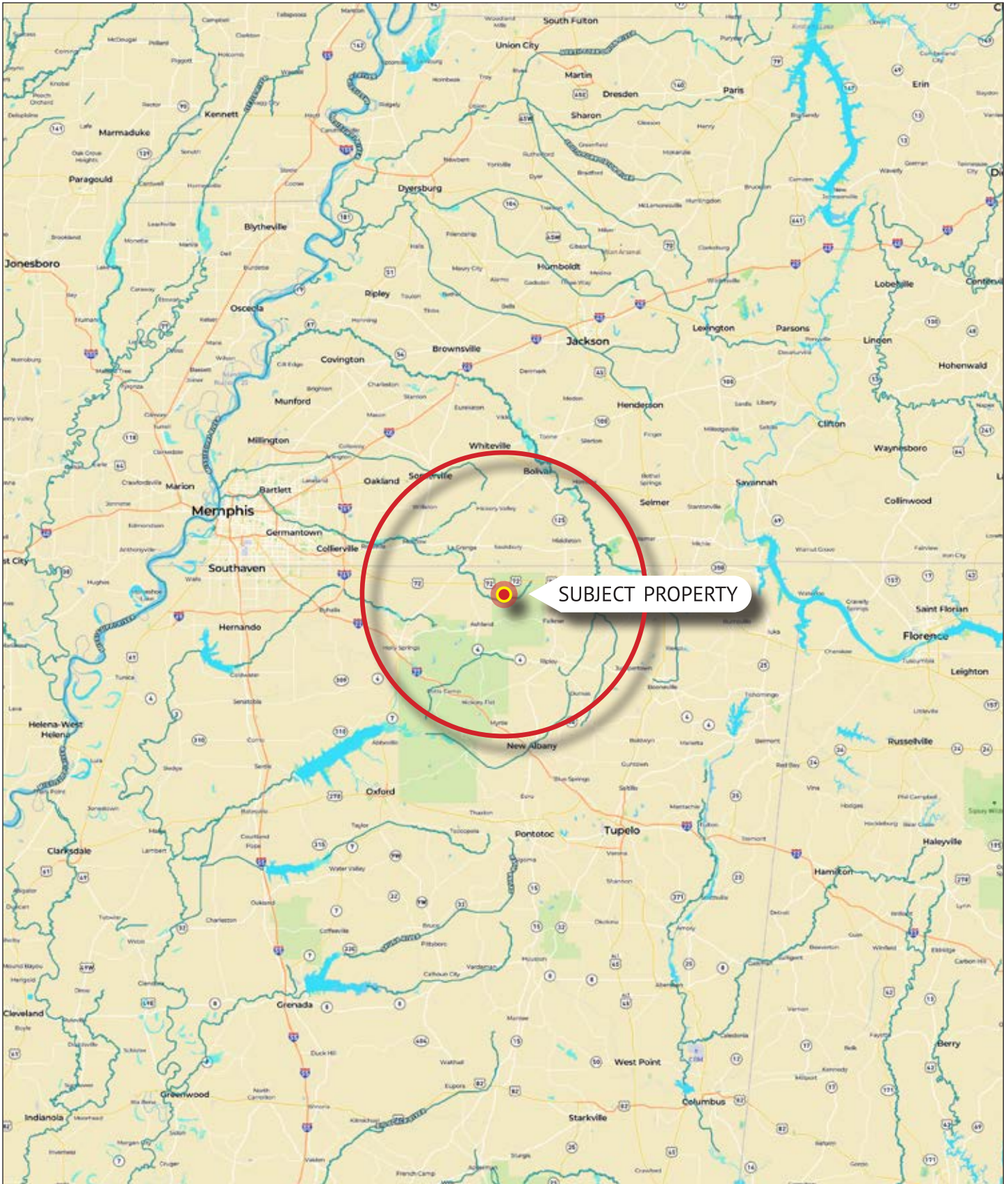
- Account Number: 018323
- Parcel ID: 1-0950-16-000-00900

**Offering Price** – \$539,000.00

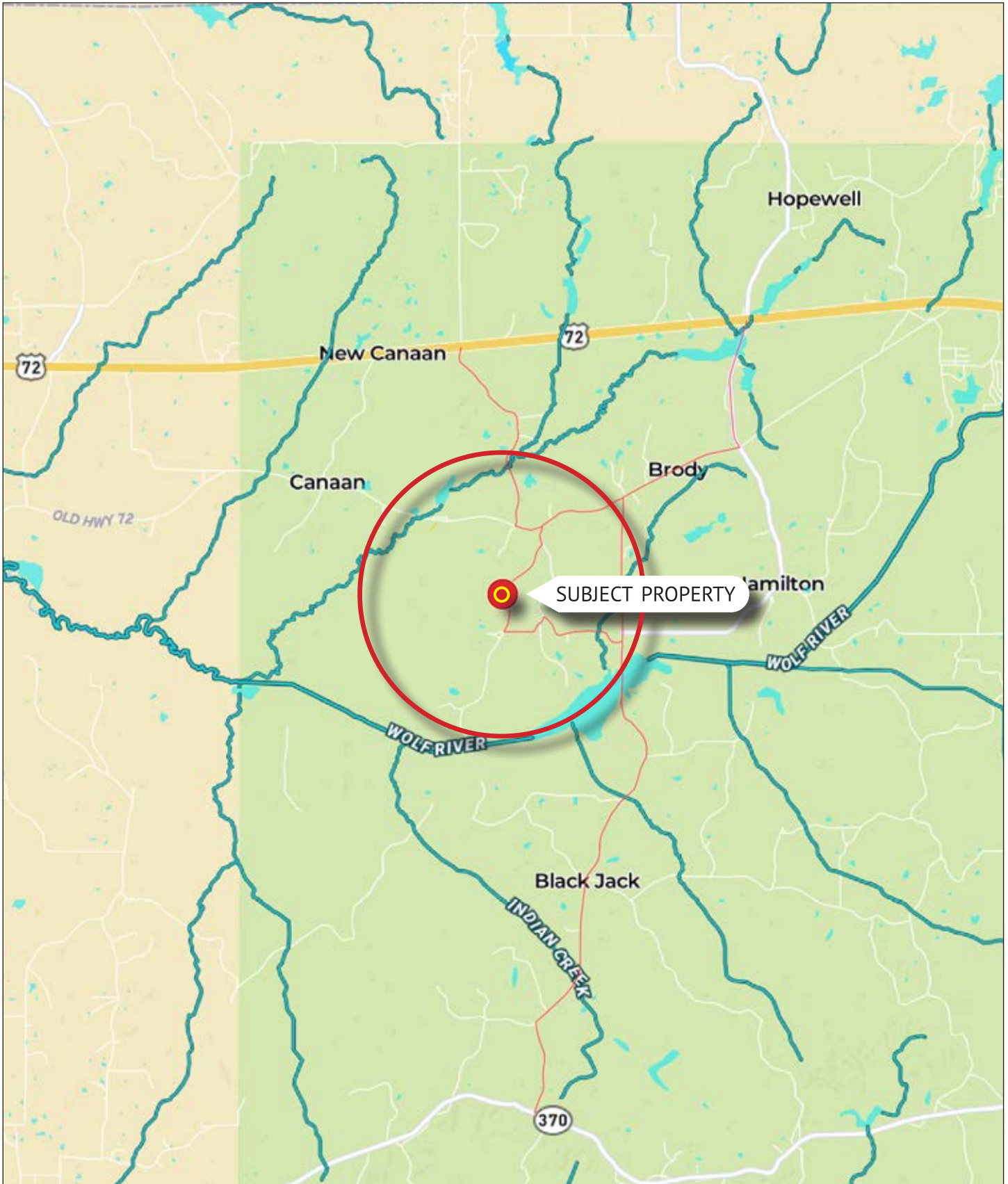
**Contact** – Qualified and interested parties should contact Chuck Myers at **901-830-5836** regarding questions or schedule a property tour.

**ATTENTION:** Myers Cobb Realtors is the Exclusive Agent for the property described herein. This property brochure and all information contained herein are believed to be correct; however, no guarantee is made as to its certainty. Prospective buyers are urged to inspect the property and perform independent due diligence. Myers Cobb Realtors and its agents assume no liability as to errors, omissions, or investment results. All information is approximate. Some images shown within this property offering brochure are used for representative purposes and may not have been taken on location at the subject property. A Land Agent of Myers Cobb Realtors must be present to conduct a tour of the property. We respectfully request that interested parties contact us in advance to schedule a proper showing and do not attempt to tour or trespass on the property. Thank you for your interest and cooperation.

# SUBJECT PROPERTY LOCATION



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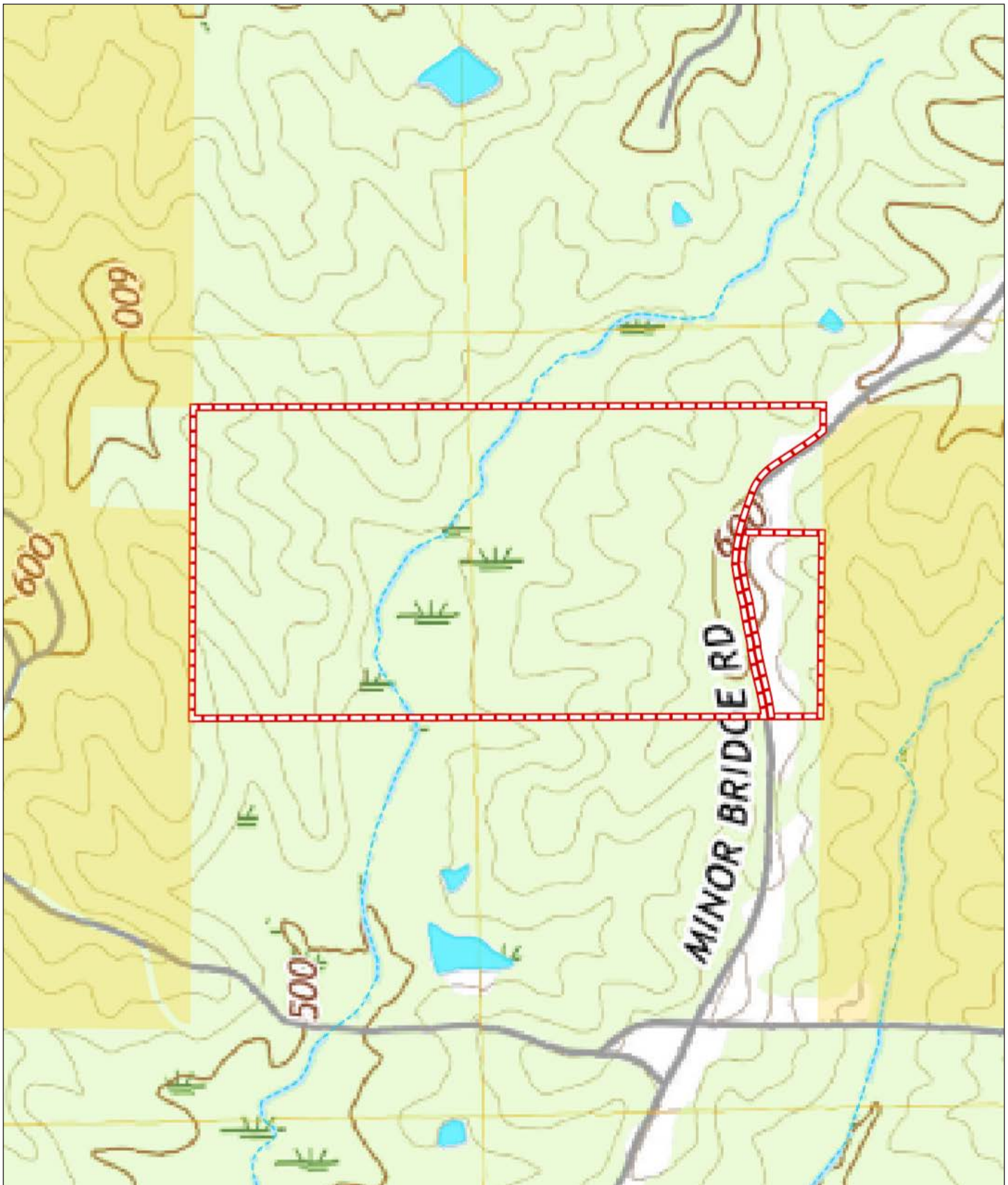


# SUBJECT PROPERTY - AERIAL



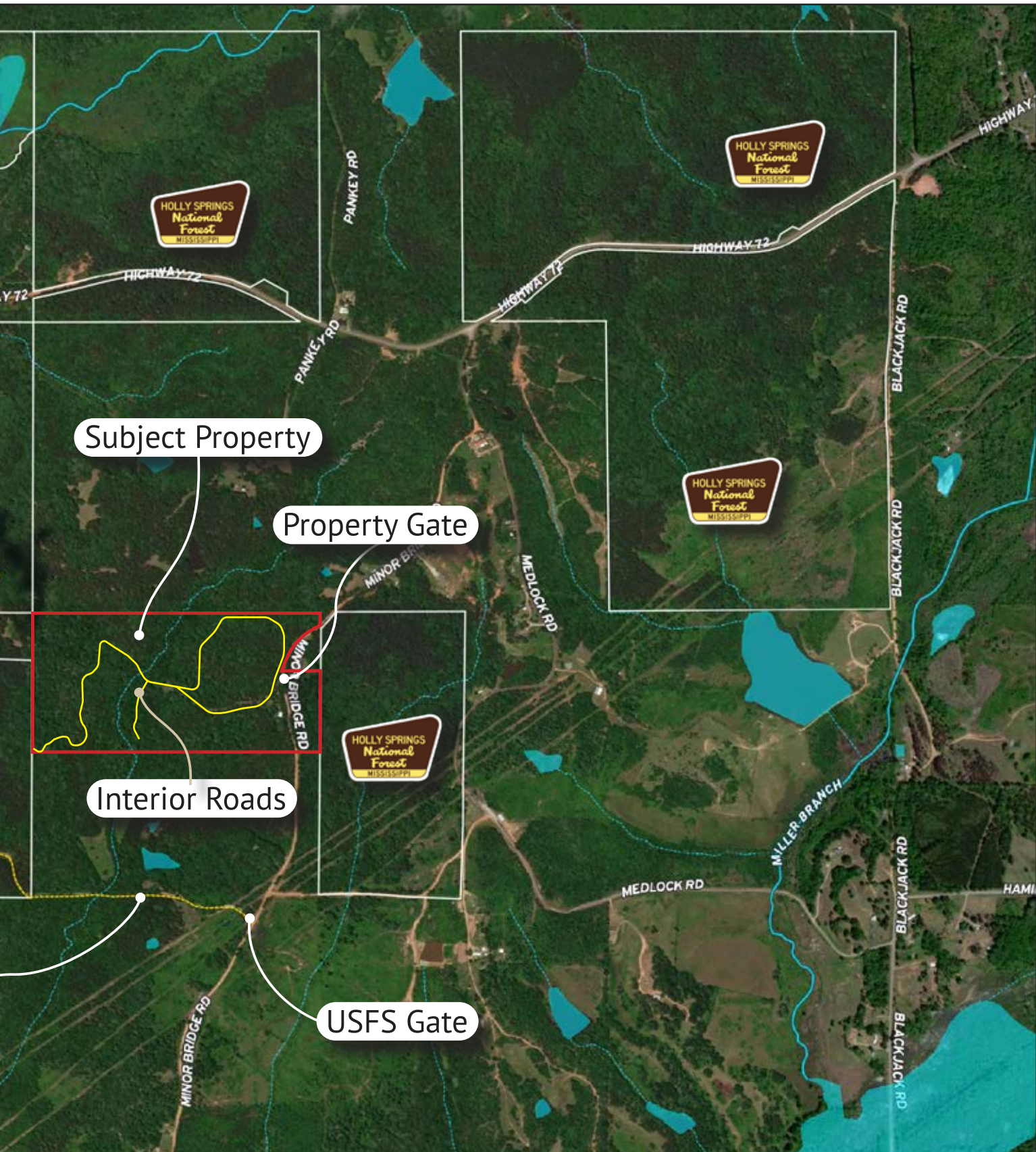


# SUBJECT PROPERTY - TOPOGRAPHY

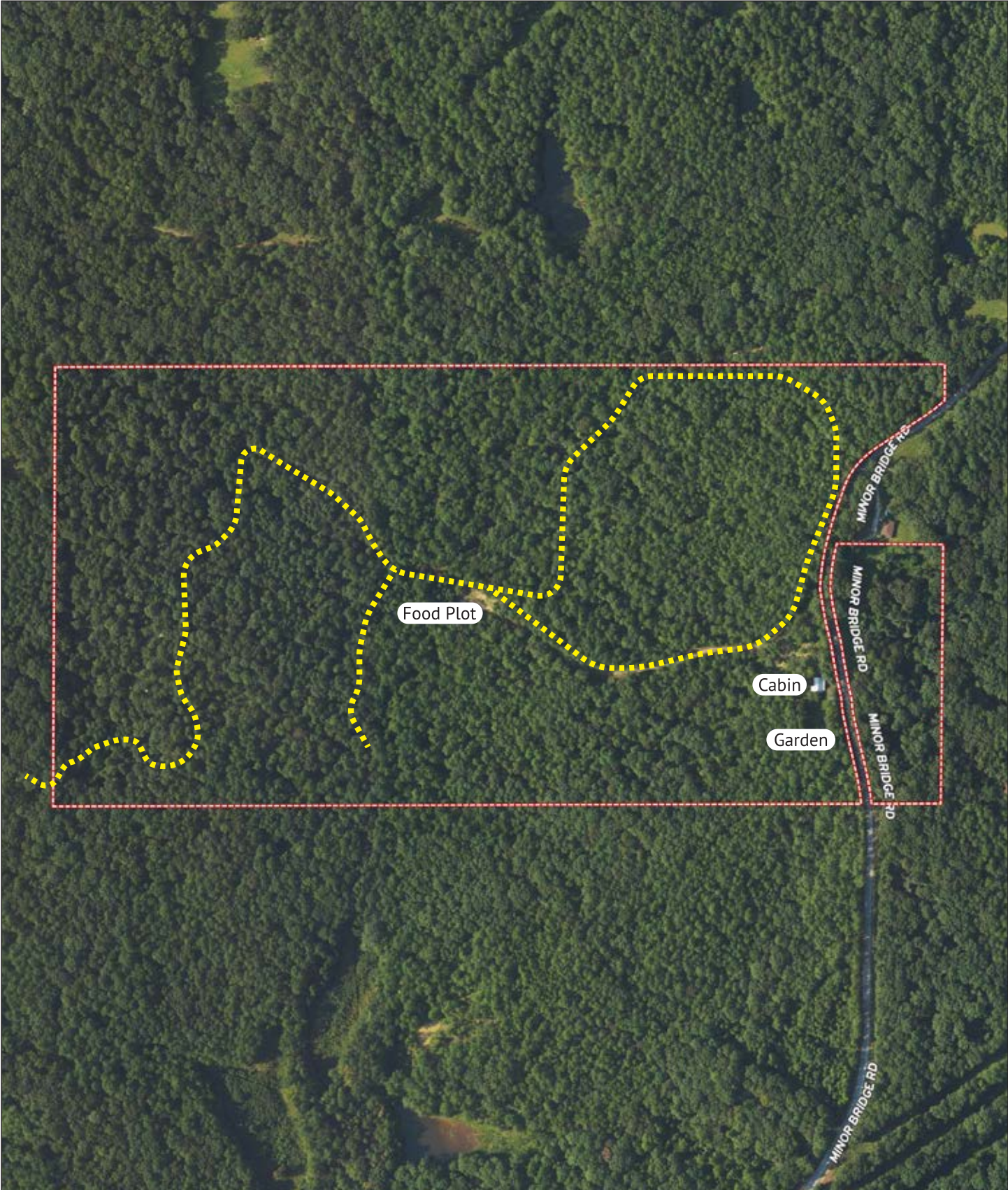


# PROPERTY ROAD & TRAIL MAP

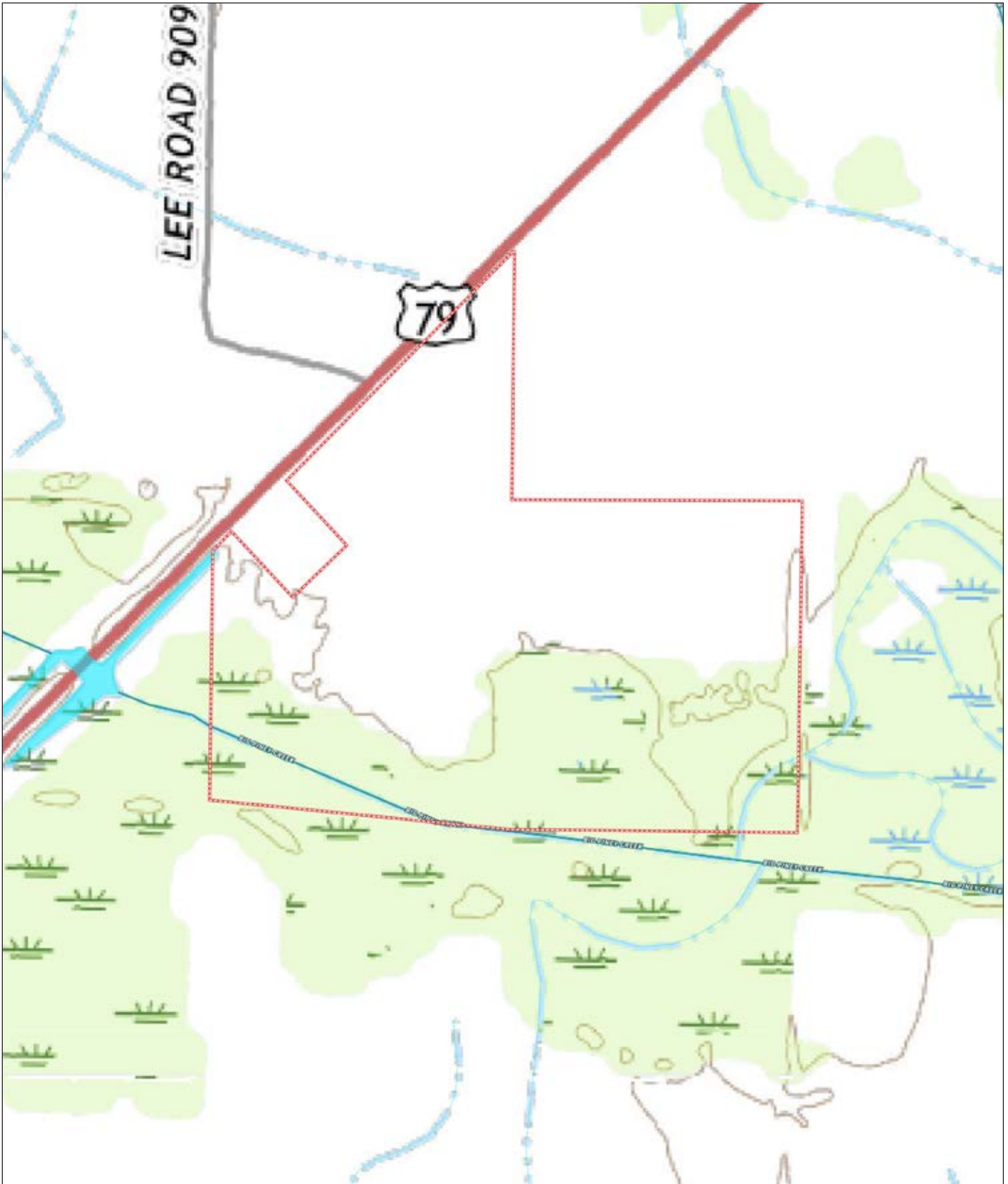




# PROPERTY DETAILS



# TRACT 2 - TOPOGRAPHY

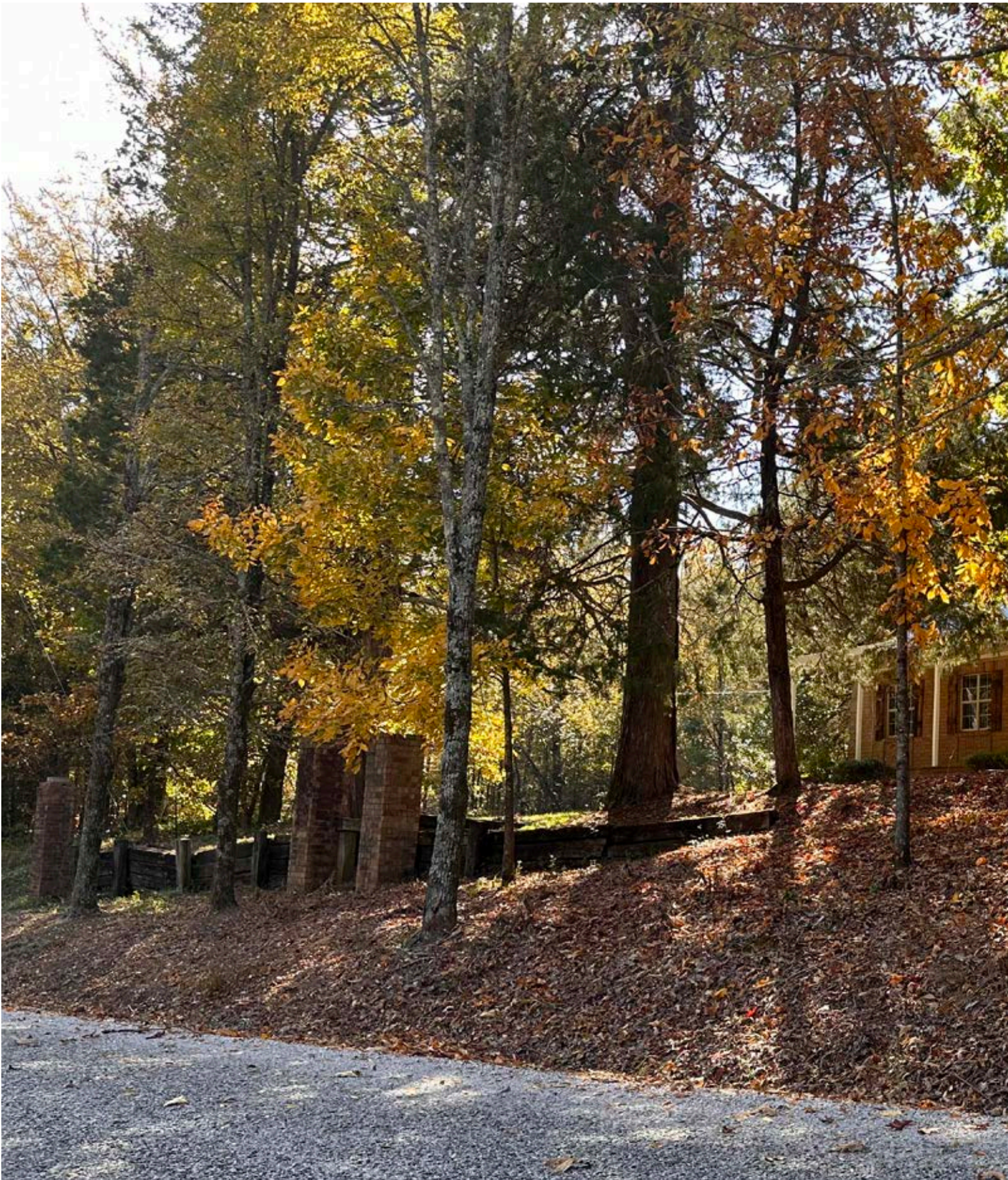




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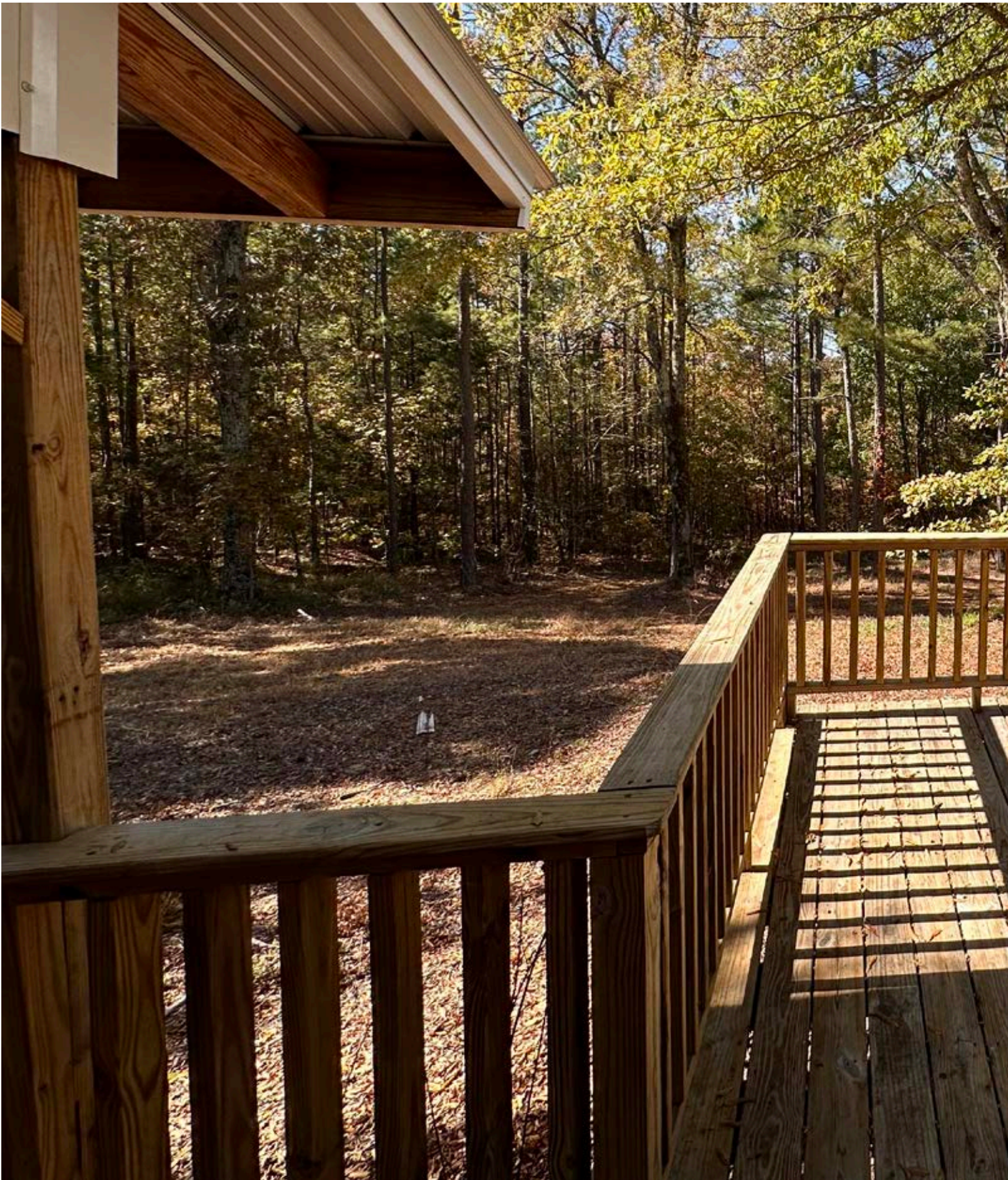
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# Chuck Myers

Chuck Myers is a Partner and Agent with Myers Cobb Realtors, licensed in Arkansas, Mississippi, and Tennessee. After an Agribusiness career as an industry National Sales and Marketing Manager, Chuck entered the real estate market, developing and managing legacy hunting clubs in North America.

Chuck has a proven history of marketing and selling equity in premium hunting properties. He also has many notable real estate sales of premier hunting clubs. Chuck has a 30 year market reputation of assisting clients and partners with the acquisition, development, management, and selling of exclusive recreational estates. Chuck has a comprehensive archive of hunting and farmland involvement achievements. A limited list includes Greenbriar, River Oaks, Wolf Farm, Paradise, Deer Creek, and Delta Duck Farms.

Over the years, Chuck has developed an extensive range of relationships with qualified land investors and professionals within the agriculture and outdoor real estate business. He is a seasoned land specialist and has transacted millions of dollars in Mid-South land sales. A knowledge of land and a passion for the outdoors, Chuck identifies with the client, is direct, and enjoys the agent-client transactional relationship.

He and his wife, Jerri, have three children, seven grandchildren, and currently reside in Memphis, Tennessee.



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## Chuck Myers

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