

The Billups Homeplace at Oakhurst
11403 Highway 35
Carrollton, MS 38917

\$6,693,000
1,164± Acres
Carroll County



The Billups Homeplace at Oakhurst Carrollton, MS / Carroll County

SUMMARY

Address

11403 Highway 35

City, State Zip

Carrollton, MS 38917

County

Carroll County

Type

Farms, Hunting Land, Recreational Land, Timberland

Latitude / Longitude

33.5272 / -89.9509

Acreage

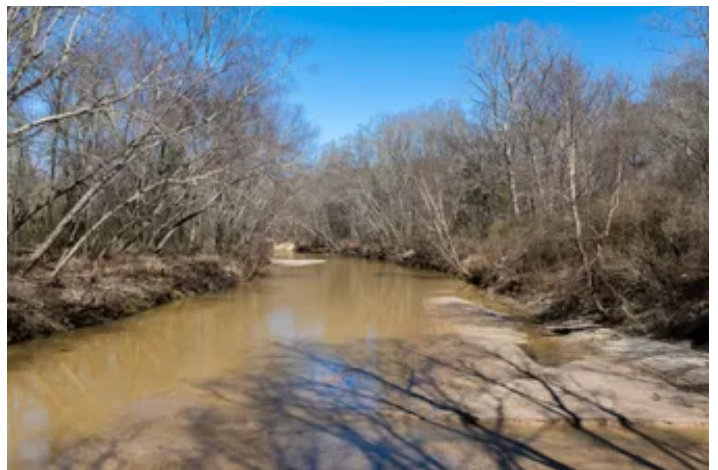
1,164

Price

\$6,693,000

Property Website

<https://swapaland.com/property/the-billups-homeplace-at-oakhurst-carroll-mississippi/76843/>



The Billups Homeplace at Oakhurst Carrollton, MS / Carroll County

PROPERTY DESCRIPTION

The Billups Family Homeplace at Oakhurst – 1164 Acres of Premier Hunting and Recreational Land

For the first time in over a century, **The Billups Family Homeplace at Oakhurst** is available for purchase. A treasured property that has been in the Billups family since 1904, this expansive 1164-acre estate in Carroll County, Mississippi, offers a rich history, diverse landscapes, and unparalleled recreational opportunities.

This remarkable property is an outdoor enthusiast's dream, boasting miles of well-maintained internal road systems that provide easy access to all areas of the land. Its mixture of mature hardwood timber, including towering oak trees that drop an abundance of acorns in the fall, offers ideal conditions for whitetail deer and wild turkey hunting. The lush, established food plots ensure year-round wildlife nutrition, creating an environment that attracts and sustains wildlife throughout all seasons. Pine thickets further enrich the landscape, offering a variety of habitats for hunting and wildlife observation. Another key feature for the outdoor enthusiast is a 10-acre dove field with electrical lines overhead and water nearby and it has been a renowned dove field in the area for decades.

For the last 25 years, Benny Herring, a retired wildlife biologist who played a pivotal role in establishing the wild turkey population in Mississippi, has consulted on behalf of the wildlife for the Billups family. His expert guidance and careful management have ensured the property remains a premier hunting destination. Deer harvest records dating back to 2000 are available upon request.

The property's southern boundary is defined by the scenic Big Sand Creek, adding both aesthetic beauty and additional hunting and fishing opportunities. The creek also serves as a natural corridor for wildlife movement, enhancing the hunting experience.

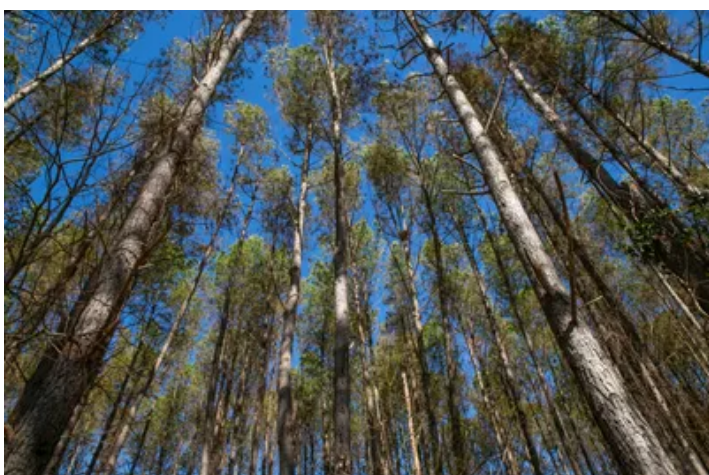
In addition to its premier hunting opportunities, **The Billups Family Homeplace at Oakhurst** features two homes. The first is a completely renovated 2-bedroom, 2-bathroom residence showcasing a stunning Viking kitchen perfect for culinary enthusiasts. The second home, an older yet spacious structure, is ideal for large gatherings or multi-family living. With 7 bedrooms, 3.5 bathrooms, 2 kitchens, 2 living areas, and a grand main dining hall, this home can comfortably accommodate extended family or guests.

Once an old family dairy-cattle farm and row crop operation, **The Billups Family Homeplace at Oakhurst** has transitioned into an exceptional hunting and recreational haven, still offering over 150 acres of fertile row crop land. The estate is renowned for its outstanding whitetail deer and wild turkey hunting, with additional opportunities for duck hunting and fishing in the numerous ponds and lakes throughout the property.

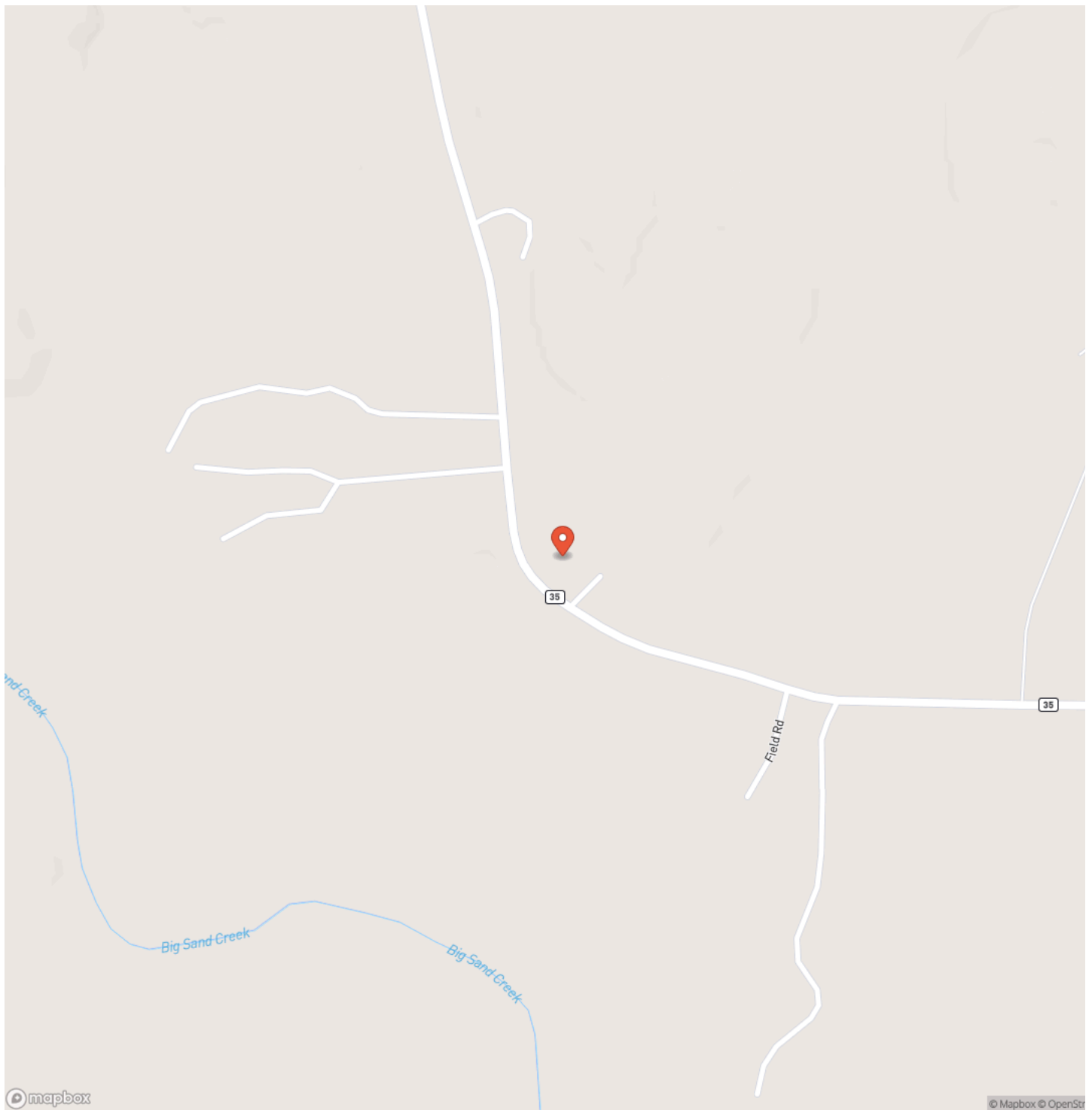
The Billups Family Homeplace at Oakhurst is a rare gem that combines the beauty of nature with the legacy of a family-owned property. Whether you're seeking a peaceful retreat, a hunting paradise, or a land rich in history, this one-of-a-kind estate offers it all.



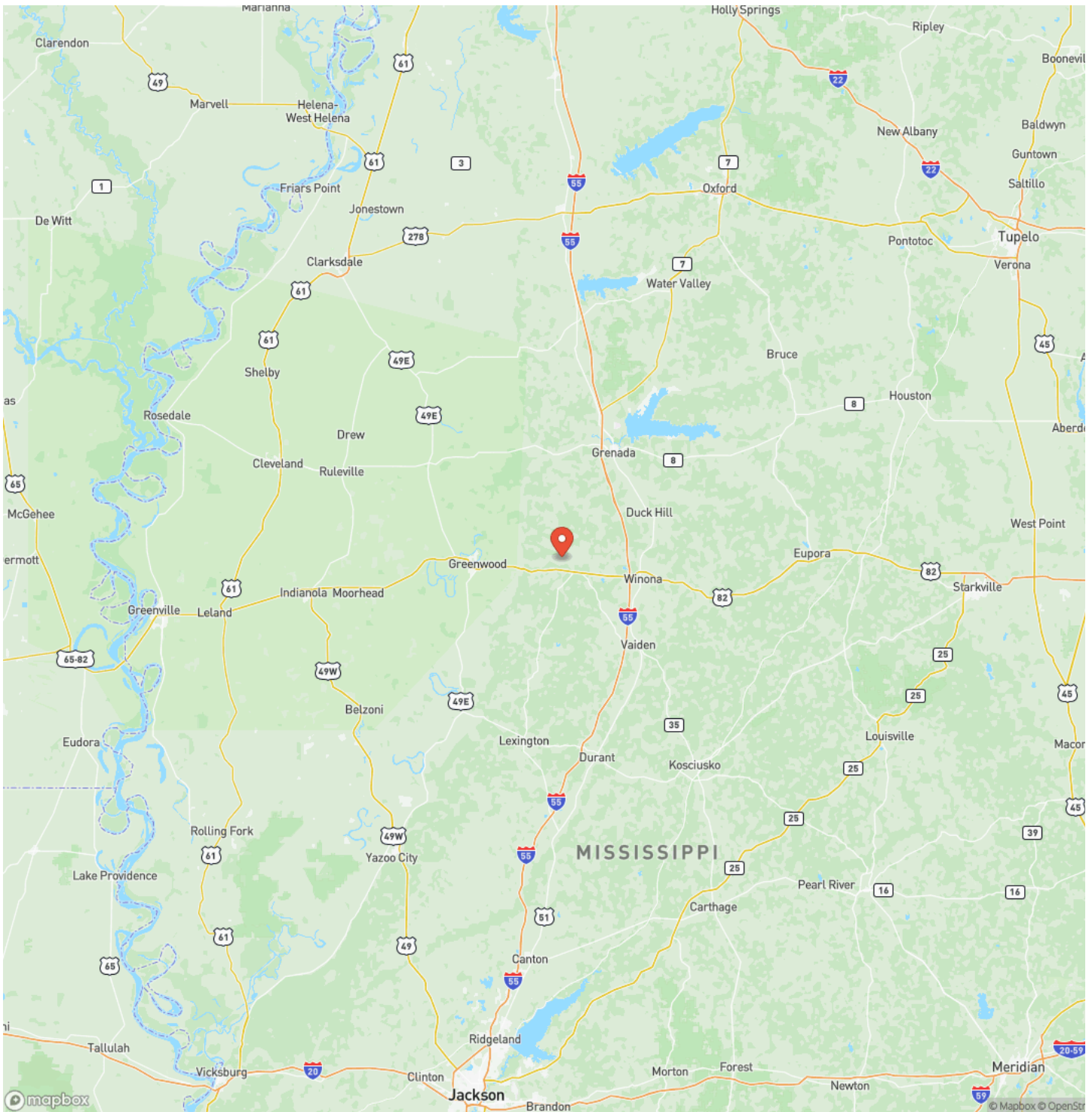
**The Billups Homeplace at Oakhurst
Carrollton, MS / Carroll County**



Locator Map



Locator Map



Satellite Map



The Billups Homeplace at Oakhurst Carrollton, MS / Carroll County

LISTING REPRESENTATIVE

For more information contact:



Representative

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Address

City / State / Zip

Winona, MS 38967

NOTES

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This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



www.swapaland.com

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