



**Slade Priest**  
 sladepriest1@gmail.com  
 Office: (601) 250-0017  
 Cell: (601) 888-0094  
 SouthernStatesRealty.com



**Southern States Realty**



Welcome to Seabury Farms. Seabury Farms is 315+ acres in southwest Amite County just across Highway 24 from where I grew up hunting and fishing. This area of Amite County provides some of the best recreation that Southwest MS is known for. My parents have lived just across the highway for the last 30+ years and I live about 5 minutes south of this property to this day. Myself and my family believe in this area so much that we decided to raise our families here. When you pull up at Seabury Farms you are greeted by a sight that never gets old. The meticulously kept 4 bed/2 bath double wide sits right next to a huge shop with a big porch area featuring a skinning rack and walk in cooler. All of this overlooks the 7+ acre stocked lake. In the lake you can expect to catch bass and bream just as often as you can wet the line. As evident in the photos you will run into some sizable fish. When leaving the camp, you can easily navigate anywhere on the property due to the great internal trail system which will lead you to one of the nine food plots on the property. The food plots can be accessed from several points due to the property having public road access from three different points. Years ago the property was strategically planted in pine trees around the existing hardwood bottoms to create the ultimate habitat diversity to grow big bucks and large herd numbers. When riding the property it is evident to see that the project layout was extensively thought through. The location is extremely ideal for anyone in south Louisiana. The tract sits just over an hour from Baton Rouge making weekend trips super convenient. The property would make a great retirement spot with the shop already in place and you could have a spot to live while your dream home or lodge was being constructed. Properties with this many features and with a layout like this are rare and in this area, I know it will catch the eyes of many. Give us a call today for your private showing.

3199 Pepper House Road, Centreville, MS

31.129173, -90.030178 GPS



**\$1,790,000**

**315± Acres**  
**MLS #143656**



**#HUNTINGLANDMAN**