



Black Creek Farm

HATTIESBURG/SUMRALL, MISSISSIPPI



Hunting | Ranching | Fly Fishing | Conservation



BLACK CREEK FARM

Hattiesburg/Sumrall, Mississippi

465 Acres | Listing Price: \$14,000,000

Black Creek Farm offers an exceptional opportunity to own one of the premier properties in the Pine Belt region of Southeast Mississippi. With a custom main house, pool, pool house, sports courts, and grounds spanning approximately 20,018 sqft of inviting living space, this estate provides a serene retreat while remaining conveniently close to Hattiesburg, Mississippi. As the fourth-largest city in the state and home to the University of Southern Mississippi, Hattiesburg offers a blend of modern conveniences, cultural attractions, and educational opportunities. The expansive 465-acre property features a diverse landscape of forested woodlands, pasture, and hardwood bottoms along Black Creek creating a rich habitat for white-tailed deer, wild turkey, dove, quail, and other species. Water features include two picturesque lakes in view of the improvements as well as Black Creek. Structures that complement the estate include a secondary home across the lake from the main house, stables with a caretaker's lodge above, as well as barns, equipment storage, and various other outbuildings to support the property's operations. A robust internal road network connects the farm, and a high fence ensures both privacy and control of access.

Contacts

Jon Callaghan
Broker
404.725.1982

jcallaghan@livewaterproperties.com

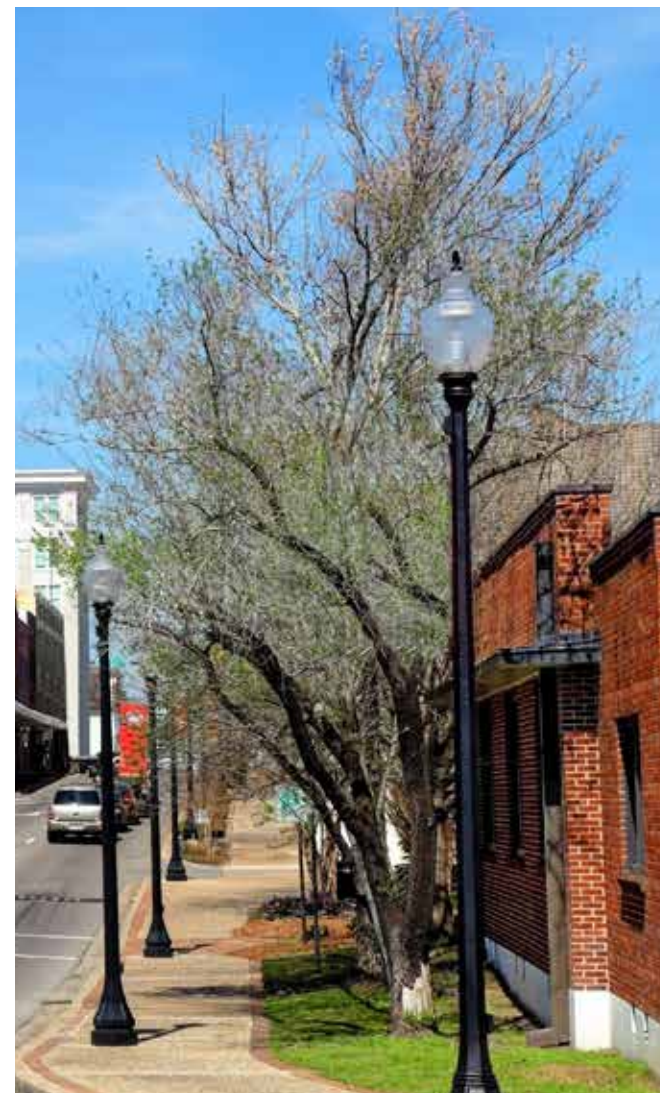
Bill Calton
Southeastern Director
404.395.9191

bcalton@livewaterproperties.com

ACREAGE

This property encompasses 465-acres of wooded and pastureland in Southern Mississippi's Pine Belt Region.





Location

Black Creek Farm is ideally located outside Hattiesburg, Mississippi, with excellent road frontage on US Highway 98 and Grantham Road. The gently rolling terrain lies entirely within the Eastern Gulf portion of the broader Coastal Plain region of the United States. This prime location provides convenient access to the amenities of a vibrant southern college town, as well as commercial and private airport facilities and medical services. The Farm is located within just a two-hour drive to the Gulf Coast cities of both Mobile, AL, and New Orleans, LA.

Hattiesburg, with a population of approximately 48,000, and nearly 100,000 in the surrounding area, serves as the major trade center for this part of southeast Mississippi. The city offers a dynamic blend of shopping, dining, art galleries, historic buildings, and cultural venues like the 1929-era Saenger Theater, alongside outdoor attractions such as the HBURG Public Art Trail. Black Creek Farm is also closely situated near the Longleaf Trace (www.longleaftrace.org), a paved 44-mile trail that is popular among bikers, walkers, and runners.





IMPROVEMENTS

The main house and surrounding grounds are the centerpiece of Black Creek Farm. A meandering, paved, oak-lined driveway leads from the secure front gate through a mature pine plantation, across a charming stone bridge, and into the lush landscaping of the main house, framed by stately Crepe Myrtles. Once inside the front door, you are greeted by a grand two-story foyer framed by sweeping staircases. Off the foyer, one will find a formal dining room to host a crowd and an inviting library, begging one to borrow a good book from the collection.

Beyond the entry, one finds the real nucleus of the home. The spacious, open-concept kitchen and living area serve as the home's central gathering space, with expansive views of the pool and grounds. The main floor also includes a secluded primary suite with spa-quality gym facilities and a private outdoor courtyard, along with a guest suite featuring separate external access and parking. In the middle of it all, a secondary staircase ascends from the kitchen to the upstairs living area with its four bedrooms, each with ensuite bathrooms.



IMPROVEMENTS CONT'D

From the kitchen to the right, a larger and more formal living room awaits, including its own piano and expansive seating for family singalongs. The central living area overlooks the pool and grounds with doors leading outside. Continuing down the hallway is an art room with floor-to-ceiling glass display cases to showcase art, collectibles, or other family heirlooms. The art room gives way to the expansive den and recreation area, another key gathering spot in the main house. This room overlooks the pool and putting green and includes TVs to catch the game, tables for card games, as well as a pool table. Additional features include a professional-grade movie room that comfortably seats 14.

Glass doors open out to the large pool area and outdoor kitchen pavilion with a dining area. One cannot help to pause and enjoy the sweeping views of the main 3.5-acre lake from this vantage point. A newly renovated and ultra-modern pool house with its own kitchen, living room, and bath house helps you bring the outside in.

Across the lake, a beautiful secondary home provides comfortable accommodations for extended family or guests. Closer to the front gate and overlooking the secondary lake are the stables, with the manager's quarters above. This area also provides ample storage and could be used as an additional guesthouse. Barns and equipment sheds, located nearby yet out of view, house the equipment used to maintain Black Creek Farm.











RANCH OPERATION

The pasture areas within are fenced and have historically been used for cattle should the new owner desire an additional income stream from Black Creek Farm. Additionally, sustainable pine timber harvests provide an ongoing revenue stream for future owners. An onsite modern generator can run all of the improvements at Black Creek Farm for over a week. Additional fuel storage capacity and/or solar power enhancements could extend this off-grid safe-haven investment indefinitely.

CONSERVATION EASEMENTS & OPPORTUNITIES

There is currently no conservation easement on Black Creek Farm. With the steady growth of Hattiesburg towards Columbia, Mississippi, along the US Highway 98 corridor, the possibility certainly exists for future conservation work and resulting potential tax benefits in lieu of the possible future development of a subdivision.

WATER RIGHTS

The Seller will convey/transfer all appurtenant water and mineral rights, if any, at closing. The Seller makes no representations or warranties concerning the current status or validity of any of these rights. Any prospective purchaser is recommended to conduct an independent investigation of both items.





HUNTING AND WILDLIFE

Black Creek Farm provides diverse habitat for an array of common game species found in Southeastern Mississippi. While the farm has not been heavily hunted in recent years, there are good opportunities to pursue white-tailed deer, wild turkey, dove, and even the occasional wild quail. The mature pine plantations are one timber-thinning away from making a great quail course for the upland bird hunter while also generating income from the harvest.

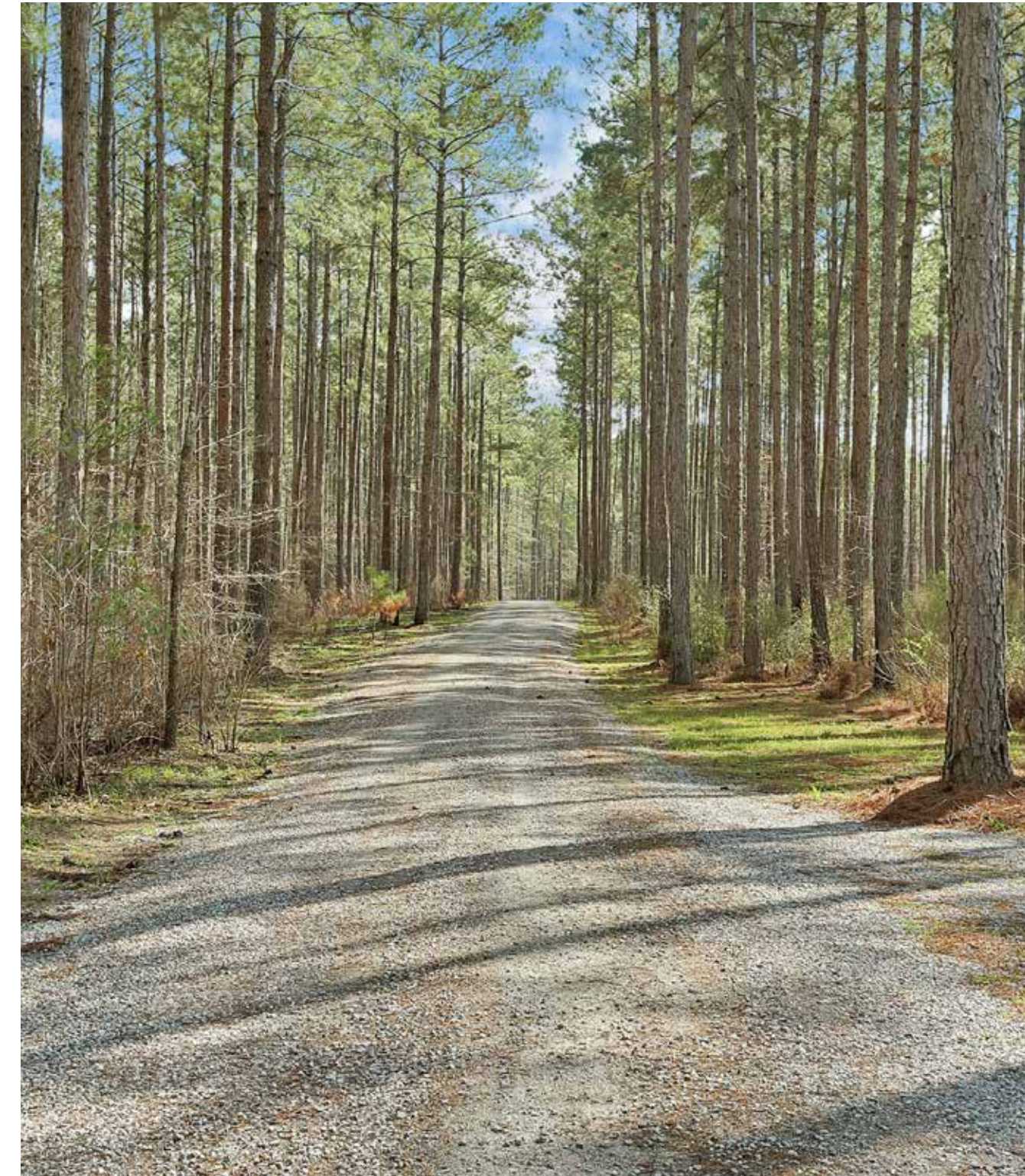
Finally, the two primary lakes of 2 and 3.5 acres, which hold trophy bass, could also be improved over time to attract waterfowl.

RANCH HISTORY

Black Creek Farm was assembled by a local family and used as a primary residence to raise their family for decades. The main house was built in approximately 2002, and has served as a private and secure oasis to escape from the busyness of everyday life. While professional endeavors kept this family on the road for large portions of the year, they could always look forward to going home and re-charging together at Black Creek Farm.

SUMMARY

Black Creek Farm presents a distinctive opportunity to acquire a turn-key sporting and lifestyle estate in the Magnolia State. A chance to own an established southern Mississippi Pine Belt property with abundant water resources, varied sporting amenities, existing cattle operation, a mixed wildlife community, and substantial improvements - all within very close proximity to one of the largest and most dynamic cities in the state, is seldom available. The farm is located in a rural, highly recreational-oriented region, commands beautiful views from the main house and grounds, provides solitude, security, and privacy, and is unencumbered by any conservation easements. Privacy is ensured by the well-sited main house, which is set away from any roads and securely behind a high fence that encompasses the entire property. Whether the end goal is a private residence, seasonal family get-away, sporting property, or corporate retreat, Black Creek Farm possesses a number of highly desirable amenities that create a compelling Mississippi luxury estate.



BLACK CREEK FARM

±465
A C R E S

LOCATED IN HATTIESBURG/SUMRALL, FORREST COUNTY, MISSISSIPPI

LISTED AT
\$14M

BLACK CREEK FARM IS A PRIVATE, TURN-KEY RETREAT FOR LUXURY LIVING, RECREATION, AND OUTDOOR ADVENTURE.

IMPROVEMENTS

- 20,018 sqft main home with guest suite with external access
- Movie room, gym, pool house, large pool area and outdoor kitchen
- Secondary home
- Manager's quarters
- Stables

LOCATION

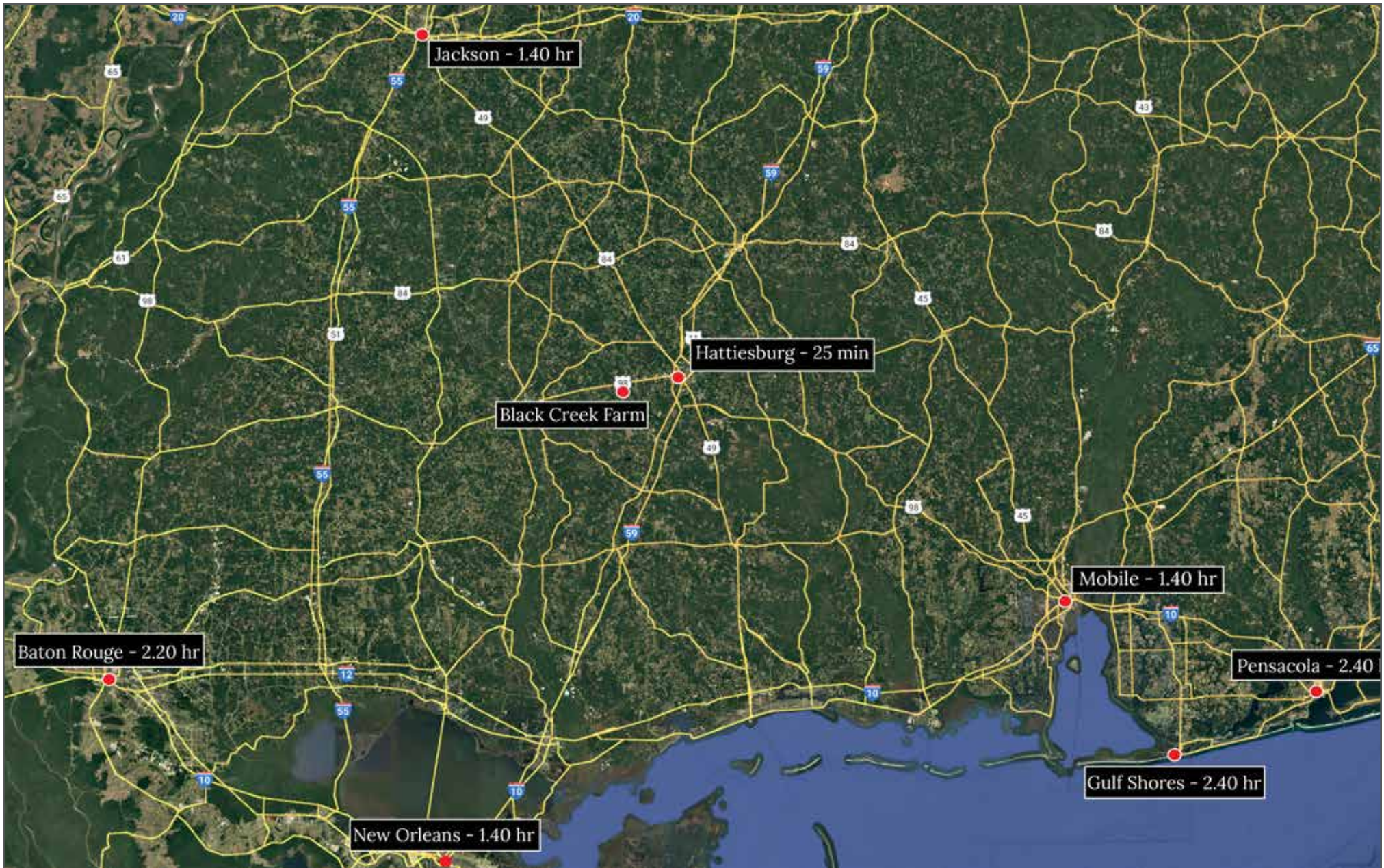
- Located outside of Hattiesburg, Mississippi
- Road frontage on US Highway 98

LIVE WATER
P R O P E R T I E S



Black Creek Farm - Aerial Map

••Maps are for visual aid only, accuracy is not guaranteed.



Black Creek Farm - Location Map

••Maps are for visual aid only, accuracy is not guaranteed.