

# Whitney Ranch For Sale

## USA, Mississippi, 39631 Centreville

9,500,000 €

### QUICK SPEC

Year of Construction

Bedrooms 6

Half Bathrooms 1

Full Bathrooms 5

Interior Surface approx 789 m2 -8,500 Sq.Ft.

Exterior Surface approx 5,171,882 m2 - 55,669,680 Sq.Ft

Parking

Property Type Hunting Estate

### TECHNICAL SPECIFICATIONS

Once or twice in a lifetime, a world class property comes on the market that is truly remarkable. Whitney Ranch South is a 1,278 acre +/- high game fence property located in SE Wilkinson County, MS. The crown on this property is an 8,500 SF lodge that rivals anything ever featured on HGTV. Stands of mature pine timber cover the gentle rolling hills and old growth hardwood forests span along the clear creeks.

### PROPERTY FEATURES

#### BEDROOMS

- Total Bedrooms - 6

- Master Bedrooms -
- Suite -

#### BATHROOMS

- Total Bathrooms - 6

- Full Bathrooms - 5
- Half Bathrooms - 1

## OTHER ROOMS

- Kitchen
- Dining Area
- Living Room
- Bar
- 
- 

## INTERIOR FEATURES

- Highest Grade Of Finishes And Materials
- Granite Counters
- 2 Massive Stone Fireplaces
- Heart Pine Was Used On The Floors, As Structural Beams And For The Ceilings
- 

## EXTERIOR AND LOT FEATURES

- Located In Se Wilkinson County
- Pond
- River
- Mature Pine Timber
- Gentle Rolling Hills
- Old Growth Hardwood Forests Span Clear Creeks
- Entertainment And Pool Area Outside
- Gas Fire Pit
- Stone Hot Tub Overflows Into The Pool
- Stone Wood Burning Fireplace
- Outdoor Kitchen
- 2 Story "Bunk House"
- Deer Skinning Area
- High Fence
- 13 Ponds
- 
- 
- 

## HEATING AND COOLING

- Heating Features: Electric, Gas
- Cooling Features: Central A/C

## POOL AND SPA

- Outdoor Pool
- Spa / Hot Tub
- 

## LAND INFO

- Lot Size: 13,759,311 m<sup>2</sup> - 148,104,000 Sq.Ft

## GARAGE AND PARKING

- Garage Spaces:
- Parking Spaces:

## BUILDING AND CONSTRUCTION

- Living : 668 m<sup>2</sup> - 7,200 Sq.Ft.
- Year Built:
- Location :
- Topography : Level
- Levels or Stories: 2
- Structure Type: Lodge
- House Style: Contemporary
- Furnishing : Furnished

## SCHOOL INFORMATION

Education in USA is divided in 3 cycles: Primary School (Around age 6), Middle School, and High School. After graduating high school, U.S. students may go on to college or university

- Centreville Academy
- William Winans Middle School
- Finch Elementary School
- Centreville Headstart Center
- 
- 

## AMENITIES AND COMMUNITY FEATURES

- Buying property in the USA is not a problem for foreigners. You do not need a green card, a particular type of visa, or even US citizenship to be eligible to do so. However, before you can purchase your dream home in the United States, you need to secure an Individual

## OTHERS

- Hunting
- Fishing
- Pond
- Bunk House
- River
- Fenced
- 
- 

## ABOUT THE AREA

The U.S. is a country of 50 states covering a vast swath of North America, with Alaska in the northwest and Hawaii extending the nation's presence into the Pacific Ocean. Major Atlantic Coast cities are New York, a global finance and culture center, and capital Washington, DC. Midwestern metropolis Chicago is known for influential architecture and on the west coast, Los Angeles' Hollywood is famed for filmmaking.

Mississippi is a southern U.S. state with the Mississippi River to its west, the state of Alabama to its east, and the Gulf of Mexico to the south. Its Mississippi Delta region is considered the birthplace of blues music, honored at the Delta Blues Museum in Clarksdale. Also in the region is the Vicksburg National Military Park, preserving the site of a critical Civil War battle.

Centreville is a town in Amite and Wilkinson counties, Mississippi, United States. It is part of the McComb, Mississippi Micropolitan Statistical Area