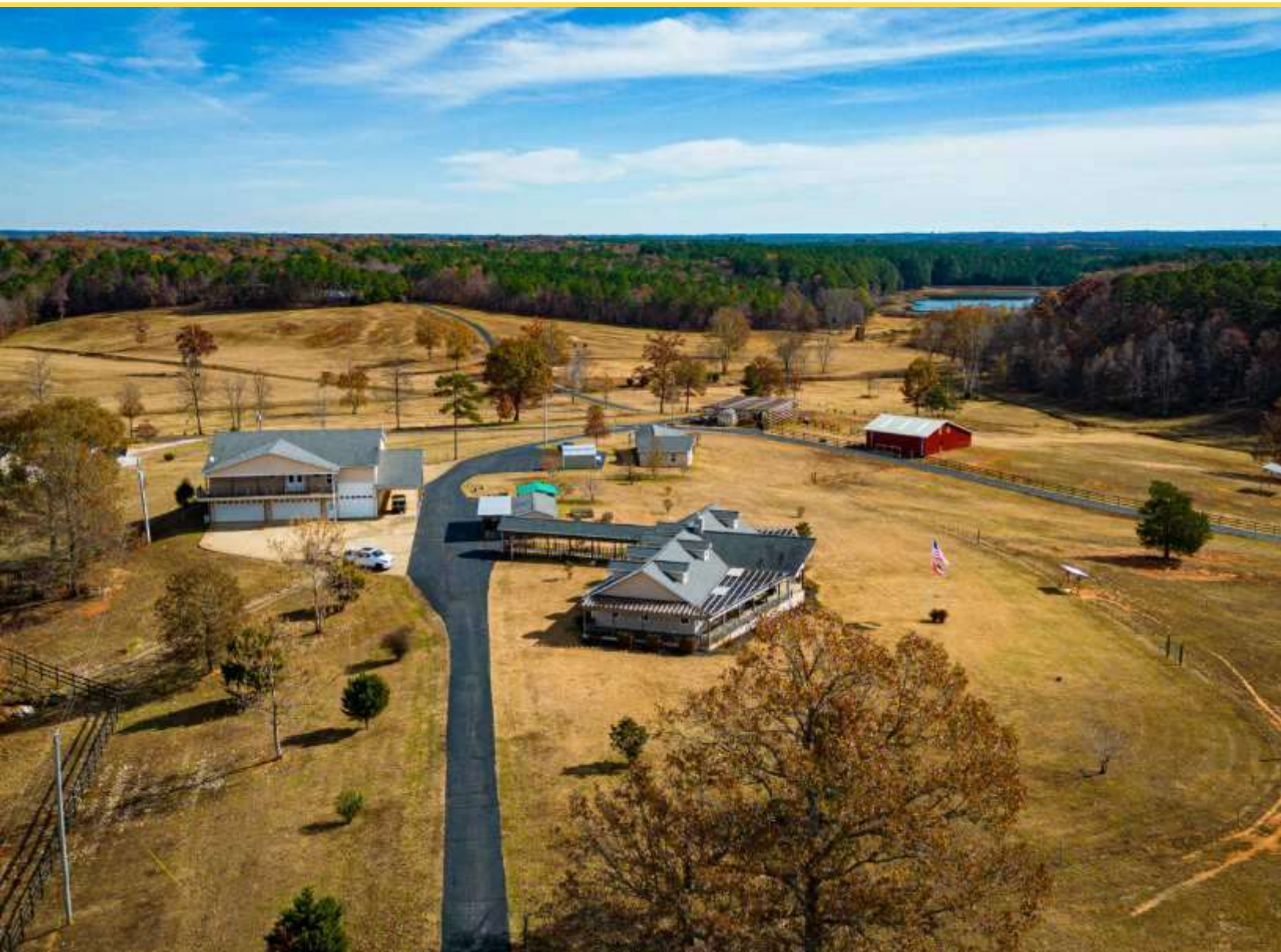


NEW

NATIONAL LAND REALTY®

The Lazy H Ranch

125.1 +/- Acres | Tippah County, MS | \$2,990,000



National Land Realty
415 Lee Horn Drive
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PROPERTY SUMMARY

Welcome to the Lazy H Ranch, featuring 125+/- acres of exquisite pasture & timberland, most recently managed as a private estate for horses, cattle, bison, and various domestic avian species. Situated in the center of Tippah County, MS near Ripley, the property features 85 +/- acres of fenced and cross-fenced pasture, 45 +/- acres of mixed timber, three stock ponds, five custom residences, multiple barns and support facilities, a unique bar and grill, rodeo arena, secure entrances, and much more! Two miles of paved asphalt roads, custom gates and fencing, ancillary equipment, and quality throughout make the Lazy H a "must see" property. Potential uses include a working horse, cattle, or dude ranch, secluded getaway, corporate retreat, wedding or special occasion venue, large family compound, youth or special needs facility, and many more! Showings are by appointment only, please contact the agent for information. Refer to Property Documents below for more details on the Lazy H.



ACREAGE BREAKDOWN

125 +/- acres (85 +/- acres pasture, 40 +/- acres mixed timber, 5 +/- acres house, barn, building sites, creeks and roads)

ADDRESS

1330 Hwy 773
Ripley, MS 38663



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The Lazy H Ranch, Ripley, MS Property Highlights

- Automatic security gate, front and rear entrance. Both gates have a call box and cameras to control who enters the property. The front gate has stone columns, heavy duty ornamental gate and lighted Lazy H sign.
- Entire property is fenced and cross fenced for livestock.
- Ornamental custom-made iron gates throughout
- Paved roads (2 miles) make excellent places to walk or bike for exercise.
- Three stocked ponds, with covered fishing platforms with benches and electric fans. Ponds are stocked with bass, bream, and catfish. Aerators in two ponds have timer controls.
- Multiple feeders for ducks, deer, squirrels, and other wildlife
- Fenced garden space with water for irrigation
- Burn pit for controlled burning of paper products and brush.
- 100-yard rifle and pistol range with covered shooting platform and locking storage container
- Elevated 2 story shooting house with bathroom and 360 view from top floor.
- Cleared trails through the woods for riding horses or ATVs.
- Roadhouse Bar and Grill is a gathering place with a commercial kitchen, storage room, pantry, bathroom, wrap around porch and fire pit. Covered deck with view of the arena has picnic tables with fans and heaters to provide year-round usage.
- Stadium lights around the arena with roping boxes (header and heeler) and automatic steer chute, laser barriers and digital timer display, plus PA system for announcements during rodeo events
- Equipment shed, holds multiple tractors and equipment.
- Large, lighted hay barn with storage area and space outside to park long trailers and big equipment.
- Fuel shed with 550-gallon red diesel tank with electric pump
- Creeks run across the property and supply year-round water in pastures for livestock
- Catch pen for animals, large, 2 sided, with head gate.
- Small red barn in pasture provides shade for animals and a dry place during wet and cold weather.

- Barn with separate woodworking shop, plus bathroom and two exterior horse stalls
- Weld shop with plenty of room to repair ranch equipment or special projects.
- Additional barn with 3 stalls and hay storage, also covered side shed.
- Storm shelter beside main house, holds 8 people.
- Fruit orchard with apple, pear, and plum trees, plus blueberries, thornless blackberries and fig bushes
- Greenhouse with ceiling exhaust fan and water faucet
- Asparagus bed and 4 raised beds for vegetables or flowers
- Large multi car garage with hobby shop, lots of storage cabinets and bathroom, there's another separate workspace, laundry area plus an RV garage with two 14' automatic roll up doors - all under one roof
- Upstairs has 2 bedrooms and full bath, kitchen and dining area with bar, gaming area with pool table and shuffleboard, plus large theater room which seats 12, mini fridge, custom cabinets and bar area. Has THC sound system and brand new 4K projector.
- The horse stable has 6 stalls, fans, humidified tack room, square hay bale storage area with gate, plus covered side shed which holds 33 round bales of hay.
- Chicken coop, 44x60 with 16-foot ceiling, completely enclosed with automatic door. Has laying rooms, roosting rooms and individual coops and pens with water. Two sides, with center door, offers lots of space to house different birds.
- Building in front of coop provides place for storing chicken feed and has a mixer for custom blending feed. The building also has a window air conditioner.
- Building next to main house has a large freezer room with space for two chest freezers and two uprights, plenty of storage shelves and a dorm size refrigerator holds medicine for livestock, and a storage room for gardening tools. Plus, a separate storage room with shelves, a long countertop workspace and air conditioner. Perfect for extra office, or playhouse, craft room or gun cleaning station
- Large doghouse with porch

- Chain link enclosed dog kennel with concrete floor. Separate pens with doors could house turkeys, peacocks, or other small animals.
- Loafing sheds for animals (2) has roof for shade, open on all four sides.
- Tool shed and separate storage room for supplies and attached fenced animal quarantine holding space.
- Watering troughs in pastures have anti-freeze faucets and each tank sits on a concrete pad
- Firewood storage area
- Shaded pergola overlooking rear pond with custom built cedar tree entrance.
- Deep well on property
- The structure at front pond has open bay on one side and two stalls on the other, and a covered area across the front has a fan and provides shade while fishing.
- Round pen for horse training
- Area for dressing deer with single tree and water faucet
- Multiple springs around the property
- Deer, turkey, and frequent sightings of bald eagles
- Several level and cleared areas are perfect for additional home sites.
- Clear, flat area perfect for helicopter pad
- Main house features wooden deck.
- across the entire back of house and both ends, partially covered with ceiling fan, with beautiful view of rolling hills, pond, front entrance and flagpole.
- Main house landscaped.
- 172 Leland cypress trees, planted in 2019, along custom built wrought iron fence separates ranch from Highway.
- Generac home standby generators on each house.

Lazy H Home Descriptions

Main Home (Building #1)

4 Bedroom

2 Bathroom

3,250 sq' Gross building area

Constructed in 2013

Features: Mudroom, open floorplan, 2 bedrooms currently utilized as offices, large master suite with walk in closet, large master bathroom including large jacuzzi tub, walk in shower and walk in steam room. Above average finishes throughout including ceramic tile flooring, vaulted ceilings, granite countertops.

Guesthouse (Building #2)

2 Bedroom

2 Bathrooms

Game Room

12 Seat Movie Theatre

8 Car Garage

RV Garage

10,361 sq'

Large Kitchen

Features: Building # 2, known by the owner as the Guesthouse, is located just to the north of Building # 1 and contains approximately 10,361 square feet. It was built in 2013. It is of two-story, concrete board construction with a composite shingle roof. The first floor of Building # 1 involves two workshop areas and a large garage area, with a separate RV storage area. The workshop and garage areas have an open floorplan, with restrooms. The finish is above average, with stained concrete and vinyl tile flooring, drywall walls, and drywall ceilings. There is extensive custom cabinetry in both workshops. The first floor is entirely heated and cooled. Access to the RV area is by a 14-foot-high roll-up door. The

second floor of Building # 2 involves a large living area with billiards room. A large open kitchen, two bedrooms, two bathrooms, and a large 12-seat movie theatre. The living area, theater room, and bedrooms have carpeted flooring. The kitchen has hardwood flooring. Walls and ceilings are drywall throughout. The kitchen is very high quality with extensive custom cabinetry, a large bar top and island with granite countertops and a built-in cutting board, and stainless appliances. The theater room has step down theater type seating and a large bar top with granite countertops.

Managers House (Building #3)

2 Bedroom

2 Bathroom

1,210 Sq'

Features: Building # 3 is located just east of Building # 1 and is known as the Manager's House. It contains approximately 1,210 square feet of gross building area. It was built in approximately 2013. Its interior layout involves a kitchen, living area, guest bathroom, and large master suite with fireplace, walk-in closet, and bathroom. It is reported to have a similar finish as Building # 1 and # 2, with ceramic tile flooring, granite countertops, etc.

North Guest House (Building #4)

3 Bedroom

2 Bathroom

1,385 Sq'

Features: Building # 4, known by the owner as Michael's House, is located to the east of Building # 2 and contains approximately 1,385 square feet. It was built in 2014. It has a kitchen, living area, three bedrooms, and two bathrooms. It has a similar finish as Building # 1.

East Guest House (Building #5)

3 Bedroom

2 Bathroom

1,460 sq'

Features: Building # 5, known by the owner as Stacy's House, is located east of Building #2 towards the eastern portion of the property. It contains approximately 1,460 square feet. It was built in 2015. It has a kitchen, living area, three bedrooms, and two bathrooms. It has a similar finish as Building # 1

**Buildings # 1, #2, # 4 and # 5 all have extensive decking and pergolas. Landscaping around each building is above average, with some having firepit areas, patios, etc. All of these buildings have natural gas-powered back-up generators installed as well as water purification systems.

Lazy H Ancillary Building Descriptions

Road House (Building #6)

The Roadhouse is located to the east of Building # 5, near the northeast corner of the property. It is of one-story, wood siding construction with a red metal roof. It contains approximately 2,115 square feet. It was built in 2016. This building was designed for entertaining guests, although it could be converted for residential use. It has a commercial type kitchen area with an open eating/entertainment/living area, a pantry, bunk room, and one restroom with a typical toilet and a urinal. It has a rustic finish, with wood siding on the walls and ceilings and hardwood floors throughout. The kitchen has granite countertops and a large commercial range.

Building # 6 has extensive decks on the front and west side. The decks are covered with lighting and ceiling fans. Adjacent to the west deck is a large equestrian arena, approximately 100 feet x 200 feet. Thus, the owner and friends can enjoy a view of the equestrian arena from the deck of The Roadhouse.

Hay Barn/Equipment Shed/Woodworking Shop (Building #7)

Building # 7 is located west of Building # 1 and consists of one-story, steel frame, metal clad construction. It is known by the owner as the Hay Barn/equipment barn/woodworking shop and contains approximately 3,250 square feet. It was built in 2013. It has an open interior layout with minimal finish, including exposed concrete flooring, with exposed metal panel walls and ceilings. There is a bathroom that is air conditioned in the front of the building.

Welding Shop (Building #8)

Building # 8 is located adjacent to Building # 7 and is of similar metal clad construction. It is known as the Welding Shop and contains approximately 875 square feet. It has an entirely open layout. It does have batt insulation in the walls and ceilings and is heated and cooled by a window mounted unit.

Horse Barn (Building #9)

Building # 9 is located to the southwest of Building # 1 and is known as the Horse Barn. It is of metal clad construction and contains approximately 4,125 square feet. It has approximately 8 horse stalls, along with a tack area. Its finish is typical, with concrete flooring, and tongue and groove wood walls. It has gas heat present.

Equipment Shed (Building #10)

Building # 10 is located across from Building # 6 and involves a wood frame, metal clad equipment shed containing approximately 2,040 square feet. It has an open wall along its northern side. It has minimal finish.

Aviary (Building #11)

Building # 11 involves an aviary utilized to raise gamebirds such as chickens, ducks, turkeys, etc. It contains approximately 3,072 square feet and involves a wood frame covered with chicken wire, along with coop areas, etc. Adjacent to the aviary is a tool shop, which is utilized in conjunction with the aviary. It is of wood frame, wood clad construction and contains approximately 540 square feet. It is utilized for tool storage and also has an incubator area to complement the aviary.

Hay Barn/Equipment Shed (Building #12)

Approximately 3,000 sq' used to store hay in one as it is enclosed on 3 sides. The other end is open on one side to allow for storage of equipment, etc..

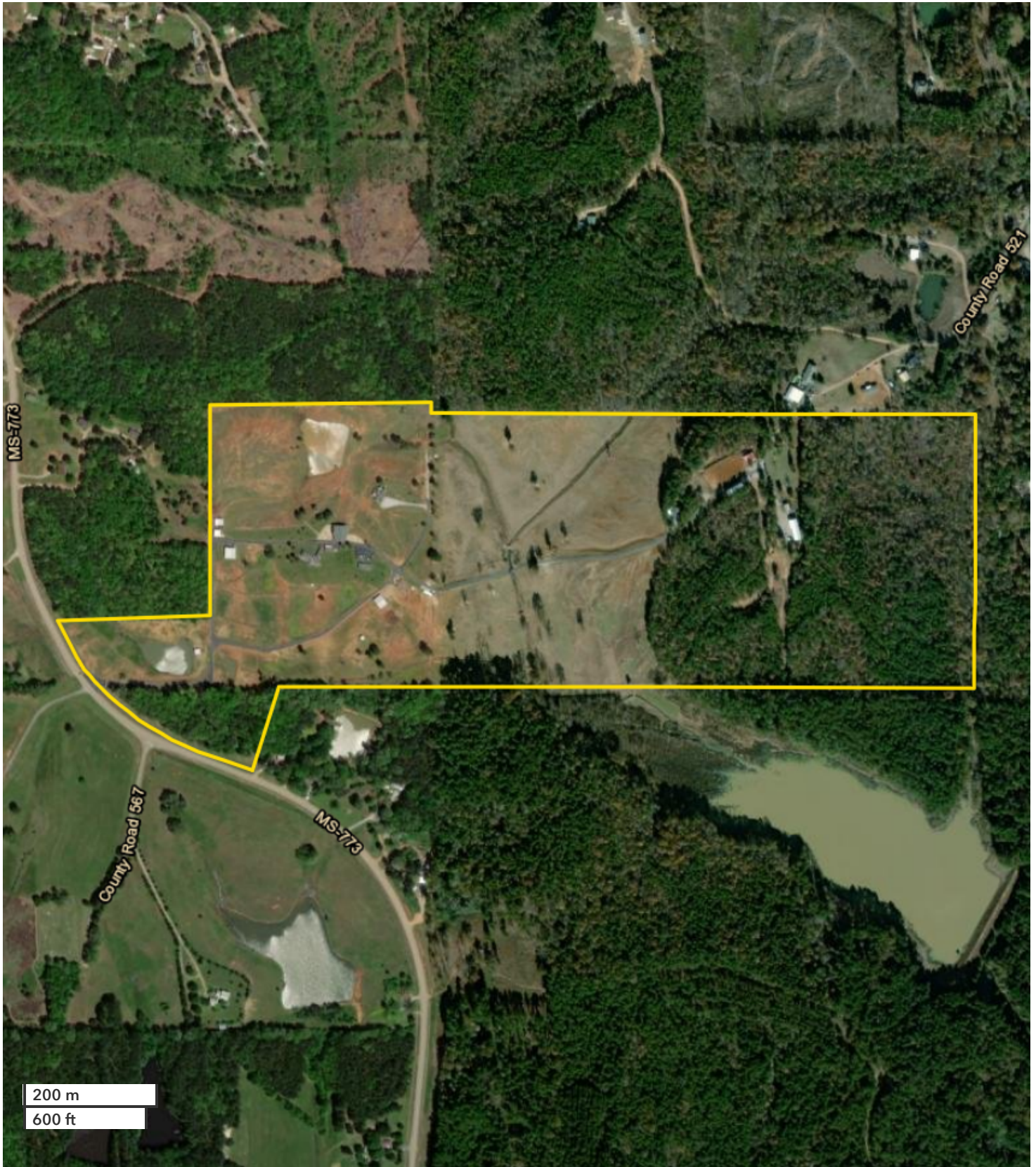
Studio

There is an ancillary building adjacent to Building # 1 known as the Studio. It contains approximately 810 square feet and is partitioned into three areas. This includes two rooms utilized primarily for storage, both with minimal finish. The remaining room, which contains approximately 300 square feet, is utilized as an art studio, and has a similar quality finish as Building # 1.

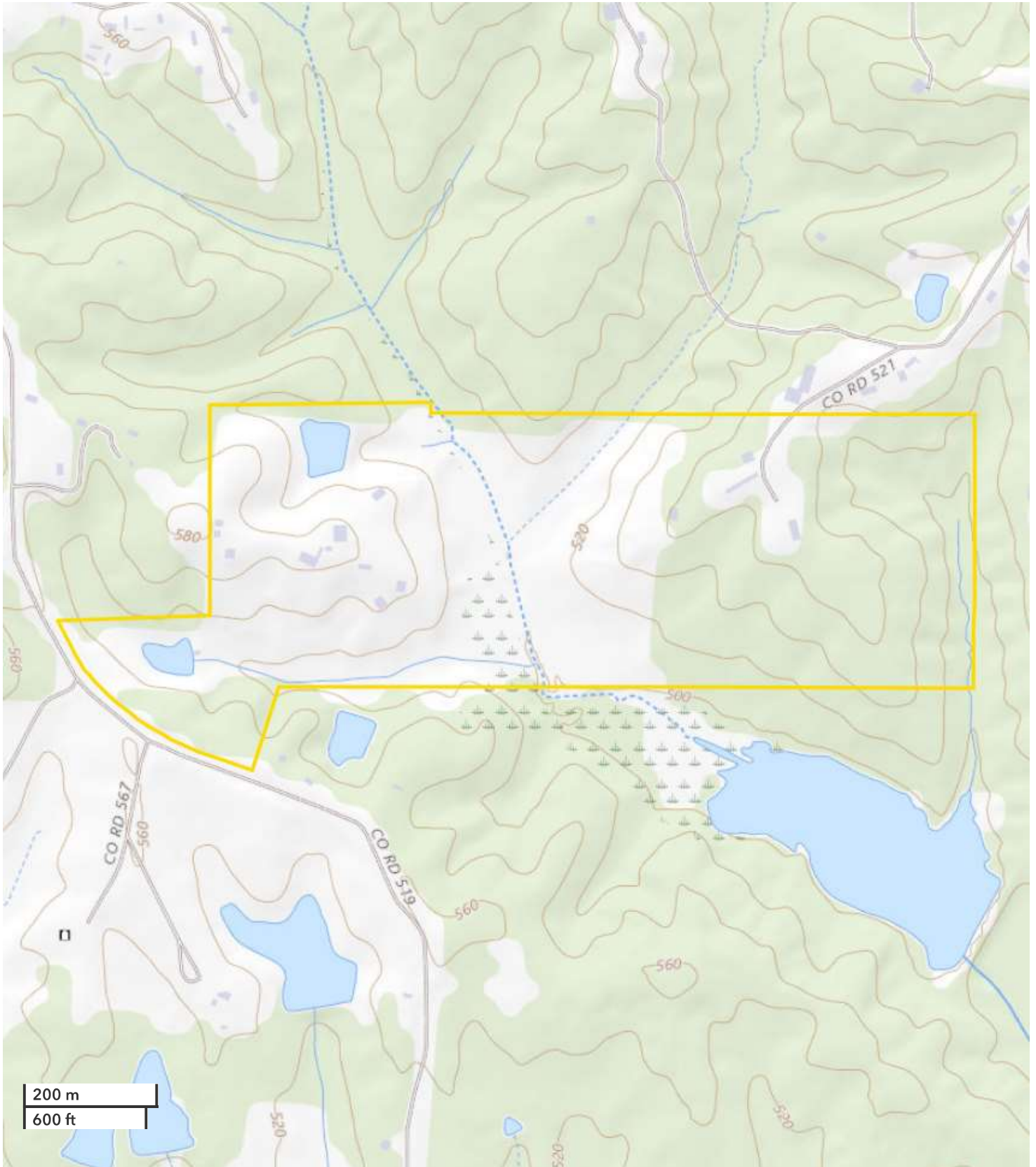
Chicken Coop

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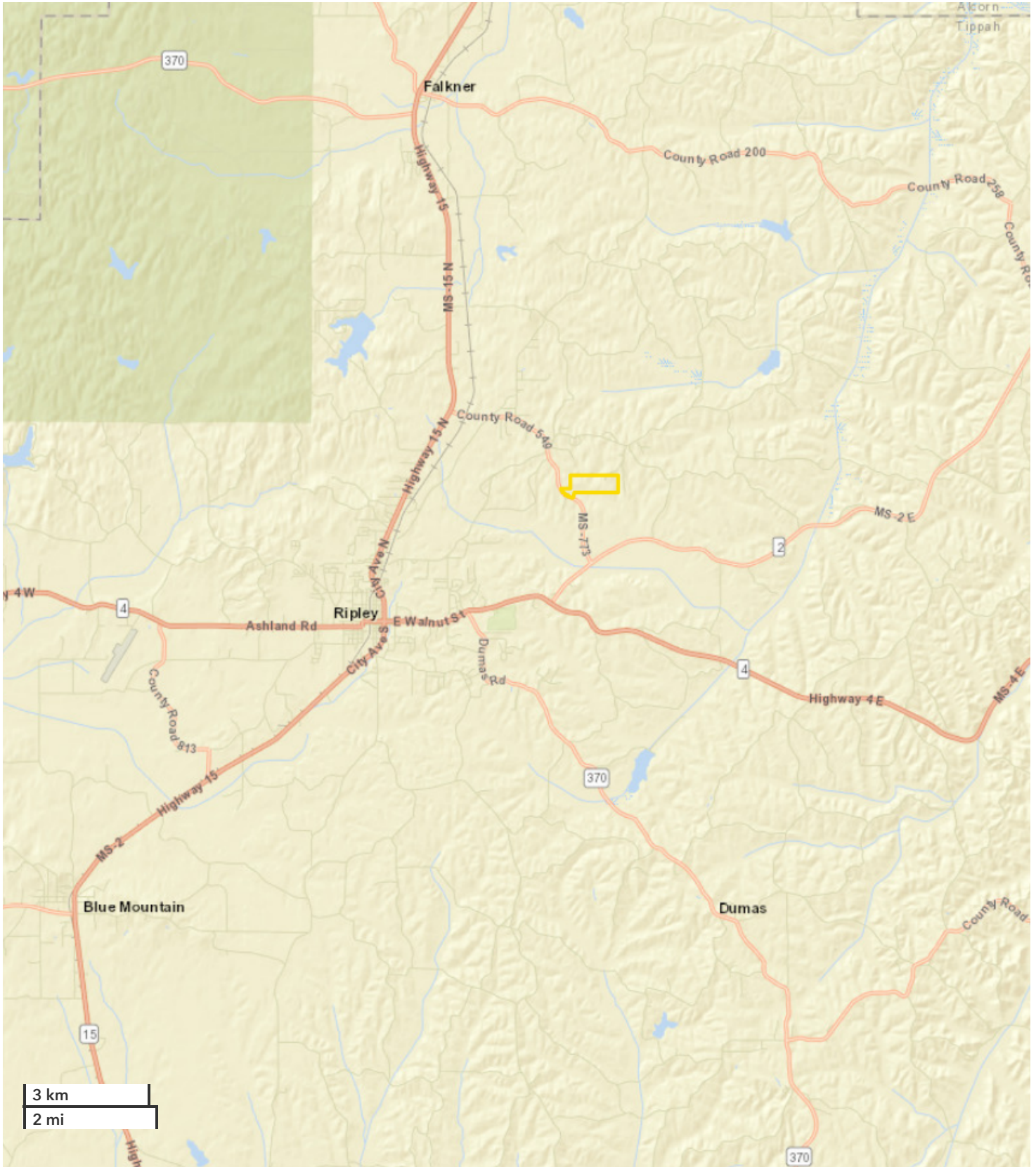




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