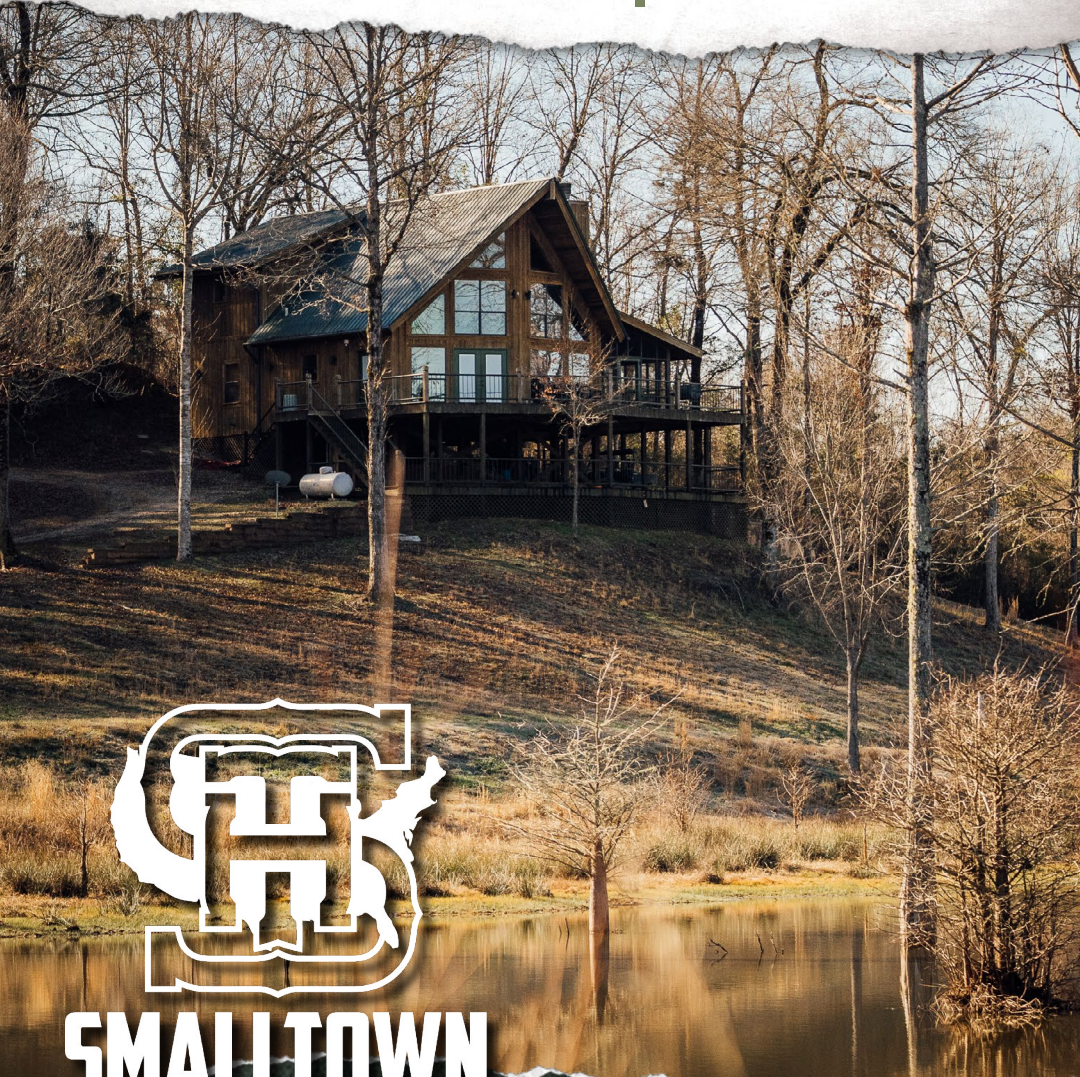


CYPRESS RUN

**1,287.47± ACRES | LODGE & GUEST CABIN
ATTALA COUNTY, MS | \$3,474,900**



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (769) 888-2522

CYPRESS RUN

PROPERTY PROFILE

LOCATION:

- County Road 4101
Sallis, MS 39160
- Attala County
- 7± Miles E of I-55
- 55± Miles N of Madison
- 250± Miles N of New Orleans

COORDINATES:

- 33.070606, -89.817411

PROPERTY USE:

- Hunting
- Fishing
- Recreational Getaway
- Corporate Retreat

TAX INFORMATION:

- 2024 - \$7,159.11

PROPERTY INFORMATION:

- 1,287.47± Surveyed Acres
- 5± Miles of Big Black River Frontage
- 5± Acre Pond
- 1,600± SqFt Primary Lodge
- 1,196± SqFt Guest Cabin
- Large Equipment Shop with Cleaning Area
- Various Aged Hardwood Regeneration
- Pockets of Mature Hardwoods
- Multiple Food Plots
- Cypress Slough
- Large Powerline
- Established Trail System
- Potential Transfer of 80± Acre Lease



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Information is believed to be accurate but not guaranteed.

WELCOME TO CYPRESS RUN

WELCOME TO CYPRESS RUN, A 1,287.47± ACRE SPORTSMAN'S PARADISE ON THE BIG BLACK RIVER IN ATTALA COUNTY, MS. For the outdoor enthusiast, Cypress Run is the ultimate getaway! With approximately 5.5 miles of river frontage along its western border, this premier property provides an exceptional setting for hunting, fishing, and year-round recreation. Conveniently located just 55± miles north of Madison and 250± miles north of New Orleans, Cypress Run is both a secluded escape and easily accessible.

The accommodations are nothing short of impressive. The primary lodge, inspired by Colorado-style architecture, features soaring ceilings and expansive glass windows that frame unmatched views of the Big Black River and a 5± acre fishing pond. The first level includes two bedrooms, one bathroom, a kitchen, and a great room centered around a wood-burning fireplace. Upstairs, a bunkroom with private lockers and an additional bathroom provides ample space for friends and family. A large porch offers the perfect spot to relax and take in the surroundings, while the open parking area beneath the first level ensures clean, easy access after a day in the woods. A well-crafted guest cabin complements the main lodge, providing three bedrooms and two bathrooms, making it an ideal spot for your additional guests.



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MORE ABOUT CYPRESS RUN

Cypress Run has been meticulously managed with a primary focus on growing and sustaining a thriving whitetail deer population, and the results speak for themselves. As you navigate the property, the sheer amount of prime wildlife habitat becomes immediately apparent, particularly for whitetail deer. The landscape primarily features a diverse mix of natural hardwood regeneration across varying ages. A well-established trail system winds throughout the property, leading through areas of mature bottomland hardwoods, scenic cypress sloughs, and strategically placed food plots, all enhancing the land's appeal as a premier hunting destination.

Beyond whitetail hunting, Cypress Run provides excellent opportunities for turkey hunting and fishing along the Big Black River. The property and its surrounding areas have a strong history of large turkey populations, making it a prime spot for seasoned hunters. The river itself is known for great springtime catfishing and offers a refreshing escape during the summer, with large sandbars perfect for camping and cooling off.



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MORE ABOUT CYPRESS RUN

Large, contiguous acreage tracts along the Big Black River are a rare find, making Cypress Run an exceptional opportunity for those seeking a premier recreational retreat. With the property make-up, diverse wildlife, and well-designed accommodations, this property offers the perfect balance of adventure and comfort. Whether you're an avid hunter, fisherman, or simply looking for a secluded getaway to enjoy the great outdoors, Cypress Run delivers year round. *There is the potential for the transfer of an additional 80± acre lease.*

Call Adam Hester today to schedule a tour for the opportunity to own a one-of-a-kind recreational haven where memories are made and traditions can be built for generations to come.

CLICK HERE OR SCAN THE CODE TO WATCH A VIDEO



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CYPRESS RUN

1,287.47± ACRES WITH A LODGE & GUEST CABIN | ATTALA COUNTY, MISSISSIPPI



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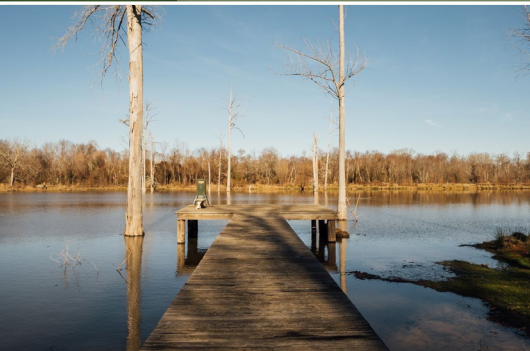
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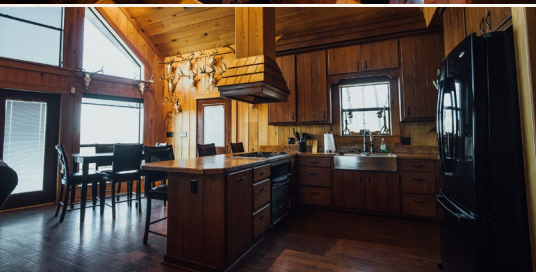
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PRIMARY LODGE



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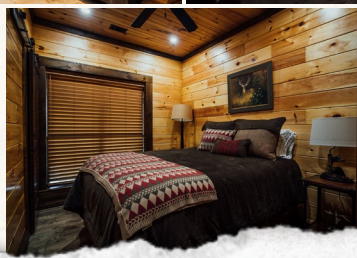
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GUEST CABIN



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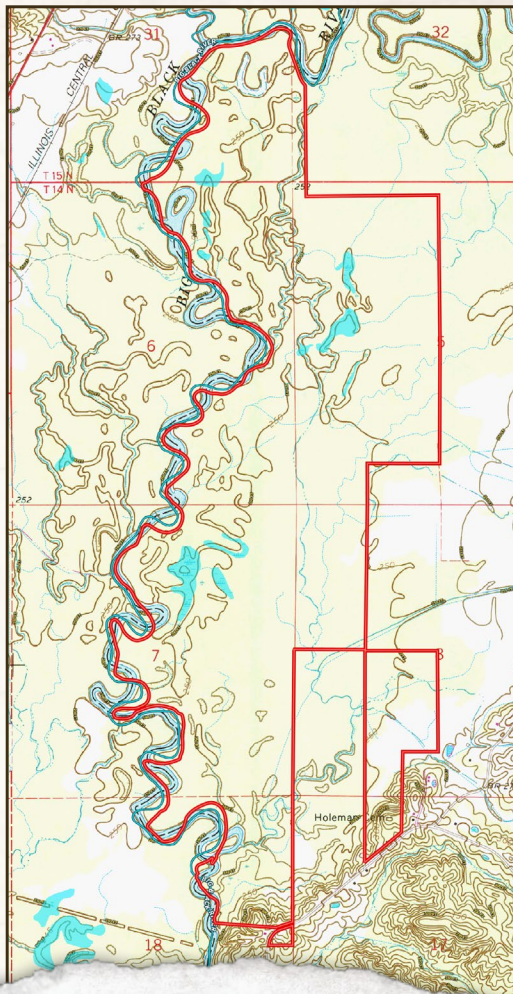
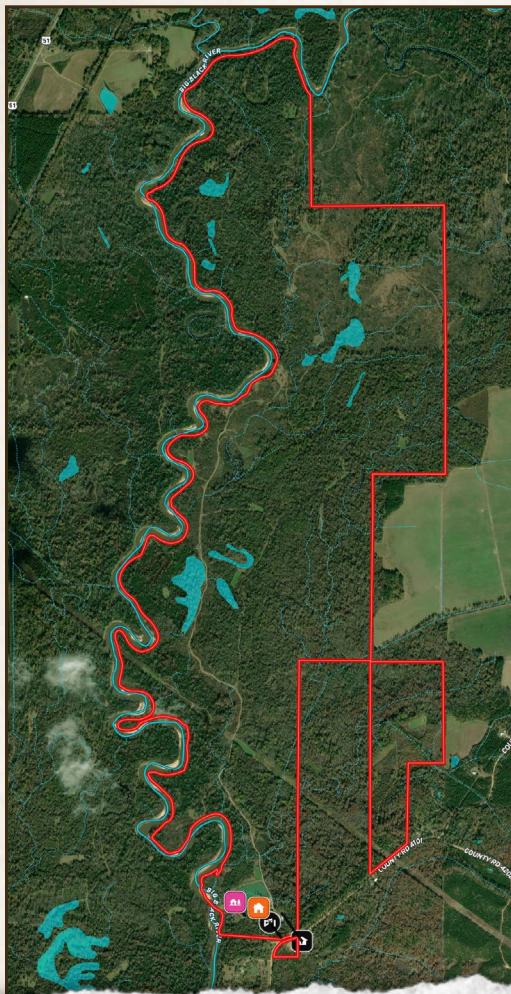
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land id. LINK

TOPOGRAPHY MAP



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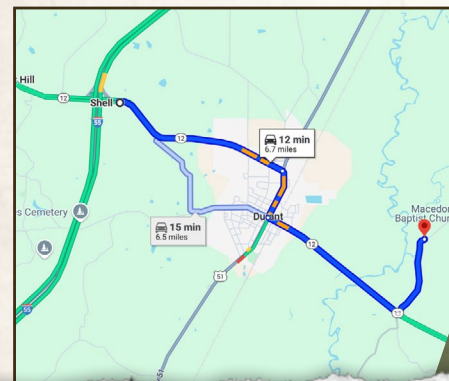
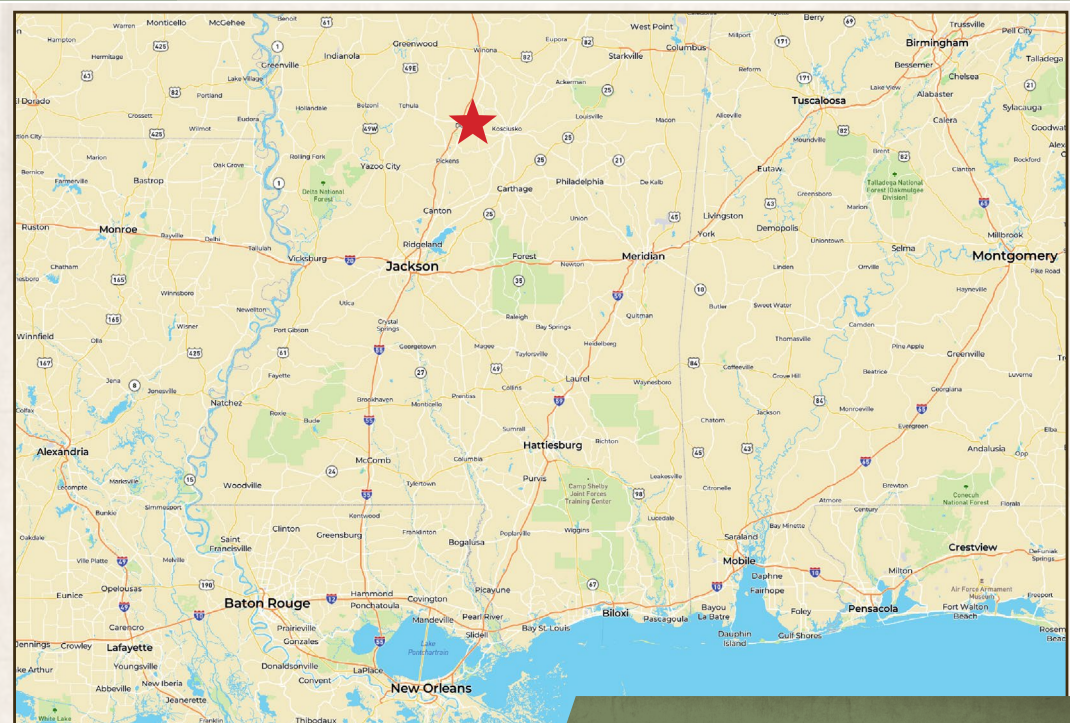
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Directions From Exit #156 on I-55 N in Durant, MS: Travel east on Highway 12 to North Jackson Street (US Highway 51) and turn right. Travel to East Mulberry Street (Highway 12) and turn left. Proceed to County Road 4101 and turn left. The property will be down the road on your right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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