

Phares Hilltop Farm: The Southeast's Premier Family & Hunting Retreat
Phares LN
Meadville, MS 39653

\$1,299,000
364± Acres
Franklin County



**Phares Hilltop Farm: The Southeast's Premier Family & Hunting Retreat
Meadville, MS / Franklin County**

SUMMARY

Address

Phares LN

City, State Zip

Meadville, MS 39653

County

Franklin County

Type

Recreational Land, Residential Property, Timberland, Hunting Land, Riverfront, Farms

Latitude / Longitude

31.60357 / -90.943234

Dwelling Square Feet

3,000

Bedrooms / Bathrooms

6 / 2

Acreage

364

Price

\$1,299,000

Property Website

<https://www.mossyoakproperties.com/property/phares-hilltop-farm-the-southeast-s-premier-family-hunting-retreat/franklin/mississippi/94500/>



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PROPERTY DESCRIPTION

The Southeast's Premier Family & Hunting Retreat

Perched on a scenic hilltop, this rare 7-bedroom, 3-bathroom camp house sits on 364 acres of pristine wilderness — the ultimate blend of comfort, privacy, and outdoor adventure. Whether you're a hunter, nature lover, or simply seeking a private family getaway, this legacy property offers everything you could ask for in a secluded escape.

The land is a true sportsman's paradise. With flowing creeks, sandbars, mature hardwoods, and a thriving ecosystem, it supports abundant deer, turkey, quail, rabbits, and squirrels. Known across the Southeast for producing big bucks and trophy hunts, it ranks among the region's premier recreational tracts. Beyond hunting, the towering oaks and natural timber stand also provide long-term investment potential.

But this isn't just a hunter's retreat — it's a property for the whole family. Kids will love splashing in the creeks, exploring sandbars, and roaming the wide-open woods, while evenings around the fire or watching the sunset from the hilltop create memories to last a lifetime.

Property Highlights

Spacious 7-bedroom, 3-bathroom camp house — perfect for family or hunting groups

364 acres of diverse, well-managed habitat teeming with wildlife

Creeks, sandbars, and hardwood timber offering recreation and investment opportunities

Renowned hunting property with strong emphasis on big bucks and trophy game

Room for kids and families to explore, play, and enjoy the outdoors together

Mature oaks, rolling terrain, and unbeatable hilltop sunsets

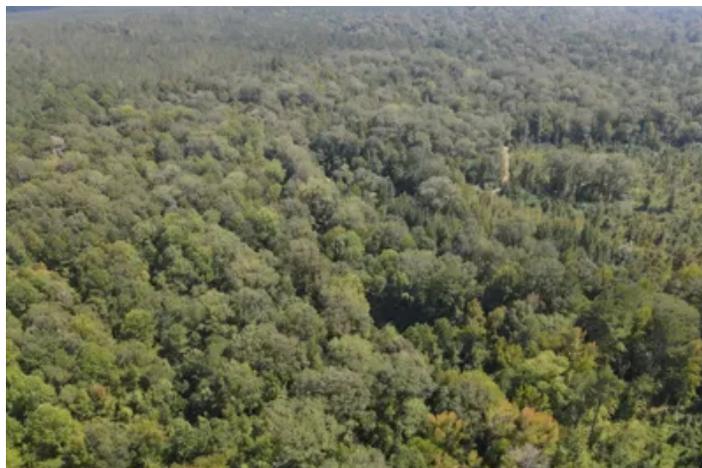
Ultimate privacy and serenity with endless recreation possibilities

This property is more than land — it's a lifestyle. Whether you're looking for a year-round hunting retreat, a private family getaway, or a long-term investment with legacy potential, this remarkable tract checks every box.

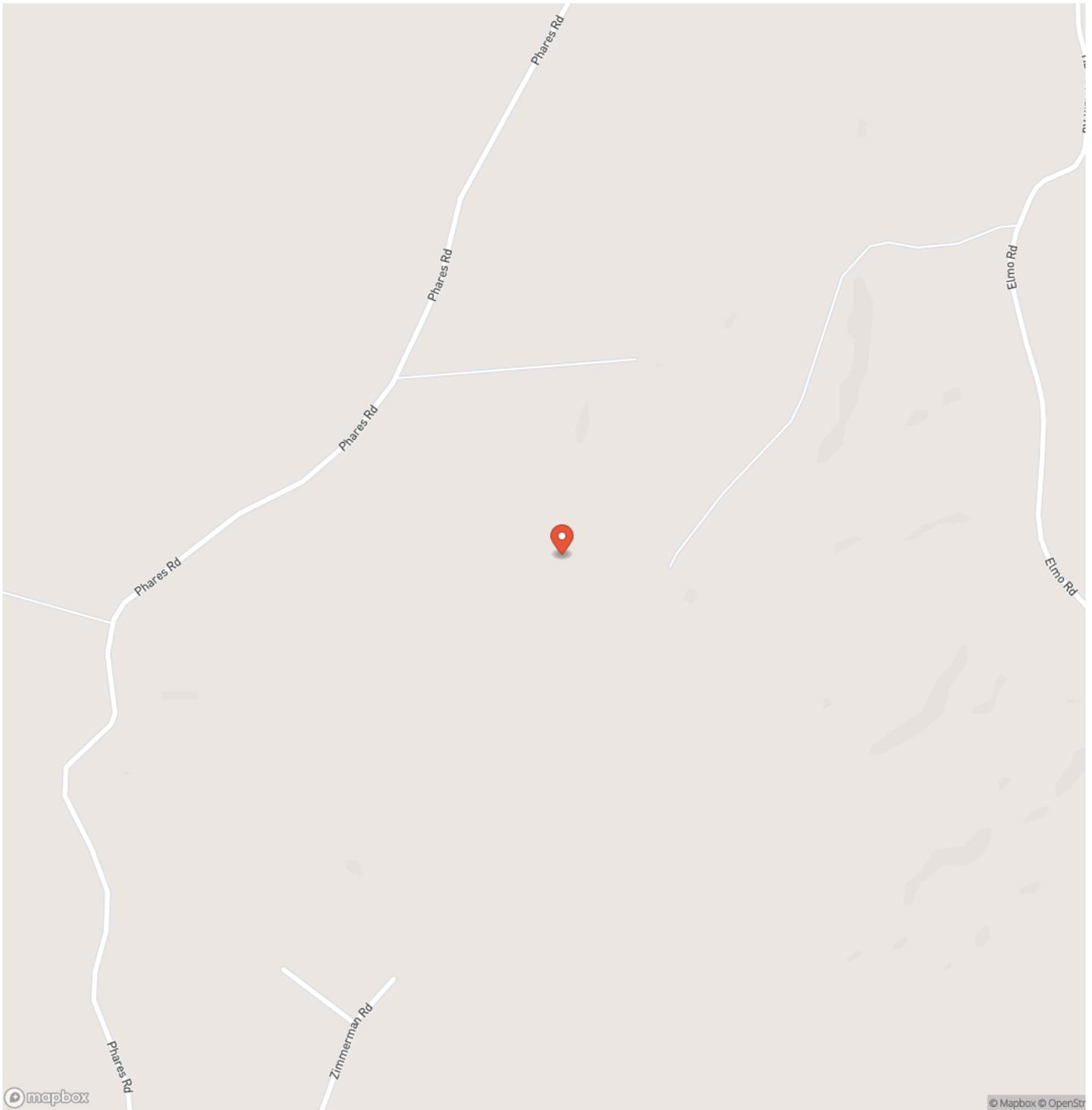
Directions: Property is located on Phares Ln off Phares Rd.

Showing Instructions: Contact Stephen Ashley at [601-757-9504](tel:601-757-9504) or Brady Hodge at [601-320-2974](tel:601-320-2974) for showing instructions. Everyone visiting the property must sign a waiver prior to entering.

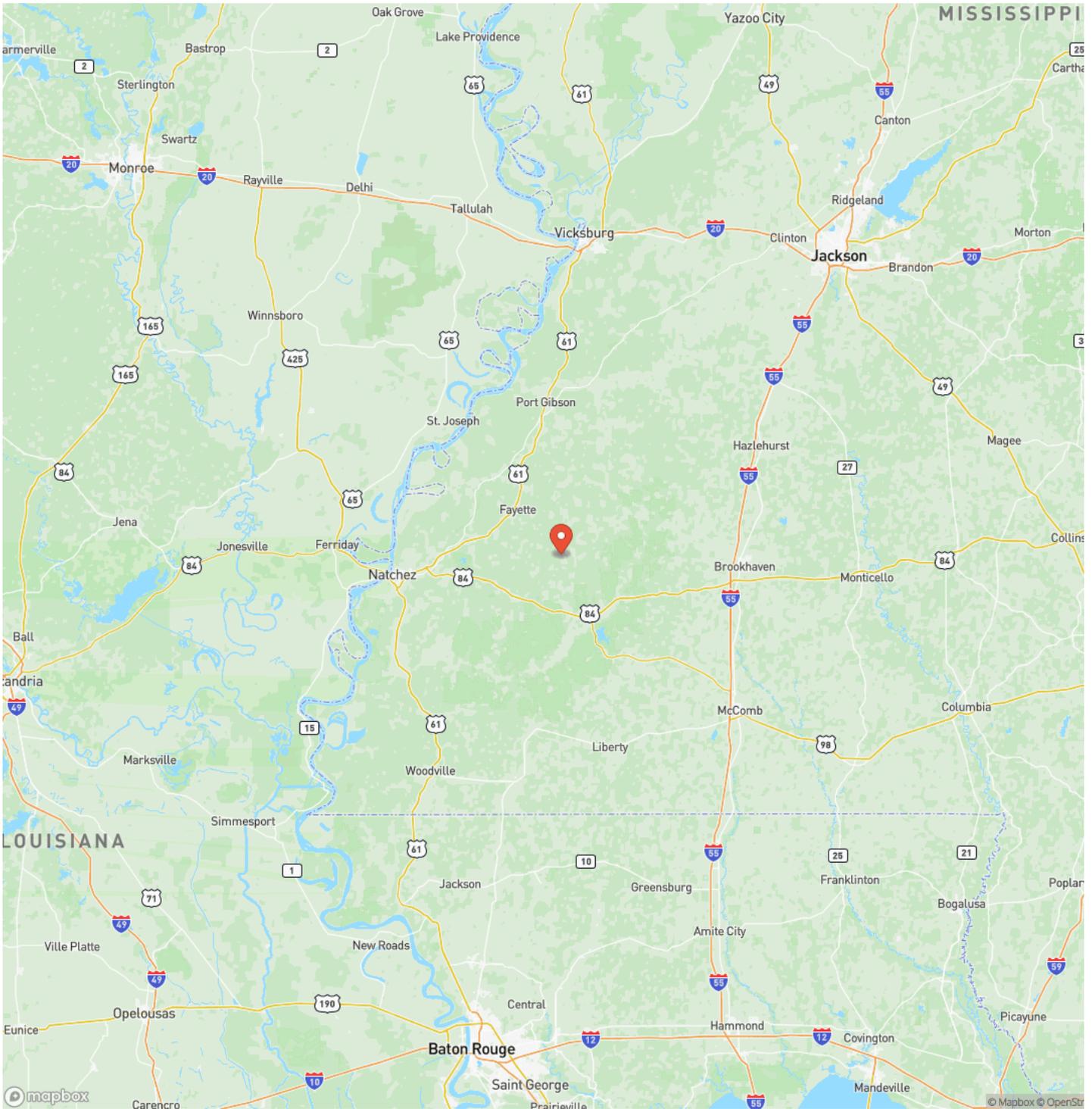
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Locator Map



Locator Map



Satellite Map



DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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