

### 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. 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 multiple 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, 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, refrigerator 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.