



Locust Land & Timber

790 ac. +/-
Warren County, MS

CONTACT:
JACOB SARTAIN
662.836.6048
jsartain@sartainsheritage.com

Sartain's Heritage Properties
106 First Choice Drive
Madison, MS 39110
Phone: 601-856-2720
Fax: 601-853-6765



Locust Land & Timber offers 790+/- acres located between Bovina and Vicksburg near the **Big Black River**, this premium property offers exceptional recreational investment in both land and timber value along with first class lodging and property improvements. The current ownership actively manages the property for trophy whitetails through protein feeding programs, annual & perennial food plots, herd management tactics and camera surveys... Their program has yielded tremendous success with bucks taken annually in the 150-160 inch class. There is also an abundant turkey population that benefits from the food plot program as well... Locust, offers rolling hill terrain with moderate elevation, flat ridgetops, wide creek bottoms and timber that consist largely of mature hardwoods with some natural pine. In summary Locust, is a premium recreational land and timber investment, offering exceptional land and lodging improvements with proven whitetail genetics.

Location: S1 / T15N / R4E & S6 / T15N / R5E Warren County, Mississippi / 8.5 miles East of the Mississippi River at Vicksburg & 2.5 Miles West of the Big Black River Bovina.

Property Breakdown: 760+/- acres Mature Hardwood & Natural Pine, 25+/- acres open lands, Creek bottoms & several small ponds.

Improvements: Two separate custom built cabins, Custom Shoot Houses, +/- 22 acres of food plots, Extensive interior road system, Equipment Barn w/ utilities, Gated access points w/ fenced road frontages, Rifle Range with covered shooting area (125yrd).

\$2,800,000.00

