



Annis Brake

94 +/- Acres

Bolivar 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

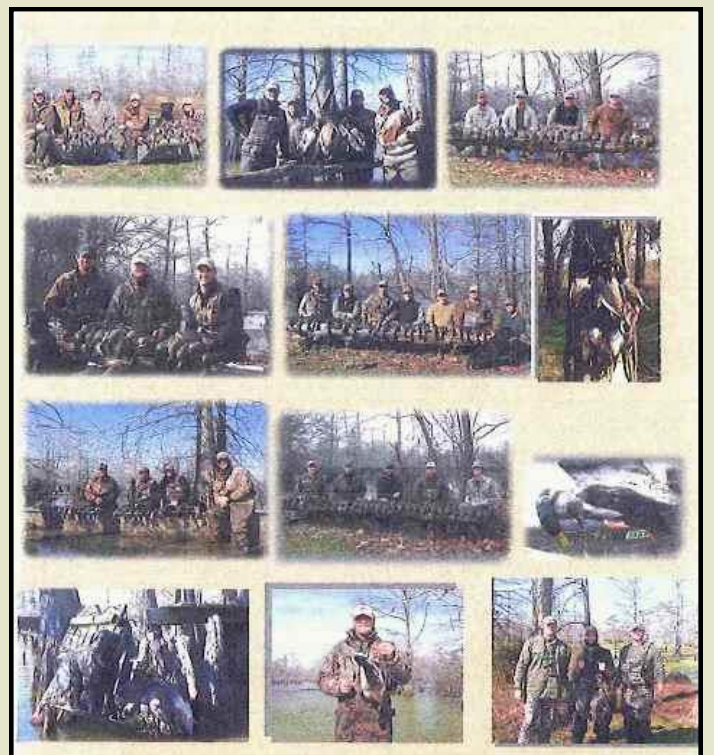
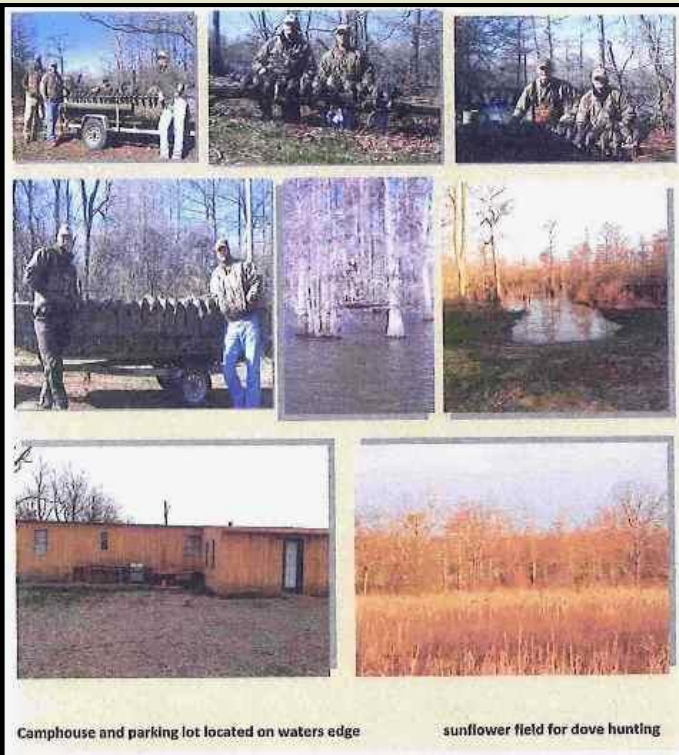
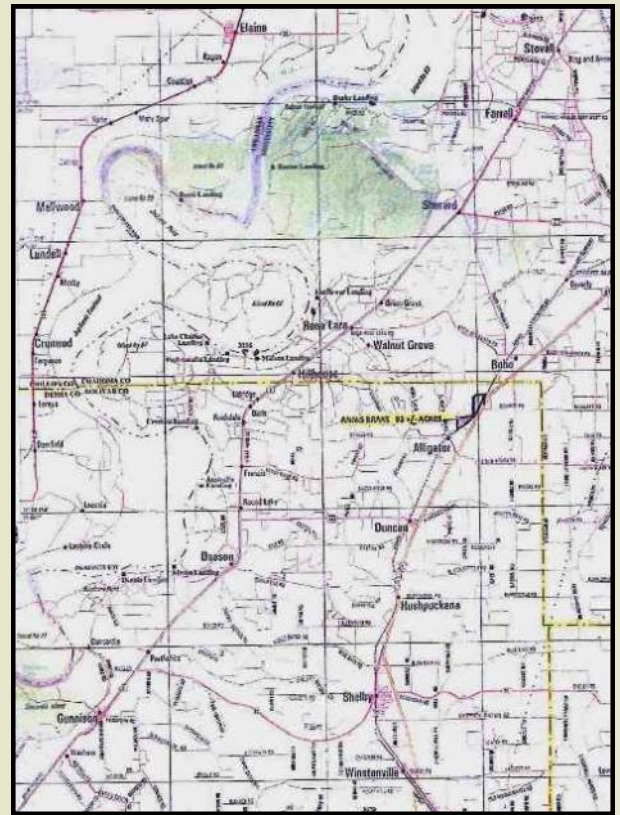
Camp house and two tracts comprising approximately 94 acres located on Annis Brake in Bolivar County, MS. There will be an easement granted along the bank in the water for access between the two parcels. Annis Brake is accessible from the boat ramp located at the camp site.

Ducks Unlimited Biologists have classified Annis Brake as one of the best natural duck habitats in country. Yearly growth of coon-tail and millets produce abundant food sources in the spring which make Annis Brake a location waterfowl providing food and resting areas.

Improvements include:

- 1300 sq. ft. camp house with mud room and utilities.
- Gravel parking lot and driveway.
- Steel gate for lock and key access.
- Boat Ramp
- Six elevated blinds
- Two acre dove field can be planted at camp site.

\$350,000.00



**Additional 100 acres available nearby:
SEE PECAN LAKE FARM**