



Black River Farms

834 acres +/-
Holmes County, MS

Acreage Breakdown:

Saw Grade Hardwoods: 445 +/- ac
Misc Timber & Wetlands: 228 +/- ac
Plantation Pine 14yrs: 100 +/- ac
Plantation Pine 1yrs: 55 +/- ac
Food Plots: 15.7 +/- ac
Home sites: 2.3 +/- ac

Improvements:

Two Homes (fenced along hwy 51)
5 sheds/barns (enclosed & open air)
Road systems & food plots
Deer stands & shooting houses
Shooting range

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Located south of Durant Mississippi along Highway 51 this property uniquely offers 157 +/- acres of Pine Plantation and open fields. The property then drops into the Big Black River bottom; from here the property runs over a mile east until it reaches the banks of the river with approximately 1.2 miles of river frontage. The property offers very mature hardwoods with open forest floors perfect for spring turkeys while having excellent thicket habitat for deer hunting and bedding areas, also mixed throughout the property are several sloughs and wetlands perfect for waterfowl hunting. This is a true wildlife paradise where owners can enjoy all aspects of Mississippi Hunting at its best. Moving back to the "High Ground" situated along the highway the tract includes 2 homes one 2,492 Square foot home in excellent condition that has been utilized as the family lodge and one 900sqft caretaker home. Each Home offers access to Hwy. 51 one being close to the north line and the other near the south property line. *This property is perfect for Buyers looking to enjoy their investment year round.*

\$1,710,000.00

