



**Sartain's Heritage**  
Properties, LLC.  
www.sartainsheritage.com

# Binson Brake

## 69 ac. Sunflower County, MS



69 acres lying in S34-T20N-R4W of Sunflower County, Mississippi, **BINSON BRAKE** is one of the big brakes that Delta duck hunting is famous for!

This tract lies about one mile from the Sunflower River just west of the town of Sunflower and a little north and east of Indianola in the heart of Mississippi Delta Flyway.

There is nothing like the sight of mallards, gadwalls and widgeon floating on the breeze down through the tops of the trees into your decoys among the cypress and tupelo gum of a Delta brake!

**Includes nearby 3/4 acre house site on county gravel road with water and electricity for your duck camp. Easy access from Highway 3 or Highway 82.**

***Value priced at only \$1349.00 per acre.***

May be leased for the 2011 - 2012 Waterfowl Season for \$7500.00

**Also available:**  
**40 acres in Binson Brake**

***Together these tracts offer 2 duck holes and a lot for construction of your hunting camp.***

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