

1000 +/- acres Leflore County, MS



"What you have here is an ancestral duck hole. That means that they have been coming here since they had wings."

Phil Robertson
The Duck Commander

Offered For Sale
By

www.lsvrealty.com



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Preeminent Duck & Deer Hunting in the Mississippi Delta

Three Oaks Farm

Land & Hunting Habitat



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- 1000 +/- total acres
- 734 +/- acres of the overall tract enrolled in Wetland Reserve Program (WRP), enrollment is 30 year contract with 19 years remaining until expiration
- fabulous green timber waterfowl hunting habitat
- outstanding waterfowl field hunting habitat...water impoundments designed and built by Ducks Unlimited
- irrigation well located on property (near lodge)...electric switch box utilized to direct water flow to various water impoundment areas
- water control impoundments include risers...fields can be flooded utilizing well that is connected to underground pipes traversing the property
- WRP habitat provides incredible hunting opportunity for duck and deer
- hardwood timber (along edges of fields and duck brakes) provides excellent deer and turkey hunting habitat
- owner has hunt reports and photographs detailing numbers and species of waterfowl harvested during the past 3 hunting seasons
- 14+/- acre sunflower field located next to lodge provides spectacular summertime view and awesome dove shooting in the fall

\$3,100,000.00



Disclaimer: All information contained herein is from sources deemed reliable but is not guaranteed by Broker. Property is subject to price change, correction, error, omission, prior sale and withdrawal.



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Three Oaks Farm

Little Lake Lodge

- spacious comfortable atmosphere (7200sf)
- contains 5 individual suites along with 6 guest bedrooms and full baths through-out
- spacious dining room...dining room table accommodates 14
- large boot room provides comfortable and convenient location to suit up for hunting
- interior designer decorated...most common area interior furnishings will remain with lodge



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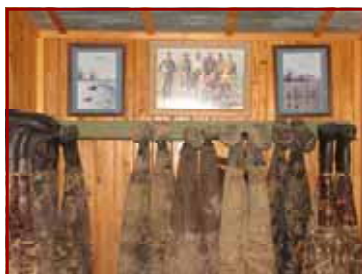


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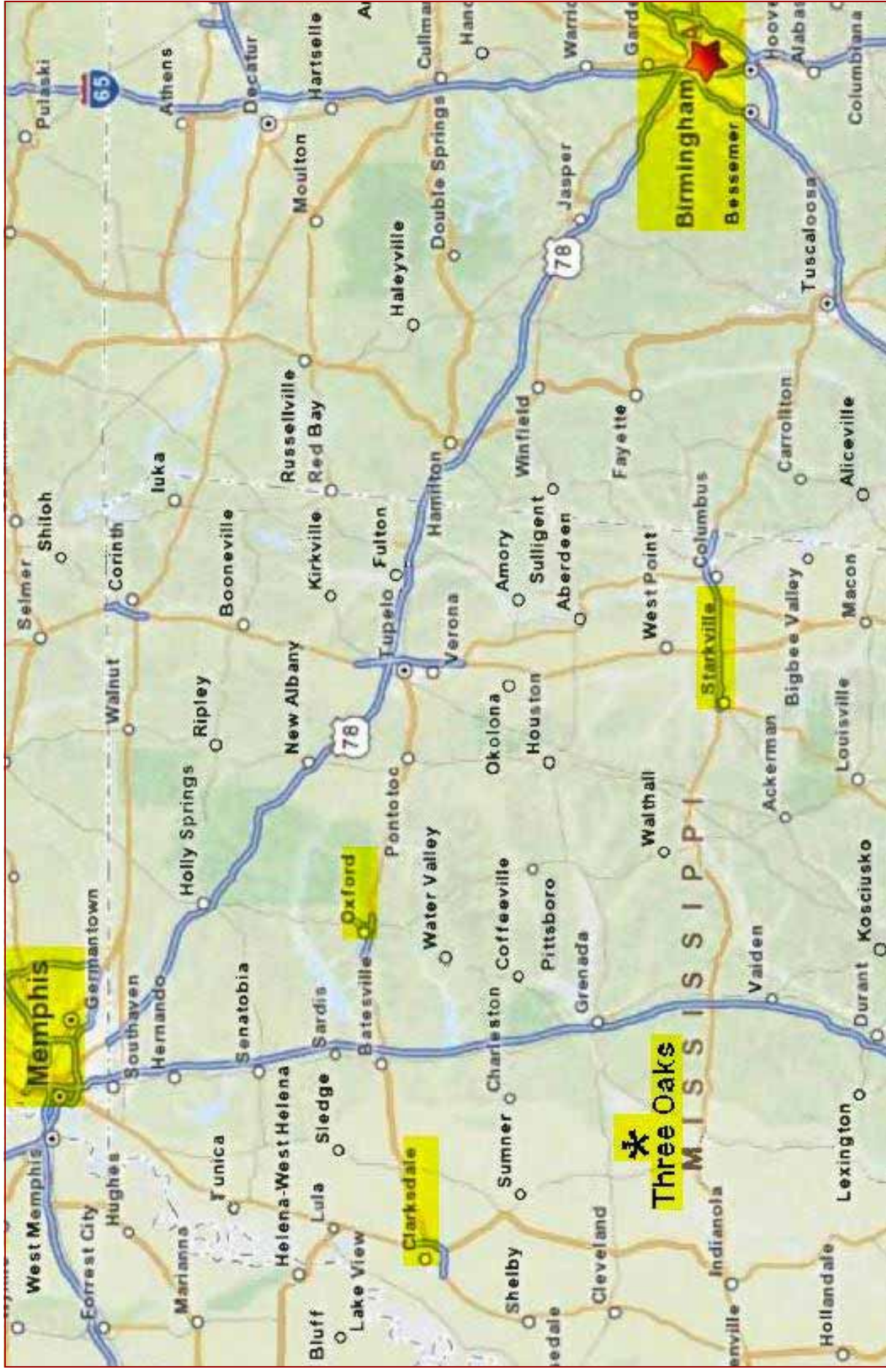
Greenwood, Mississippi, The Delta & Surrounding Areas

- located east of Rising Sun Community within 5 miles of downtown Greenwood
- quick access to excellent well known Greenwood restaurants...Luscos, Giardina's and Crystal Grill
- Alluvian Hotel (downtown Greenwood) included on Conde Nast Traveler "Gold List"... 2008 & 2009
- Viking Cooking School and Alluvian Spa located near Alluvian Hotel
- Oxford, MS and Ole Miss football within 1.5 hour drive
- Starkville, MS and Mississippi State football within 1.5 hour drive
- located within 58 miles Clarksdale, MS
- located within 2 hour drive of Memphis and within 3.5 hours of Birmingham



www.visitthedelta.com
www.greenwoodms.org
www.thealluvian.com
www.clarksdaletourism.com

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Three Oaks Farm Regional Map

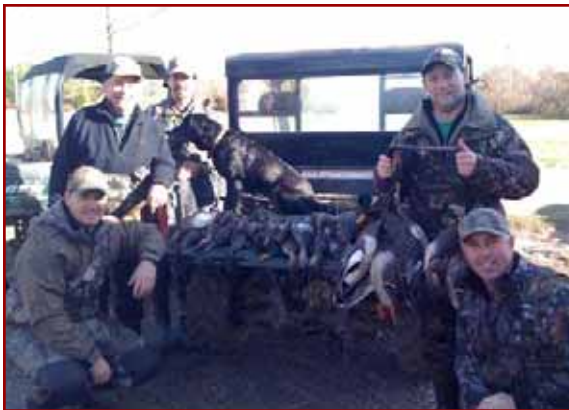
Larry
Smith-Vaniz
Realty



Three Oaks Farm—Leflore County, Mississippi



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BULLETIN BOARD



Sam Bates and Jack Miner-banded duck.

News and Views from the World

10-Year-Old Bags Miner-Banded Duck

Harvesting a duck handed by the Jack Miner Foundation is a rare experience. The odds of a father and son each bagging a Miner-tagged bird would seem to be astronomical. But that's exactly what happened to Scott Bates of Jackson, Mississippi and his son Sam. Scott qualified for the Jack Minter club in December of 1995 when he was a college junior while hunting near Greenwood, Mississippi.

His 10-year-old son Sam got his Jack Miner band on the last day of the 2006-07 season while hunting 500 yards from where his dad got

his. Scott didn't even load his gun that morning, opting to wait until Sam had a few ducks.

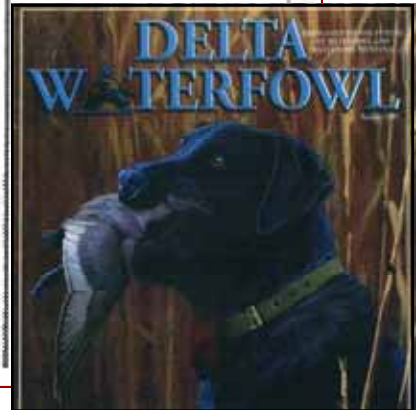
Scott says he knows of two other hunters who killed Jack Miner-banded ducks: the late Harden Phillips and Dr. Joe Ross of Jackson.

Jack Miner tags carry Bible verses. The verse on Sam's duck was Mark 5:36, which says, "Don't be afraid, just believe."

"I have seen the sun rise many times over this particular field, and somehow my greatest memory will be the only morning I hunted it without ever loading my gun," says Scott. ▲

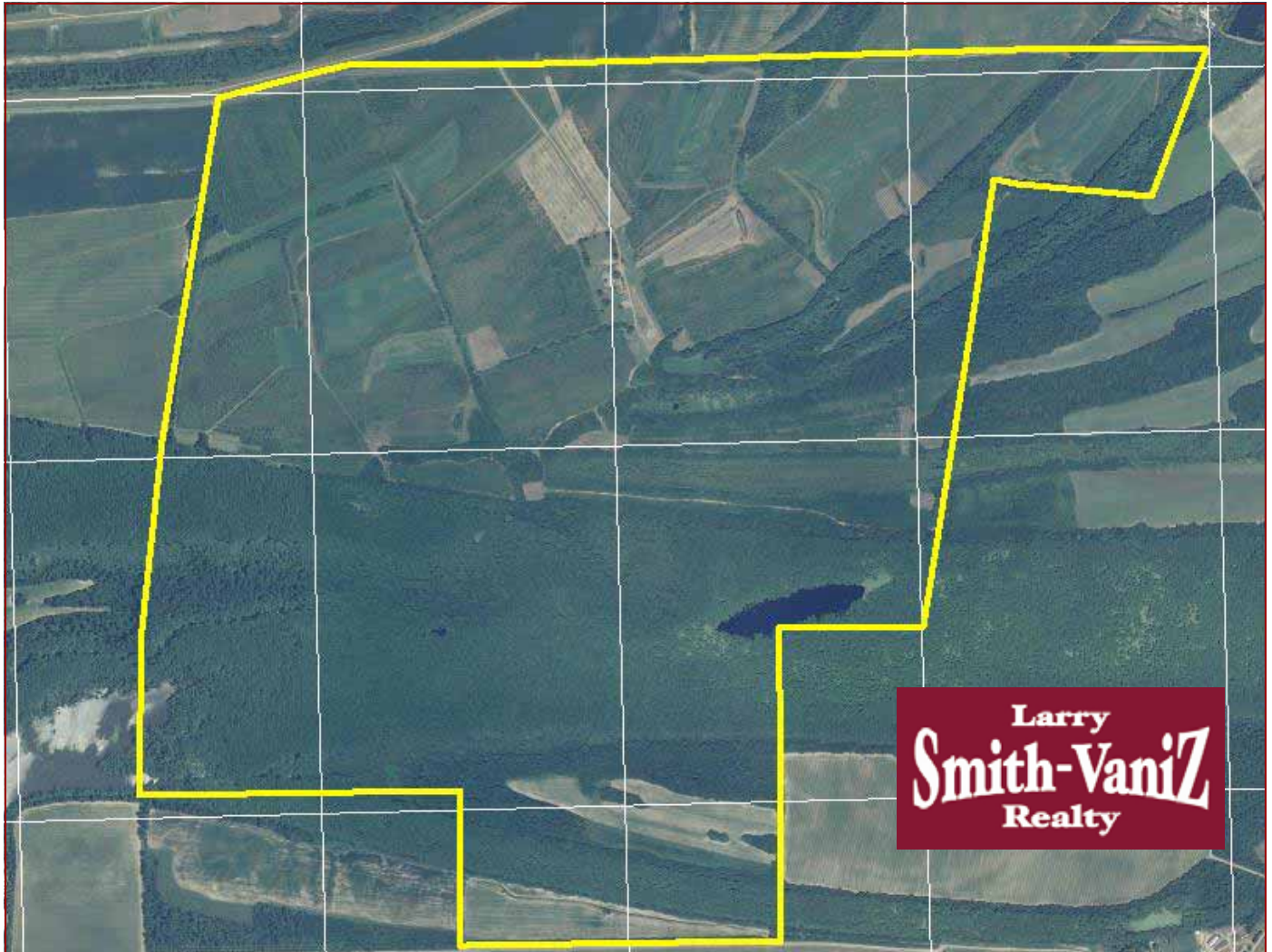


DELTA WATERFOWL



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