



Sartain's Heritage
Properties, LLC.
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Farm, Timber & Recreational Land Brokers

106 First Choice Dr Madison, Ms 39110

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Property: Benson Lake, a historic Mississippi Delta flood timber duck slough. This property's had generation of hunters leaning against its trees shooting mallards drifting the treetops. For decades, the slough was divided into multiple ownerships. But now in a unique offering, 161 acres is being combined and offered. This portion of the slough is without doubt the best duck hunting. Capturing the entire lake as well as all the flooded timber south of the lake.

Benson is at its best on big north wind fronts with clear skies and freezing temperatures. Located 2 ½ mile south of the Billy Deviney wildlife management area, this refuge is intensively managed for waterfowl, with standing grain crops being flooded every year. In the mornings ducks come off the refuge after feeding and head straight for Benson Lake to rest for the day.

There are three large floating blinds in the lake allowing for various wind condition setups as well as a gravel parking area at the boat launch. The offering as includes ¾ acre camp site adjacent to brake. The site offers road frontage and utilities with a small shop build for storage.

Benson Lake offers a classic Mississippi Delta style flooded timber hunting scene, with the infrastructure in place and ready to hunt.

Improvements:

- One floating duck blind
- Utilities & Shop on ¾ acre camp site.

Price: \$378,000.00

Property Video Link: <https://www.youtube.com/watch?v=55P2OghoiG8>

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