



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

Farm, Timber & Recreational Land Brokers

106 First Choice Dr Madison, Ms 39110

www.SartainsHeritage.com

Property: East Prong Tract, comprised of +/- 435 acres located in Issaquena and Sharkey Counties. The property lies at the confluence of Steel Bayou and the East Prong of Steel Bayou, due east of the Howard Miller Waterfowl Refuge. The location to the refuge, situates the property in one of the most trafficked areas for migrating waterfowl in Mississippi. Under the current ownership, whitetail hunting has been the primary focus. Offering over five miles of ATV roads and over thirty-five acres of plant-able food plots, overlooked by eight enclosed tower stands. The quality of deer hunting is outstanding on this property. Additionally, there is an area of approximately one hundred acres of mature hardwood timber, that could be improved for a green-tree reservoir to capitalize on the property's location to the waterfowl refuge.

Location: Section 5 / Township 11N / Range 8W / Issaquena & Sharkey County.

Improvements:

- Plant-able food plots: 35 +/-ac
- Road and Bridge network: 5+ miles
- Tower Stands: 8
- CRP: 151.5 acres annual payment: \$19,040

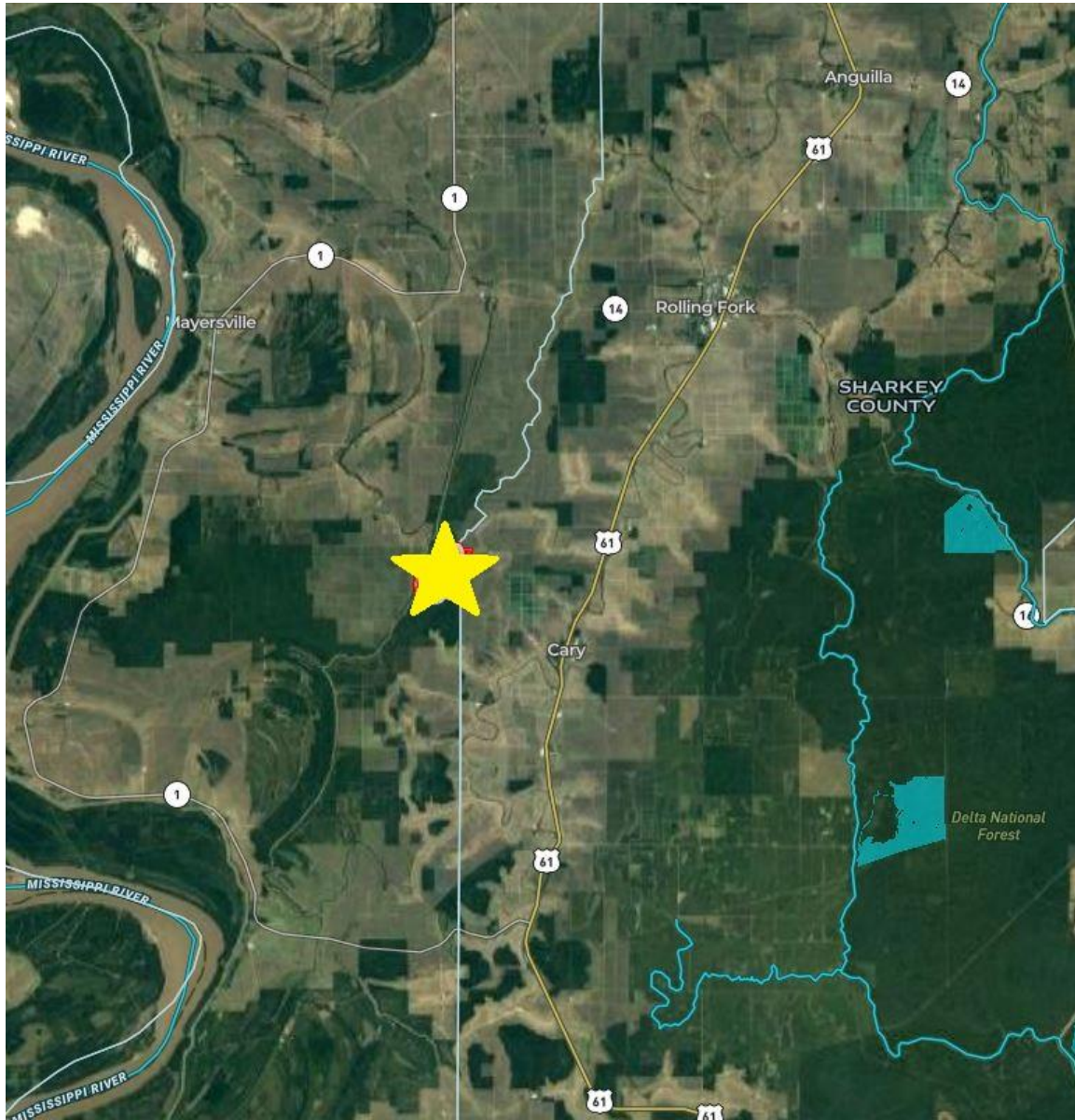
Taxes: \$

Price: \$1,285,000.00

Map Link: <https://mapright.com/ranching/maps/0810857fd80ef7903223504470cda765/share>

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Location Map



Boundary & Improvement Map

