

**Sidon Roost Farm**  
**206± Acres in Carroll County, MS**  
**\$590,000**



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

Office 769-888-2522



# Property Profile

## Sidon Roost Farm

### Location:

- Carroll County, MS
- Fronts County Road 176
- 5± Miles Southeast of Greenwood

### Coordinates:

- 33.4095, -90.1487

### Property Information:

- 206± Total Acres
- 40± Acres of Irrigated, Tillable Ground
- Proven Slough Hunting with Private Boat Ramp
- Excellent MS Delta Duck, Dove, & Deer Hunting
- Cabin Pad in Place
- Well Water & Power Available

### Property Use:

- Recreational
- Hunting
- Satellite Farm
- Investment

### Improvements:

- Shared Electric Well

### Tax Information:

- Parcel 074-24-0002000: \$909.96 for 2021



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**MICHAEL OSWALT**

PRINCIPAL BROKER | Licensed in MS and AR

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P.O. Box K - Flora, MS 39071





Welcome to Sidon Roost Farm in the Mississippi Delta! This 206± acre Carroll County tract is a wing shooter's dream, located approximately 5 miles southeast of Greenwood, MS. The main features include 40± acres of irrigated tillable ground that was historically three separate catfish ponds. The beauty of the old ponds is that you can plant one for doves, one for ducks, and one for deer...flood one or all three. The current owner and neighbor share an electric well (explained in the warranty deed) so you can have guaranteed water with the push of a button. The remainder of the property is a tupelo gum and cypress brake lined with mature oaks. This area is beautiful and represents years and years of MS Delta hunting. You will find a private boat ramp with a trail leading to the big duck hole in the northwest portion of the brake. There is plenty of room for another big duck hole cutout on the eastern end of the brake.



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The dove hunting at Sidon Roost Farm is amazing with gravel roads and levees, overhead power lines, water in the brake, and plenty of places to hide hunters along the edges. The Mississippi Delta is known for whitetail giants. Sidon Roost Farm is no different with big bucks using the brake's edge for travel during the rut. A millennium box stand is currently in place and remains with the property. A cleared and built-up cabin pad for your future construction plans is nestled along the edge of the brake. If you have been on the hunt for a wing shooting property with beautiful scenery in the Mississippi Delta, call Michael Oswalt for your private showing of Sidon Roost Farm today!



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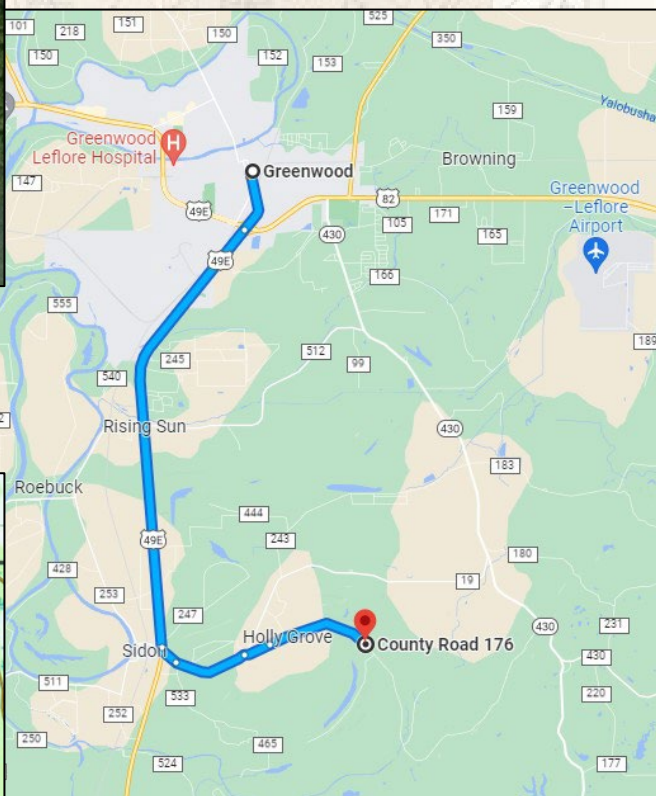
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- Boundary Consists of 206± Acres
- Everything but Tillable Acreage in Flood Zone per FEMA MAP
- 2.75± Miles East of Sidon
- Roughly 2 Hours from Memphis, TN
- 1 Hour 20 Minutes from Madison, MS

MapRight Link



Google Map Link



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