

King-Melton Property

Coahoma & Quitman Counties, MS
167 +/- Acres



Offered By



1114 Halle Park Circle
Collierville, TN 38017

Steve Brunson II, AFM
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Ag Land Management Group, LLC is the Exclusive Agent for the property described herein.
This brochure and all information contained herein is believed to be correct; however, we make no guarantee as to its accuracy.

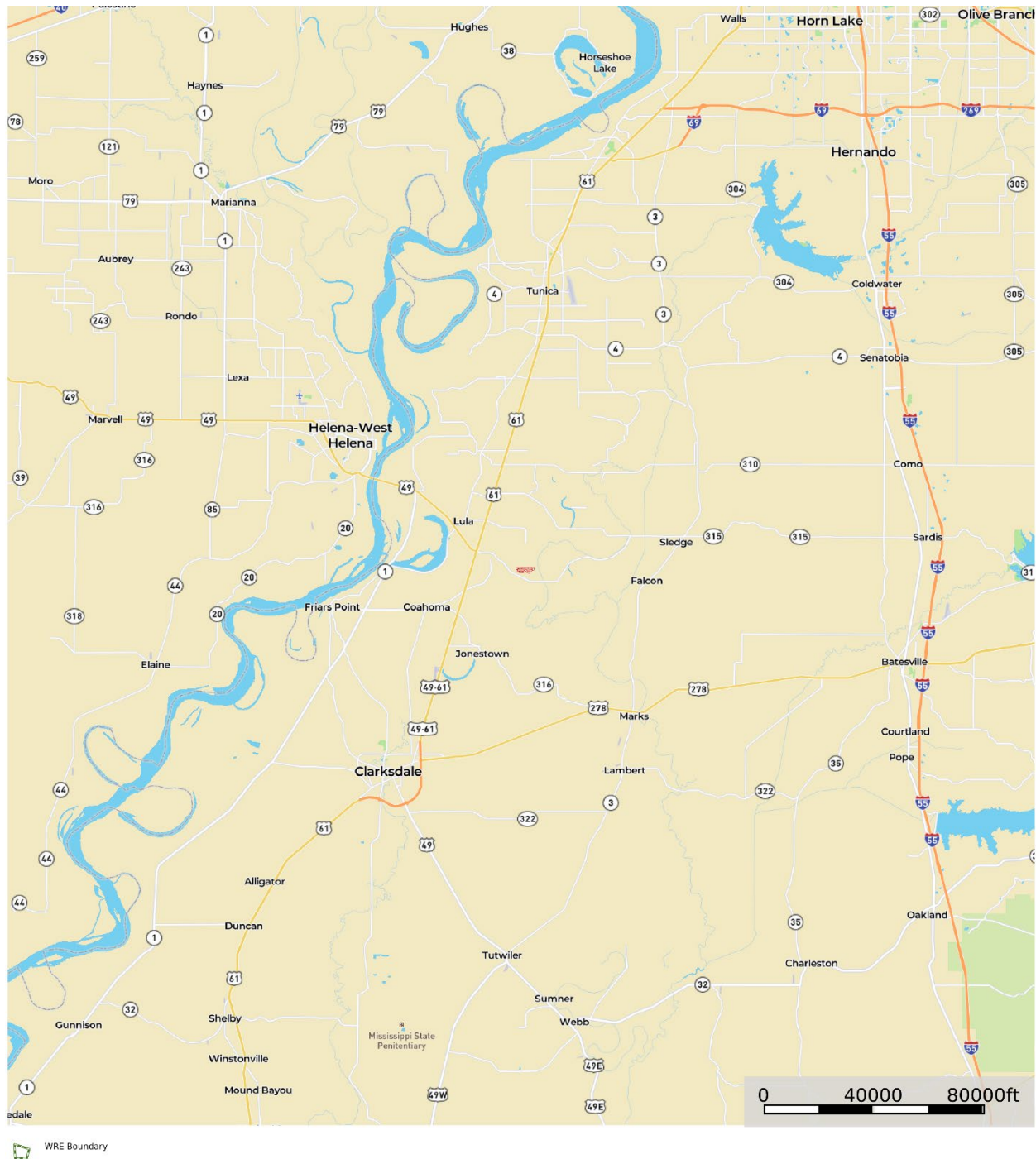
Prospective buyers are encouraged to inspect the property and perform their own independent due diligence. Ag Land Management Group, LLC and its agents assume no liability as to errors, omissions, or investment results.
Broker: Steve Brunson - Ag Land Management Group, LLC – (901)850-5303 – 1114 Halle Park Circle, Collierville, TN

King-Melton Property

- Description:** The King-Melton Property is a hunting, recreational property in Coahoma & Quitman Counties, MS. It is one contiguous tract that adjoins Yazoo Pass and is less than a half mile from the Coldwater River. Excellent hunting opportunity for both waterfowl and whitetail deer. The majority of the property was enrolled in the Wetlands Reserve Program (WRP) and has 15-year-old hardwoods.
- Location:** The property is sixteen miles southeast of West Helena, AR and eighteen miles northeast of Clarksdale, MS. At the intersection of US highway 61 and 49, the property is seven and a half miles east. Hunting and other recreational opportunities are endless with this hunting paradise.
- Access:** The property is easily accessible from US highway 61 by proceeding on 315 east to Brahan Road. Access the WRP by utilizing a deeded ingress/egress easement through an adjoining property.
- Acres:** There are 167 +/- tax acres associated with this farm. 52.5 +/- acres are in Quitman County, MS with the remaining 114.9 +/- acres in Coahoma County, MS.
- List Price:** **\$520,000**
- Showing:** By appointment only. For appointment please contact:
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Location Map



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Subject Acres: The King-Melton property is one contiguous tract consisting of 167 +/- tax acres. The United States Department of Agriculture (USDA) Farm Service Agency (FSA) states via the FSA 156-EZ that there are 124.4 acres enrolled in the Wetlands Reserve Program (WRP).

Land Info: Of the 167 +/- tax acres, 124.4 acres have been enrolled in WRP. The stand of hardwoods is around 15 years old and has been very well maintained for recreational purposes. There are three food plot areas and excellent road system throughout the tract.

The whitetail and waterfowl hunting have been excellent historically with adjoining properties as food sources, ample water, and good resting areas. This is an ideal hunting location for any outdoorsperson.

Lease Info: There is no existing hunting lease in place for the 2024-2025 season. Historically the area has been leased for \$40,000 along with a home site and an additional location.

Taxes: \$488.59 – 2023 year

Price: **\$520,000**

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