

300+/- acres in Tallahatchie County, Mississippi

300 acres +/- of hunting and recreational land for sale in Tallahatchie County, Mississippi. Introducing a gem nestled within the heart of the Mississippi Delta - an unparalleled opportunity for trophy deer hunting and abundant duck hunting. This meticulously managed delta tract, located in Tallahatchie County, has been dedicated to nurturing 10-point genetics for years, resulting in one of the finest trophy deer tracts in the region.

Encompassing approximately 300 acres, the property primarily consists of planted hardwoods, yielding abundant mast to support the local whitetail population. Surrounded by thousands of adjacent acres planted annually in soybeans and corn, this tract is a coveted hotspot for colossal bucks.

Adding to its allure, a 160-acre federal refuge adjoining the northwest corner ensures the preservation of your own sanctuary, further enhancing the potential for growing large whitetails. But the property's appeal doesn't end there - it also features three strategically positioned duck holes. One of these is a timber hole equipped with a top-notch wooden blind capable of accommodating up to eight hunters, while the other two serve as roosting spots for migrating waterfowl. Additionally, the tract benefits from a wetlands easement established to support wildlife and create natural habitats rich in the foods they crave.

With its exceptional trophy deer hunting opportunities and abundant duck hunting prospects, coupled with its unbeatable price point, this property stands out as a true diamond in the Mississippi Delta. Don't miss your chance to own this quality tract - schedule your viewing today.

A three-bedroom, three-bathroom camp house located less than half a mile away may also be available upon request.

Hunting • \$817,212



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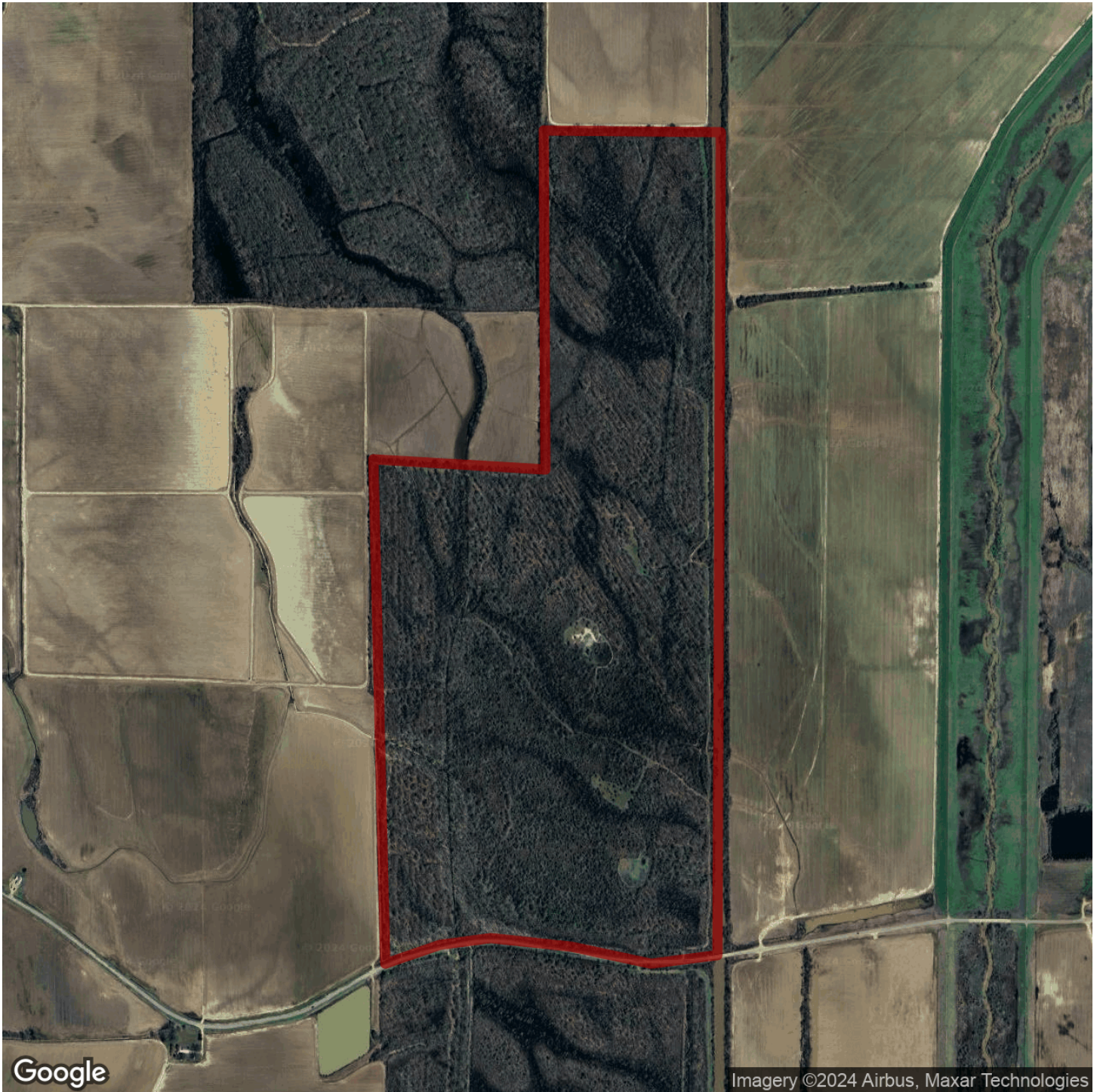




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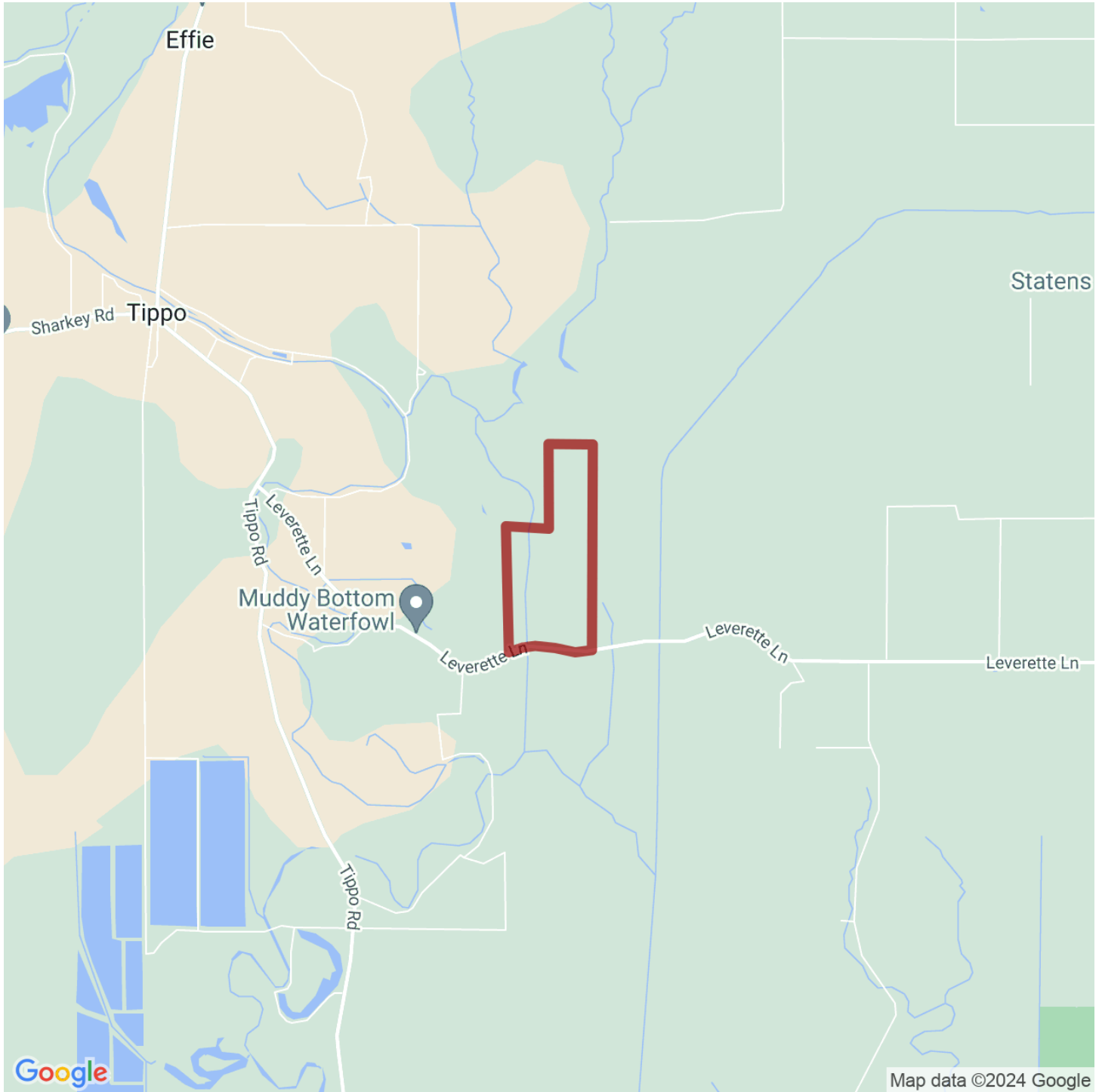




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