



**Sartain's Heritage**  
Properties, LLC.  
[www.sartainsheritage.com](http://www.sartainsheritage.com)

***Farm, Timber & Recreational Land Brokers***

*106 First Choice Dr Madison, MS 39110*

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**Property:** Nestled along the scenic Sunflower River, this exceptional 426-acre tract is a rare opportunity in the heart of the Mississippi Delta. Dominated by mature bottomland hardwoods, the property offers a rich and diverse habitat ideal for wildlife and recreational use. The property is access by highway 16, and boarded by Delta National Forest, creating expansive opportunities to explore the largest bottomland hardwood forest in the Mississippi Delta.

**Key features:**

- 426± acres of mature bottomland hardwood forest
- Four miles of interior roads for easy access throughout the property
- Ten established food plots, strategically placed for optimal wildlife attraction
- Prime hunting opportunities for deer, duck, and small game
- Direct frontage on the Sunflower River, perfect for fishing, boating, and waterfowl access
- Bordered on three sides by Delta National Forest, providing unmatched seclusion and access to thousands of additional acres of public land

**Location:** S27/ TWP12N / RNG 6W

**Taxes:** \$852.93 (2024)

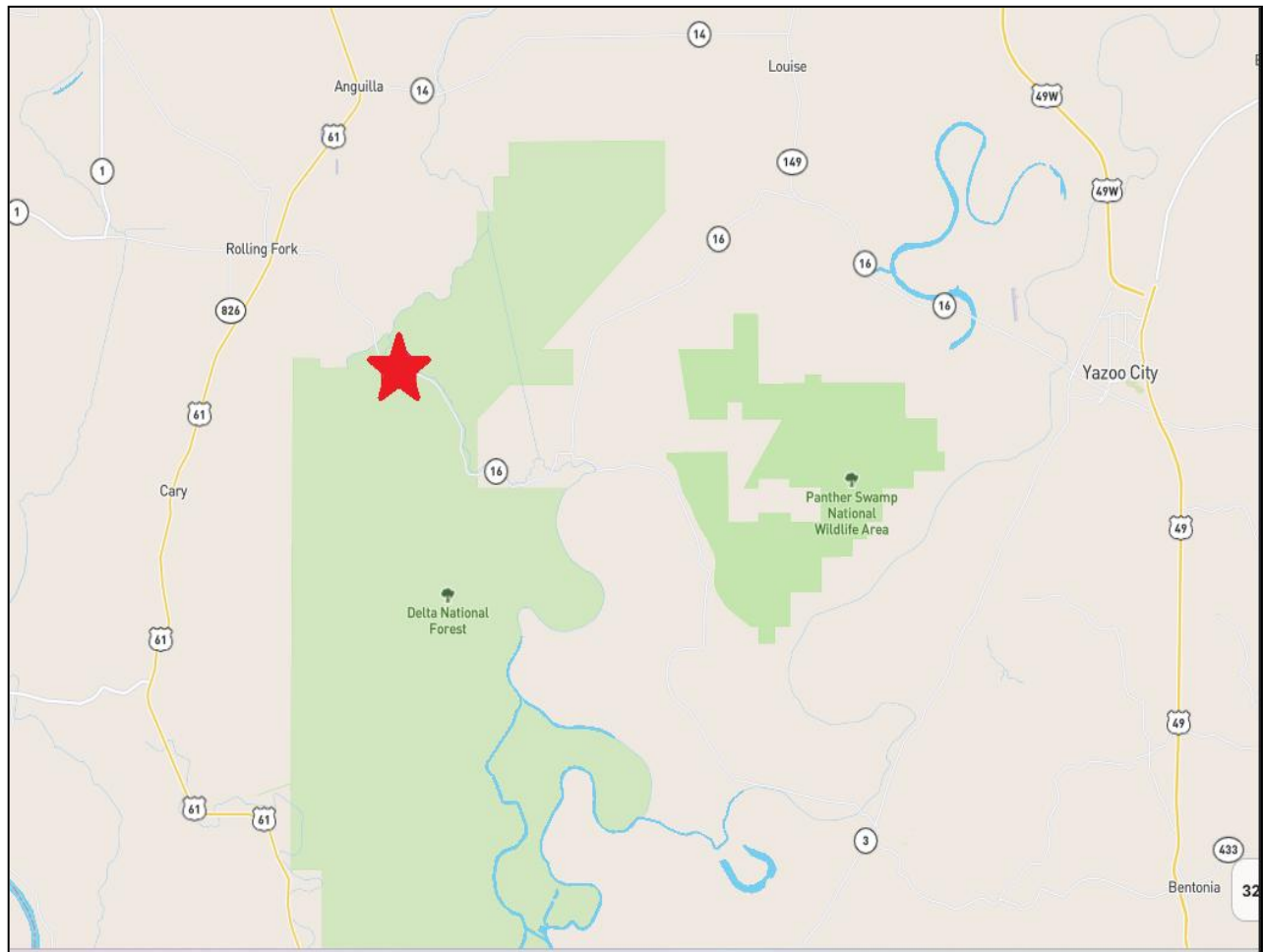
**Price:** \$1,780,000.00

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## LOCATOR MAP



## BOUNDARY MAP



## TRAIL MAP

