



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

**238.2± ACRES
BOLIVAR COUNTY, MS
\$1,400,000**

MISSISSIPPI DELTA RECREATIONAL TRACT

OFFICE (662) 238-4077 | WWW.SMALLTOWNPROPERTIES.COM

THE BOLIVAR 238.2

LOCATION:

- East New Africa Road
Alligator, MS 38740
- Bolivar County
- 14± Miles SW of Clarksdale
- 27± Miles N of Cleveland
- 79± Miles SW of Oxford
- 92± Miles SW of Memphis, TN
- 150± Miles NW of Jackson

COORDINATES:

- 34.07513, -90.6728

PROPERTY USE:

- Hunting
- Recreational
- Potential Home/Campsite
- Investment

PROPERTY PROFILE

PROPERTY INFORMATION:

- 238.2± Total Acres
- 110± Acres Mature Timber
- 132.98± Tillable Acres
- 9 Water Controlled Structures
- 2 Controlled Wells
- Well-Managed Road Systems
- Deer, Ducks, & Doves
- Agent is Related to the Seller

TAX INFORMATION:

- Parcel #1: 41-36-900-00-00600
- Parcel #2: 41-36-900-00-00800
- Parcel #3: 41-36-900-00-00400
- \$1,700.00 (2024)



MICHAEL OSWALT, ALC | PRINCIPAL BROKER

C: 662-719-3967 | michael@smalltownproperties.com

4848 Main St. • Flora, MS 39071 | O: 769-888-2522

Information is believed to be accurate but not guaranteed.

HARRISON EATON | LAND SPECIALIST

C: 662-401-9472 | harrison@smalltownproperties.com

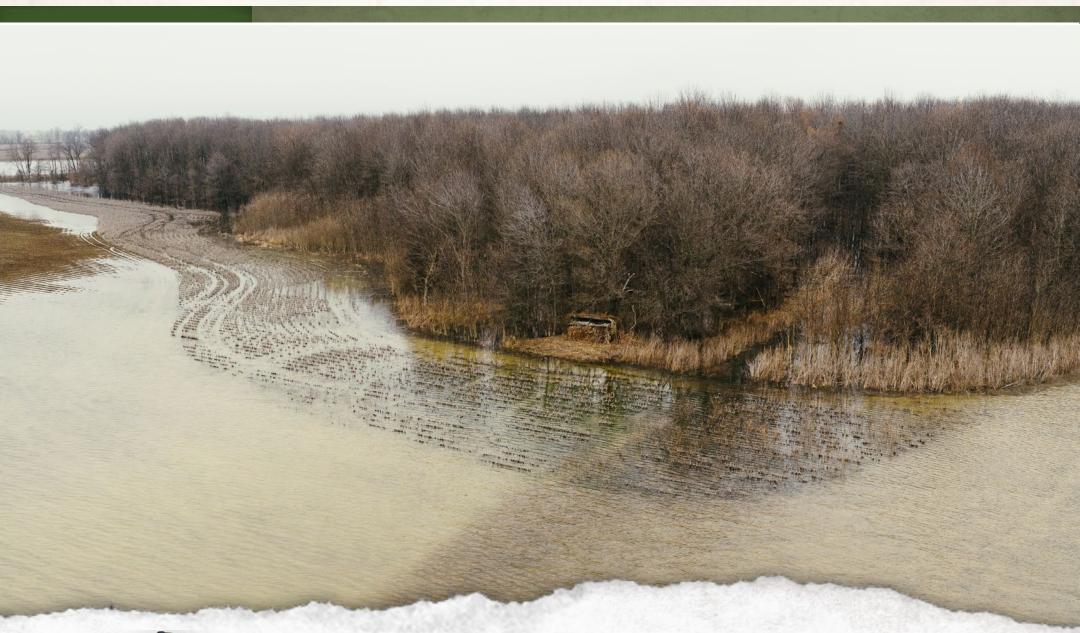
50 CR 401 - Oxford, MS 38655 | O: 662-238-4077

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WELCOME TO THE BOLIVAR 238.2

WELCOME TO THE BOLIVAR 238.2, LOCATED JUST 3± MILES EAST OF ALLIGATOR, MISSISSIPPI. This 238.2± acre tract offers duck, deer, and dove hunting opportunities with income-producing farmland. This Bolivar County farm is unencumbered by any government programs, and the stage is set for timber and field hunting with room for tons of food. If you have been looking for a primarily duck hunting tract with income in the Mississippi Delta, let's put the Bolivar 238.2 on the list.

As you study the aerial map, you will notice the 2 patches of timber surrounded by tillable land, creating the perfect recipe to feed, rest, and roost the ducks. The tillable ground totals 132.98± acres according to the Farm Service Agency. The farmland is currently leased out on a year-to-year basis for \$13,000 annually. The farm is irrigated by two wells (one diesel engine well on the northwest boundary and one electric well on the southern boundary). The soils are predominately Alligator and Dowling Clays, lending the land to rice and soybean production. As you ride the farm, you notice 3 pit blinds, 3 skid blinds, and 9 flood control structures in place. These improvements should allow you to water where you want it when you want it.



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MORE ABOUT THE BOLIVAR 238.2

The two patches of timber (north and south) total about 110 acres. Both pockets of timber offer open areas that would make great timber holes when the timing is right. You will find a $2.5\pm$ acre food plot along the west side of the northern patch of timber, offering a good spot for that evening deer hunt. The plot is equipped with a Muddy box stand and feeder. The Bolivar 238.2 has had some great deer calling this farm home in the early season, with a new crop of bucks coming through during the rut.

The Bolivar 238.2 has paved frontage along the north side of East New Africa Road with access points along the east and west sides. The overall location is convenient, being $27\pm$ miles north of Cleveland, MS, $92\pm$ miles southwest of Memphis, TN, and $150\pm$ miles northwest of Jackson, MS.

If you have been on the hunt for a Mississippi Delta duck tract with income, give **Harrison Eaton** or **Michael Oswalt** a call for your private tour of the Bolivar 238.2 today.

**Disclaimer: Agent is related to the seller.*



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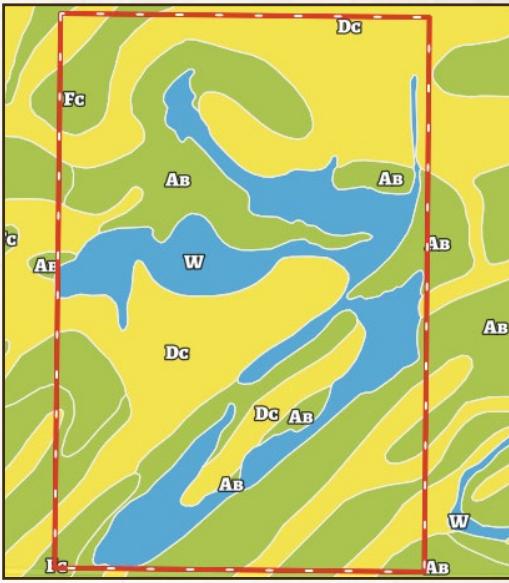
FLOOD MAP



TOPOGRAPHY MAP



SOIL MAP & LEGEND



Code	Description	Acres	%	CPI	NCCPI	CAP	?
Dc	Dowling clay (sharkey)	95.60	40.33%	-	40	5w	?
Ab	Alligator clay, 0.5 to 3 percent slopes	73.68	31.08%	-	49	3e	?
W	Water	51.76	21.84%	-	-	-	?
Fc	Forestdale silty clay, 0 to 3 percent slopes	16.00	6.75%	-	65	3w	?
Totals				0 CPI	35.75 NCCPI	4.03 Cap.	
237.04 ac	?			Average	Average	Average	



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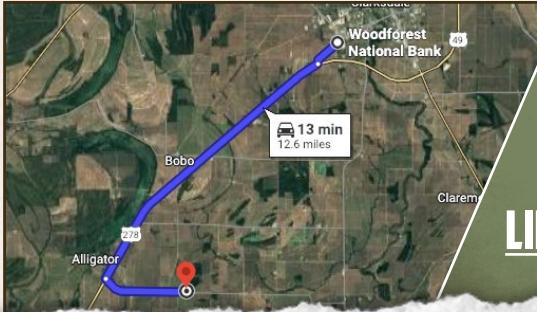
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Directions From Clarksdale, MS:
Travel on US-278/US-61 S for 9.1 miles. Turn left onto East New Africa Road and the destination will be on the left in 2.6 miles.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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