

For
SALE

Price
\$3,195,000
REDUCED!!

1017.4 Acres—Drakes Bayou Big Black River—Claiborne County

Big Black River Frontage
Hardwood Timber
Abundance of Wildlife
Stocked Oxbow Lake
Several Duck Sloughs
Utilities on Property
Extremely Secluded
Excellent Hunting
4/2 New Camp
Additional Guest Bunker
Excellent Area
Excellent Interior Roads
Easy Access
Only 60% Will Flood
Houses DO NOT Flood
Endless Hunting Opportunities



CASE LAND CO., LLC



Natchez, Mississippi
Daniel J. Case

This beautiful hunting tract lies in north Claiborne County just west of Highway 61. This area is known for its excellent genetics, trophy deer, and plenty of long bearded turkeys! This tract is ready to be hunted! It has EVERYTHING you'll need to harvest your trophy this coming season!

With mature hardwoods all throughout the property and extremely fertile silted soil, you're sure to see much larger trophies in this area! This is the "turn key" property of a lifetime! Call Todd Case @ 601-408-5621 today to book your private showing!

Please call to arrange a private viewing

Daniel J. Case, Broker 601-597-0060

Todd Case, Agent 601-408-5621

www.caselandco.com





Property Features:

- Tons of Improvements
- Some Deer Stands Will Remain on the Property
- Endless Potential
- Excellent Area
- Been in a “Big Buck” Program for 3 years
- Paved Road Frontage
- Excellent Interior Road System Throughout
- Excellent Deer/Turkey/Duck Hunting
- Stocked 65-70 acre Oxbow Lake
- Approximately a Mile of Transmission Power Line for Duck and Deer Hunting
- Power and County Water already in Place
- Multiple Duck Sloughs

1017.4 acres on Big Black River in north Claiborne County. This tract is approximately 8 miles north of Port Gibson, 13 miles south of Vicksburg, and 3 miles west of Highway 61. This unbelievable piece of property is being sold “turn key” . There's a new DW 4/2 manufactured home with power AND county water, brand new huge patios and porches, and an additional guest bunker as well and a storage shed and shooting range setup. This property has ALL the amenities you could ever dream of such as a 65-70 acre stocked oxbow lake OR drop your boat in the Big Black and head on out to even more fishing and boat riding excursions, two duck sloughs (one cypress 4-5 acre and one 20 acre slough), several box stands, and much more! Approximately 60% of the property will flood when the river rises while the other will not. This property can be used year round no matter what the river stage is at, camps will NOT flood. Please call **Todd Case @ 601-408-5621** for additional info.

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