



The Cutoff

346 acres +/-

Sunflower County, MS

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"The Cutoff" located in south Sunflower County, Mississippi between Moorhead and Indianola. It is a well-developed property for both wing shooting and deer hunting. Offering 346 acres of manageable wetland habitat with irrigation, upland deer food plots, dove field and a camp site with utilities. The Cutoff has been developed through the WRP program offering top of the line water-control structures and hardwood reforestation. This property is well situated in a strong waterfowl flyway being ½ mile from the Sunflower River and 3.5 miles south of the Sunflower and Quiver River confluence.

Location: Section 12 & 13, Township 18N, Range 4W, Sunflower County Mississippi

Property Acreage Breakdown: · 346 total land acres, · 197 acres reforestation, · 70 acres managed wetlands, · 20 acres plant-able food plots, · 1 acre camp site with utilities

Improvements: · Utilities on site, · Shoot Houses, · Road Systems, · Food Plots, · 4 water-control structures, · 3 irrigation wells

\$625,000.00

