



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

106 First Choice Dr Madison, Ms 39110

[www.SartainsHeritage.com](http://www.SartainsHeritage.com)

**Property:** Third Bridge Farms located on the edge of Carroll and Leflore Counties near Greenwood Mississippi. Offers a unique opportunity to enjoy all aspects of Mississippi Delta hunting and recreation, the cabin is situated on the banks of Third Bridge Lake, which is a deep water oxbow providing excellent fishing opportunities and duck hunting amid old growth Cypress timber... The proximity to the Mississippi hill region creates a unique opportunity to turkey hunt not often found in Delta properties, while still providing the great genetics of Delta whitetails... In recent years several deer near Boone & Crockett status have been harvested in the Third Bridge Lake area. This unique and secluded property offers year round recreation, first class hunting and accommodation with easy access to nearby Greenwood Mississippi.

**Location:** Section 25 & 26 Township 18N Range 1E Carroll County Mississippi

**Property Breakdown:** 300 +/- acres Gross

- 100+/- acres of 16 year hardwood plantation
- 110+/- Wetland sloughs
- 40+/- Open water in lake
- 20+/- acres plant-able wetland food plots
- 20+/- acres upland food plots
- 10+/- open land around cabin

**Improvements:**

- Cypress Cabin (1,800+/- Sq Ft)
- Road Systems
- Stands & Shooting houses
- Food Plots
- Gated access points

**Price:** \$875,000.00

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