



Farm, Timber & Recreational Land Brokers

106 First Choice Dr Madison, MS 39110

www.SartainsHeritage.com

601-856-2720

Property: Mossy Island Land & Forest LLC, offers a 1/6 interest of the company's entire land holdings located on renowned Mossy Island, Leflore County Mississippi. This historic lake and the surrounding sloughs have wintered ducks longer than the hunting heritage of the Mississippi Delta... The company's holdings is uniquely located on the "Island" comprised of over 930+/- acres of Fee simple land with an additional 1,500 +/- acres under long term lease....Each shareholder has a deeded lake front lot for cabin construction; offering scenic views of Mossy Lake. The property is well diversified for year round recreation offering a mix of habitats to include mature hardwoods, cypress sloughs, agriculture lands, CRP & WRP easement property and of course Mossy Lake itself, which provides excellent hunting & fishing... A unique opportunity to own a part of one of the most historic hunting properties in the Mississippi Delta...

Location: Section 3, 4, 9 & 10 Township 17N, Range 2W Leflore, County Mississippi
Approximately 20 miles Southwest of Greenwood & 15 miles Northeast of Belzoni

Property Breakdown:

- 700+/- acres current enrollment to the Wetlands Reserve Program, of which includes +/- 290 acres of existing mature woods and timbered wetlands.
- 100+/- acres agriculture land
- 86+/- acres Conservation Reserve Program (15 year term income contract)
- 44+/- acres open water in Mossy Lake and cabin lots

Price: \$256,000.00

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