



Farm, Timber & Recreational Land Brokers
106 First Choice Dr Madison, Ms 39110
www.SartainsHeritage.com

Property: Wylie Farm, located west of Duncan in North Bolivar County, Mississippi along Highway 444. Offering excellent opportunity for recreational and agriculture investment. The property offers 160 acres of tillable land with 80 acres of cypress sloughs and hardwoods. The farm is situated in a major waterfowl flyway less than 4 miles from the Mississippi River, the surrounding properties consist of mixed use agriculture to woodlands and sloughs.

* Pecan Lake farm is only a few miles away and could be added to this package creating an additional 120 acres of cultivation and 20 acres of woods.

<http://www.sartainsheritage.com/pecan-lake-farm-140-acres-farm-hunting-land-bolivar-county/>

Location: Section 10 Township 25N Range 6W Bolivar County Mississippi

Property Breakdown:

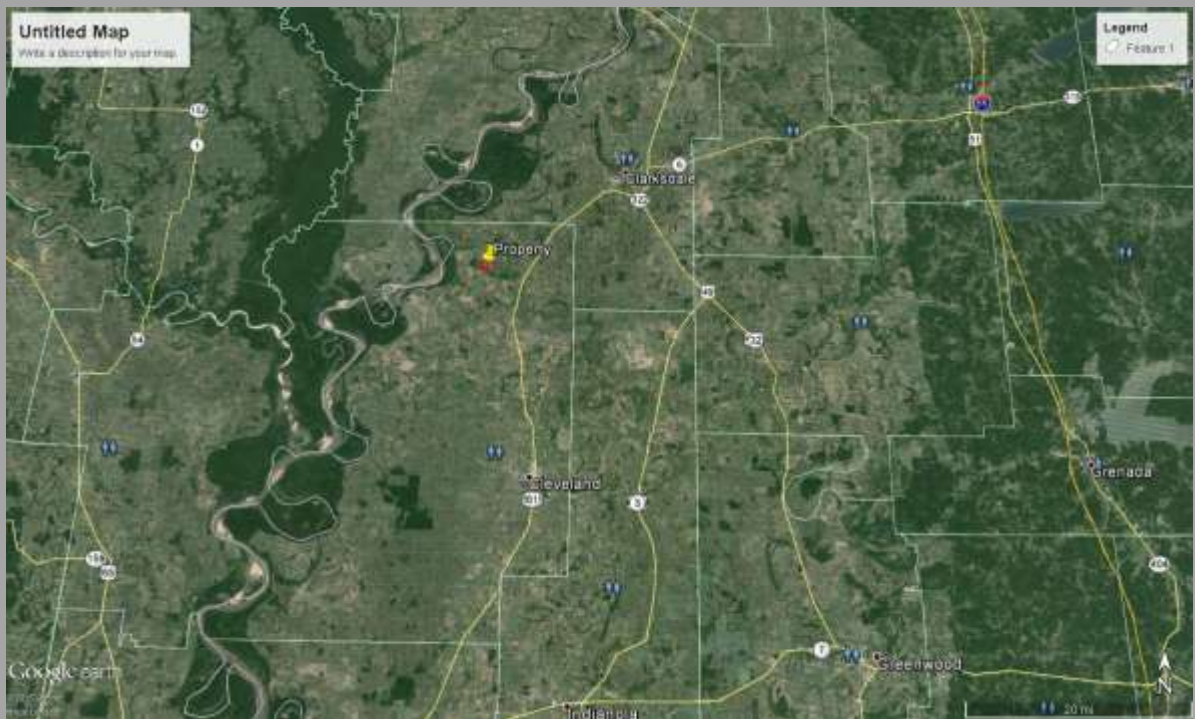
- Gross land: 240+/- acres
- Irrigated land: 85+/- acres
- Non-irrigated land: 75+/- acres
- Woodlands & Sloughs: 80+/- acres

Improvements:

- Utilities on site along HWY 444
- Two electric submersible irrigation wells

Price: \$750,000.00

Contact: Jacob Sartain 662-836-6048 or jsartain@sartainsheritage.com



Wyle Property
240+/- acres Bolivar County Ms

Legend
Hominey Ridge Corp

Gross 240+/-
IL 80+/-
DL 75+/-
Woods 80+/-







