

Property on Big Black River

Building Information

- 4,500 +/- sq ft Lodge which comprises of 3 buildings
- Main Lodge is approximately 1,500 sq ft
- 2 separate 7 bedroom wings that are approximately 1,500 sq ft with (2) full bathrooms in each wing
- 5,400 +/- sq ft metal barn with a walk in cooler

Property Information

- 1,900 +/- acres on Big Black River in Yazoo County, Ms.
- 3.7 +/- miles frontage on Big Black River
- 87.5 acres of CRP producing \$10,000 per year
- An additional 150 acres of leased property that has been paid in full through November 2026 (see map)
- 177.5 +/- clear cut acres, 7-8 years old
- 800 +/- freshly thinned acres
- 650 +/- uncut mature hardwood timber
- 16 established food plots with stands
- 50 deer stands which include 10 new box stands and the remaining are primarily large double ladders with a few singles and tripods
- Numerous cypress lakes
- Extensive road system
- 3 duck holes that carried high concentrations of Mallards the 2013-2014 season

In the early 1970's Illinois whitetail deer were introduced to this area and then bred with the local deer population and the result has been phenomenal. Larger than average bucks and does, both in body weight and antlers.

Joe W. Stedman Owner/Agent