



Potosi Road

278 Acres +/-
Humphreys County, MS

Sartain's Heritage Properties
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278.6 surveyed acres in Humphreys County with ½ mile frontage on Potosi Road on the Yazoo & Sharkey County line. Open field and green timber duck hunting with cut over hardwoods providing excellent habitat for deer hunting along with several food plots with stands. An electric well ensures water to the two open field duck holes. A wooded camp site is located on the southeast corner with electricity, community water and septic tank in place and 167 acres of CRP paying \$6400.00 per year through 2017. The property adjoins Delta National Forest on the west side offering 1000's of acres of additional hunting and is only a few minutes' drive to Panther Swamp Refuge.

Being located only 14 miles west of Yazoo City and approximately one hour from the Jackson area this property is very convenient for the sportsman seeking the trifecta of ducks, deer and turkeys in the Mississippi Delta.

\$557,200.00



