



BROAD LAKE

240 acres +/-

Humphreys County

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240+/- acres located in central Humphreys County Mississippi, in between the Yazoo and Sunflower Rivers, offering excellent duck hunting, deer hunting and dove hunting. The property is located in the Broad Lake basin which is a known concentration point for ducks in the central delta. The property consists of retired cropland that some 20+/- years ago was reforested to mixed hardwood and native timber species with willow sloughs in-between.

The slough bottoms are all shallow water impoundments that are controlled by levees with water control structures allowing for maximum control of water levels & drainage. Planting spring crops and management for wildlife is done with ease on this property. There are several large upland food plots for deer, a well-developed road system and dove field. The property further offers a 5 bedroom, 3 bath manufactured home with a large covered porch; situated at the end of a county road. The Broad Lake place is a unique and isolated property with quality hunting.

Location: Section 20, Township 15N, Range 4W, Humphreys County, Mississippi.

Property Breakdown:

- ☐ 160+/- acres mixed hardwood timber 20+/- year age class
- ☐ 55+/- acres floodable habitat
- ☐ 15+/- acres open land in cultivation
- ☐ 10+/- roadways & camp site

Improvements:

- ☐ John Deere 5400 tractor with implements
- ☐ 6" re-lift pump (PTO driven)
- ☐ Deer stands
- ☐ Levee systems with water control structures (6)
- ☐ Manufactured home furnished with appliances

\$550,000.00

