

HARD CASH 170 acres +/-Humphreys County

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Sartain's Heritage Properties 106 First Choice Drive Madison, MS 39110 Phone:601-856-2720 Fax: 601-853-6765 **HARD CASH** - 170+/- acres located in central Humphreys County Mississippi just west of the Yazoo River along Hard Cash Cutoff Bayou. The property offers good deer hunting opportunities with cropland surrounding the entire tract and good duck hunting opportunities in a prime flyway location. This is a unique place in the sense that little road or food plot development has been done allowing a person to create their own habitat complex and hunting environment....

Location: Section 20 & 29 Township 15N Range 3W Humphreys County Mississippi

Property Breakdown:

- 150+/- acres hardwood timber 25+/- year age class
- 20+/- acres open land in cultivation
- Frontage on County Road.

\$280,500.00



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