



# PIN OAK FLATS

200 acres +/-  
Sharkey County, MS



*Pin Oak Flats* – Located in Sharkey County, just north of the confluence of the Yazoo & Big Sunflower Rivers. This 200+/- acre property is a rare find and unbelievable opportunity for true green timber duck hunting in the South Mississippi Delta. The property offers leveed woods with water control structures, food plot clearings for both deer and duck plots, a concrete boat launch into the Sunflower River along with a first class cabin and storage facilities... The location of this place is very unique in the sense that duck hunting can be limitless by utilizing the river to hunt Delta National Forest during high water, not to mention just north of the property is the South Green-tree Complex a Ducks Unlimited project that encompasses several hundred acres of managed waterfowl habitat... Limitless opportunities for deer, duck, turkey, fishing and small game are available; any true outdoorsman will find themselves in paradise with the ease of hunting and accommodation that *Pin Oak Flats* offers...

**Location:** Section 32 Township 10N Range 5W Sharkey County Mississippi

#### Land & Timber:

- 190ac +/- mature hardwood timber (*less roadways and clearing*)
- 10+/- acre open field and camp area

#### Improvements:

- 2,000+/- sq. ft. elevated lodge fully furnished with 3 bedrooms & 2 baths.
  - Concrete parking area & boat launch
  - Enclosed shop building w/ cleaning facilities
  - Levee System through woods
  - Wildlife food plot clearings
- Shooting houses and Ladder stands

**\$800,000.00**

#### CONTACT:

JACOB SARTAIN

662.836.6048

jsartain@sartainsheritage.com

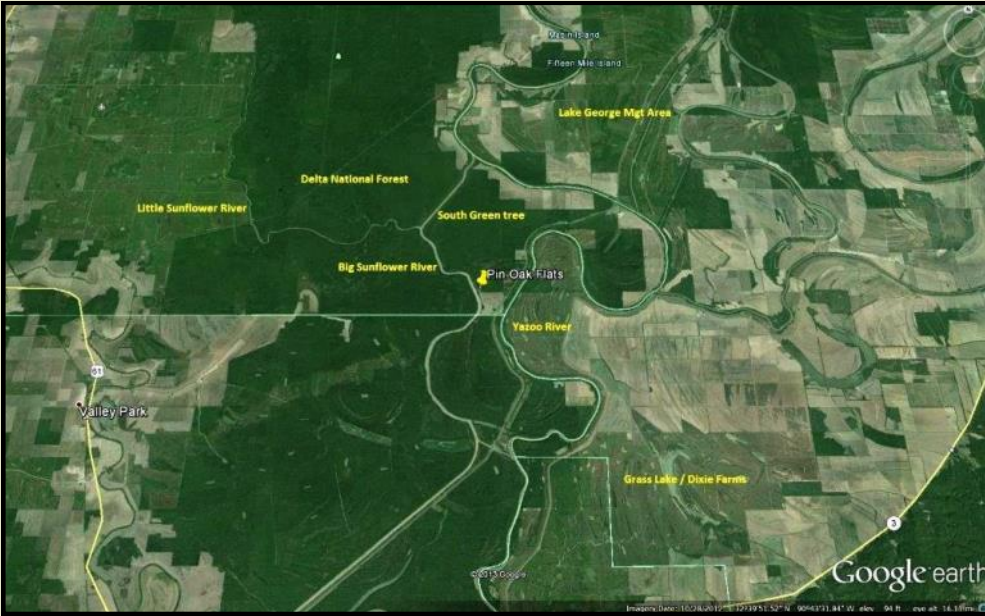
#### Sartain's Heritage Properties

106 First Choice Drive

Madison, MS 39110

Phone: 601-856-2720

Fax: 601-853-6765



All information contained herein is supplied by sources deemed reliable, but is not guaranteed by Sartain's Heritage Properties, its Brokers or Agents. Properties are subject to errors, omissions, correction, price change, prior sale or withdrawal without notice.