



Cottonwood Bar

1262 acres +/- Island in MS River
Issaquena County, MS



CONTACT:
T. LOGAN RUSSELL
601.259.4789

lrussell@sartainsheritage.com
tlogan@russelloutdoors.com

Sartain's Heritage Properties
106 First Choice Drive
Madison, MS 39110
Phone: 601-856-2720
Fax: 601-853-6765
www.SartainsHeritage.com

This Mississippi River island property features the best of both worlds.

The phenomenal hunting, majestic beauty, adventure, romance and prestige of a Mississippi River island with the convenient access provided by a concrete, public boat launch directly across an old river chute from the island. The vegetation on the island ranges from typical batture land willow and cottonwood forest to open grass fields that will remind you of the Serengeti Plain in Kenya and Tanzania. Did we mention phenomenal hunting? The number and quality of deer on this island has to be seen to be appreciated, while the duck and Canadian goose hunting is the stuff legend is made of.

ACREAGE: 1262+/- acres of land mass. Additional underwater and accretion acres included in deed.

LOCATION: S7 T10N R9W and S3-8 T9N R9W, Issaquena County, Mississippi (west side of the main channel of the MS River) LAT 32.661004 LON - 91.152510

ACCESS: Public boat launch off Highway 65 just east of Transylvania, Louisiana. The boat launch to Cottonwood Bar is approximately 20 miles north of the I-20 exit at Tallulah, LA and 10 miles south of Lake Providence, LA. The launch is directly across Transylvania Chute from Cottonwood Bar. Public boat launch on Chotard Lake. Head approximately 2 miles south to Chotard Ditch then west approximately 2 miles to the MS River. Head north approximately 9 miles to Cottonwood Bar. Note that MS River must be at 12' or higher on Vicksburg gage (elevation 46') for there to be sufficient water in the Chotard Ditch to make this trip by boat. There is ample open area on Cottonwood Bar for landing a helicopter. Landing a pontoon plane on Transylvania Chute and/or building a primitive runway for bush plane access on the island also feasible.

LOGISTICS: Byerle Airport- with a 3176' x 75' asphalt runway- is approximately 1 mile from Lake Providence, making it about 11 miles from the boat launch. The Vicksburg Tallulah Regional Airport- with a 5002' x 100' asphalt runway- is about 32 miles from the boat launch.

Monroe Regional Airport (MLU) is approximately 60 miles from the boat launch. MLU is served by American, British, Delta and Express Jet. Jackson International Airport (JAN) is approximately 92 miles from the boat launch. JAN is served by American, Delta, Southwest, US and United.

Driving Distances (Center of Downtown to Boat Launch)

From Jackson: 90+/- miles

From Shreveport: 160+/- miles

From Little Rock: 180+/- miles

From Baton Rouge: 180 +/- miles

From New Orleans: 250 +/- miles

From Birmingham: 320+/- miles

\$1550.00 per acre



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