



Tucker Bayou

200 acres +/-
Panola County, MS



200 acres located north of Crowder, Mississippi, near the confluence of the Tallahatchie, Coldwater and Yacona Rivers. This area is well known as one of the highest concentration points for waterfowl in the MS Delta. The property offers excellent income on 91.8 CRP acres with upland and waterfowl food plots, levee systems and water control structures throughout the property.

Improvements:

- Road System
- Food Plots
- Deer Stands
- Duck Blinds
- 3 Water Control Structures
- Electric Water Well used to pump duck holes
- Power at the County Road

Timber breakdown:

- 9 year old planted hardwoods – CRP 91.8 acres
- Willows and Cypress in the wetland areas

Income:

- CRP through 2018 - \$6,929.00
- Soybean DCP - \$113.00

\$375,000.00

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

