

For Sale

183+ acres
Bolivar County, MS



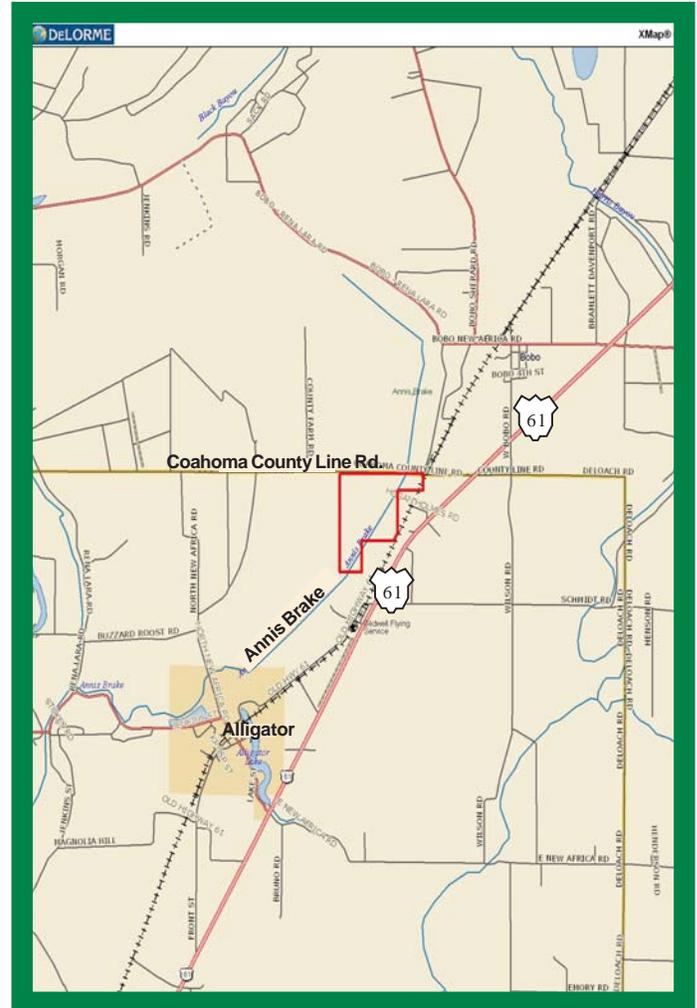
Annis Brake



Capital
Agricultural
Property
Services, Inc.

www.capitalag.com

- Size:** 183± total acres
- Location:** 8.5 miles south of Clarksdale, MS, on the Bolivar-Coahoma County line. 1/2 mile west of U.S. Highway 61.
- Description:** This is a rare opportunity to own a piece of a premier duck-hunting slough. Annis Brake is prime waterfowl habitat that has been part of a duck club with an excellent hunting history for many years. The 183+- acre Cypress oxbow brake is located 8.5 miles south of Clarksdale, MS, on the Bolivar-Coahoma County line, 1/2 mile west of U.S. Highway 61. It is accessible in all weather by County Line Road. There are 16.6+- acres of land enrolled in CRP included, which are located along the banks of the brake. Waterfowl management has included the planting of millet in sections of the CRP.
- Taxes:** 2008: \$631.11
- Possession:** At closing, subject to existing leases.
- Showing:** By appointment only.
- Management:** Professional farm management is available.



See reverse side for additional maps.

For more information contact:
Murry McClintock - Real Estate Salesperson
Tel: (662) 363-1801
Agent for Seller

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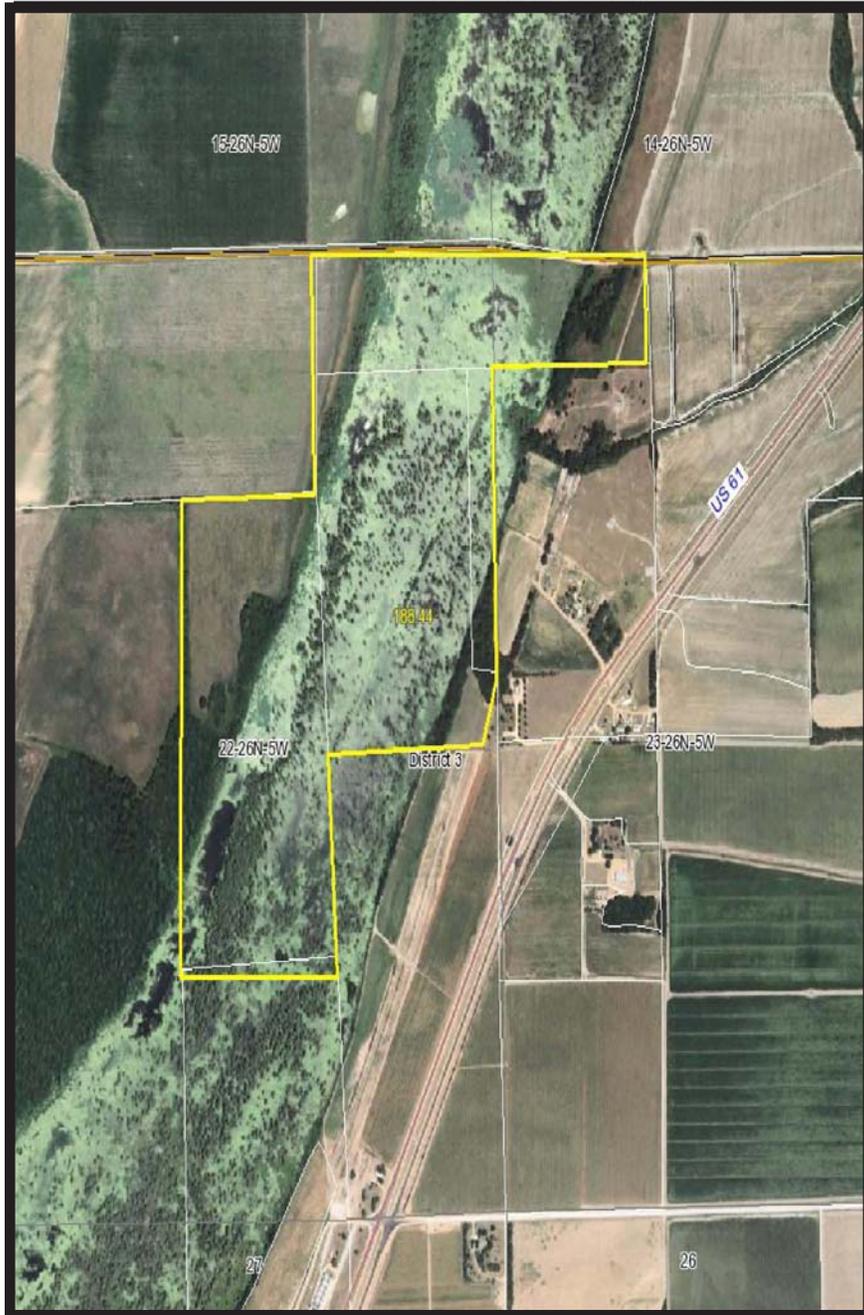
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Property Aerial Map



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