

1285 Acres in the MS Delta



- 1,285 Acres in Issaquena County, MS - all acreage has been enrolled in WRP for 15 years.
- Camp is 1,500 sf with 3 bedrooms/2 baths, covered front porch, large kitchen, laundry room, and large living room. Sleeps 8. **ALL FURNISHINGS STAY!**
- Over 2 miles of road frontage on Moon Lake Road!
- Large Sea Land container for 4-wheelers, Rangers, deer stands and all other gear!
- Abundant With **Deer, Dove and Ducks!**
- 20X20 skinning shed with commercial sink, hot water and two deer skinning stations!
- Outstanding road system throughout entire property!
- Located Just 30 Minutes North of Vicksburg, MS!
- One of the Finest Tracts That You Will Ever Find in Issaquena County, MS! All You Need is Your Gear!

Property Includes Tractor, Duck Blinds, Deer Stands, Feeders, Shooting Houses, and Equipment!

THIS PROPERTY IS AS GOOD AS IT GETS! 1,285 acres nestled a mile from the MS river in the beautiful Mississippi Delta! This 1,285 acres of paradise is an unbelievable recreational tract that is loaded with dove, world class whitetail and thousands of Mallards year in and year out. With 10 upland food plots in place and 11 duck holes with water control structures, you can shoot limits of mallards in the morning and whitetail in the evenings. This property has an extensive road system throughout. With a 800 sq. ft. camp house, storage containers and a skinning shed, all you have to do is show up and hunt. Large front porch for entertaining family and guests. Surrounded by thousands of acres of agriculture that grow the largest whitetails in MS. Call Joseph today for your private showing of this one of a kind property!!!!

\$2,377,250

Listing price includes home, furnishings, tractor and equipment, shooting houses, all stands, and feeders!

Offered by Joseph Presley,

4 Corner Properties LLC, 855 S. Pear Orchard Road, Suite 401, Ridgeland, MS 39157

Mobile: 601-540-7240
JPresley@4CornerProp.com
www.4Cornerprop.com

 **4 CORNER**
PROPERTIES • LLC
601.952.2828 • www.4cornerprop.com

Main Office: 601-952-2828
Fax: 601-952-2829
www.MSLandPro.com



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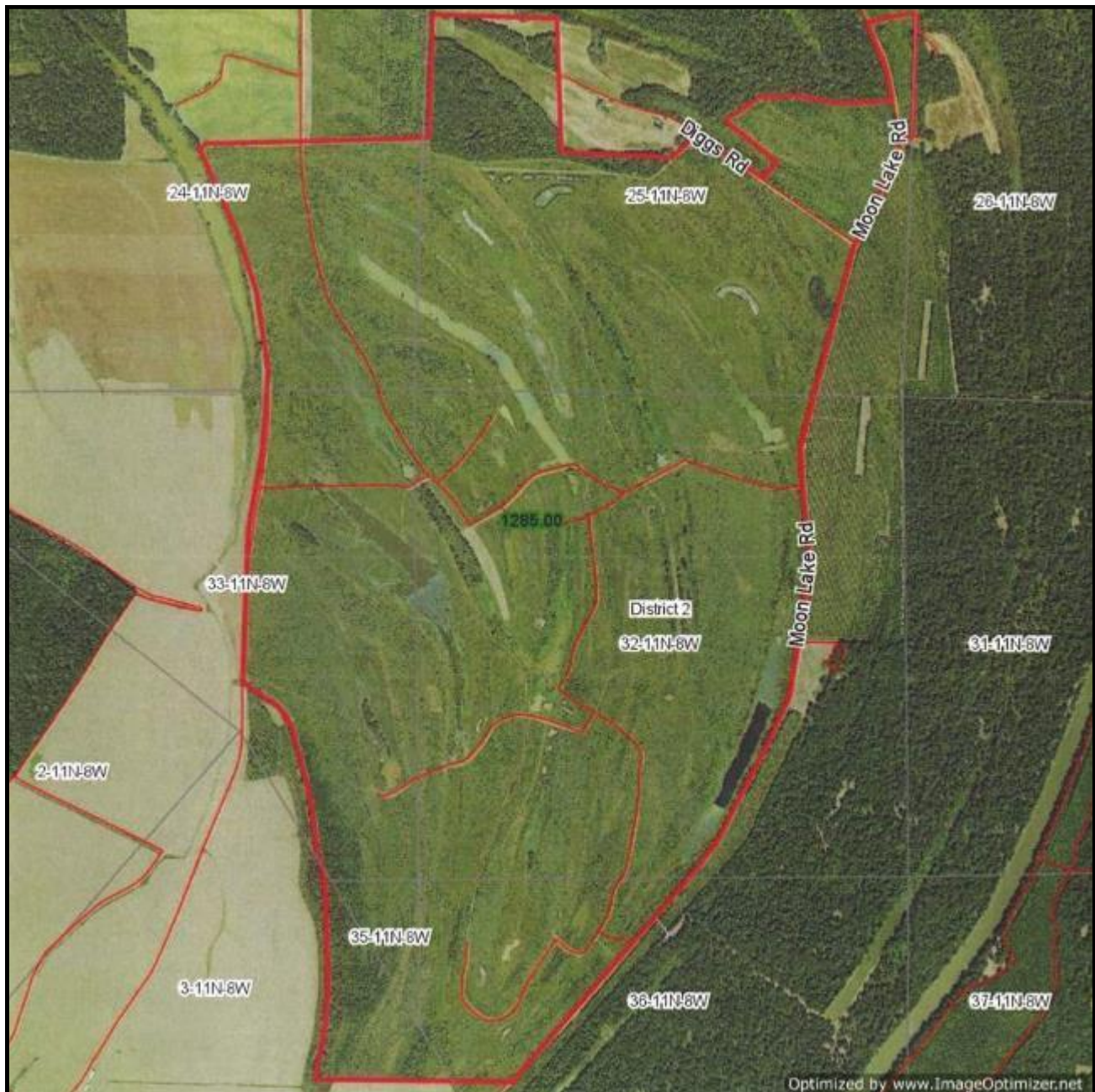


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Aerial Map

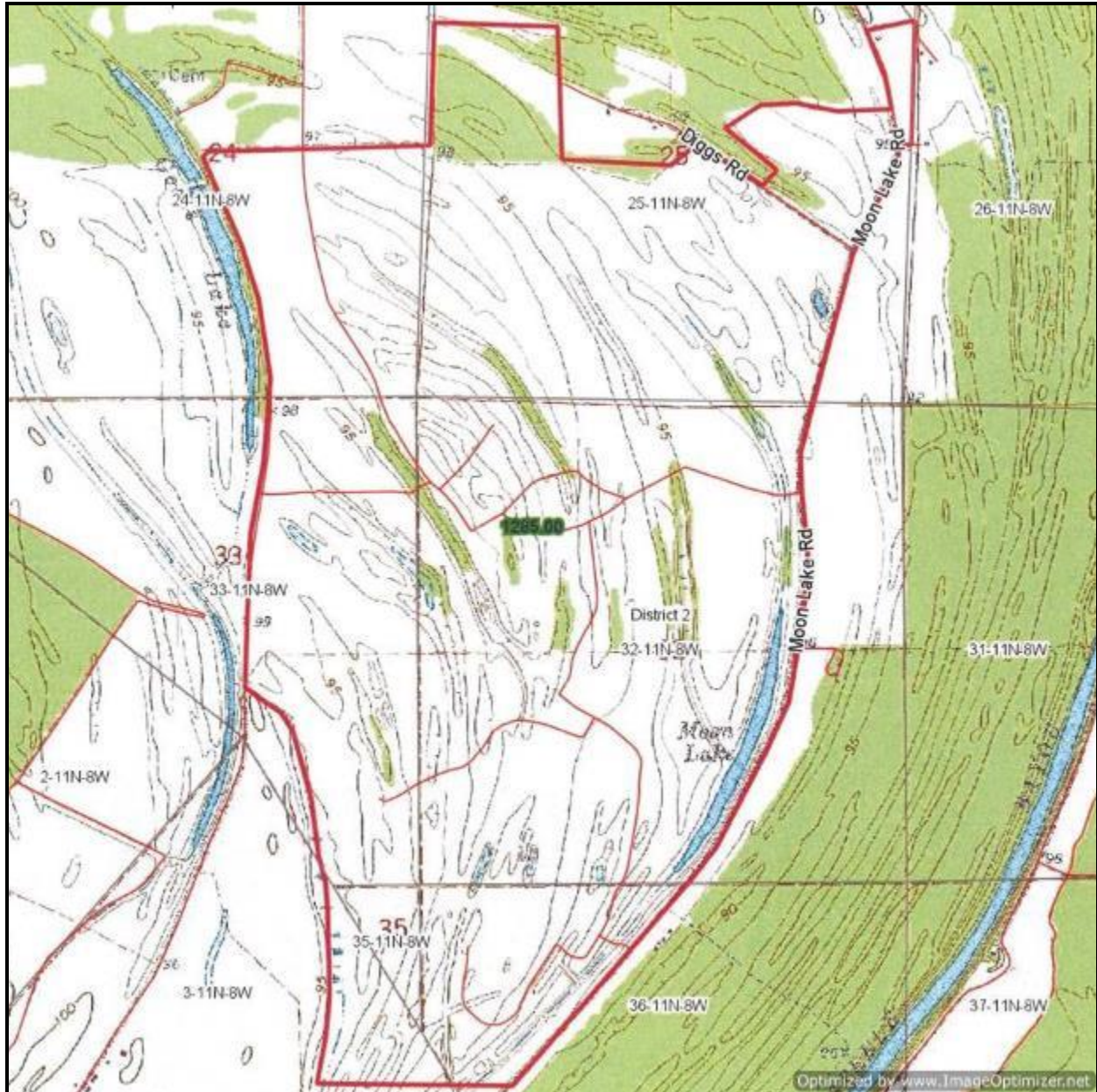


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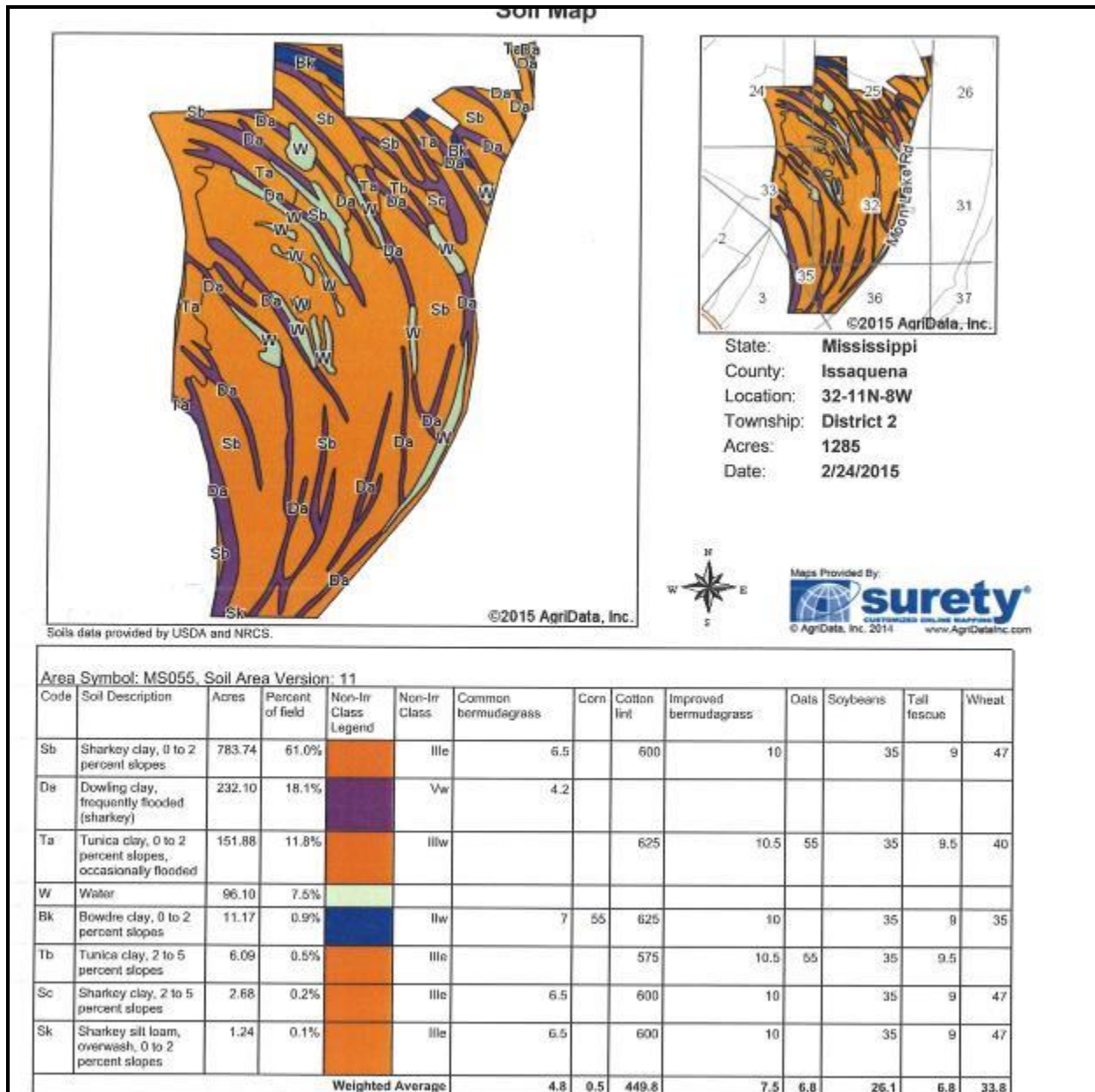
Topo Map

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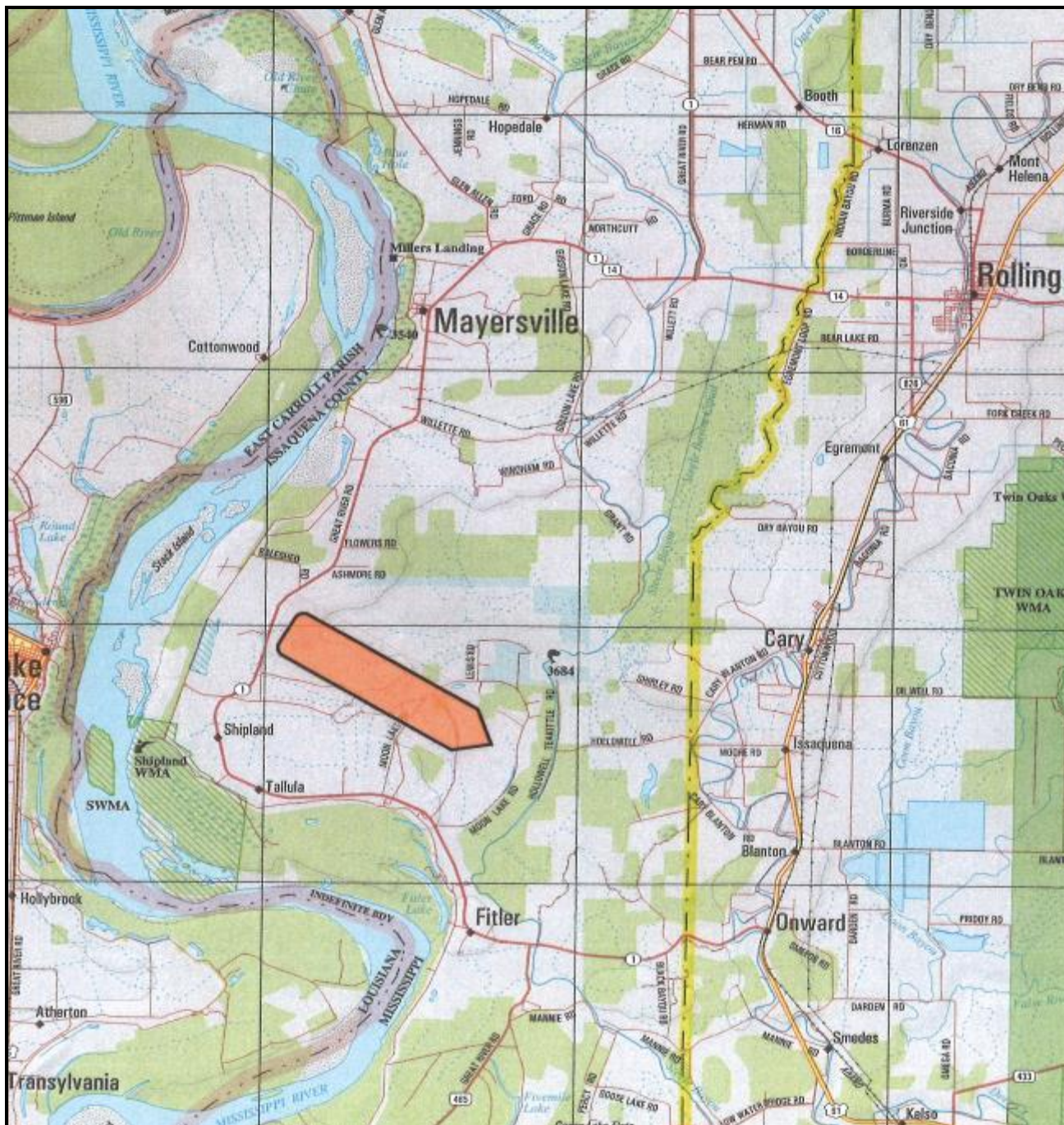
Soil Map

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Location Map

DIRECTIONS:



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