



Sartain's Heritage
Properties, LLC.
www.sartainsheritage.com

Farm, Timber & Recreational Land Brokers

106 First Choice Dr Madison, Ms 39110

www.SartainsHeritage.com

Property: Blackberry Farms, located just south of highway 32 between Charleston and Oakland, Mississippi near the county line between Tallahatchie and Yalobusha counties.

The property is comprised of 370 acres of mature hardwood and pine timber with a beautiful 40-acre lake located right in the middle! This property is setup for recreation offering a quality road system with access to food plots and shooting house located throughout the property. These improvements are in addition to the furnished +/- 1,500 square foot cabin, offering 2 bedrooms with one bath and a large living and kitchen space. Adjoined to the cabin is an additional 1,500 square feet of covered shop and storage area. Hunting opportunities on Blackberry Farms include deer, turkey and small game with excellent fishing in the lake... The location of the property, being near the delta, will allow for the occasional duck shoot on the top end of the lake in an area of dead-fall timber where the tributary creeks flow in... Blackberry Farms, is well maintained, nicely developed and ready for its next owner to enjoy!

Location: 370 +/- acres located Sections 13 & 24, Township 25N, Range 3E, Tallahatchie County Mississippi

Improvements:

- Cabin: +/- 1,500 Square Feet
- Shop: +/- 1,500 Square Feet
- Lake: +/- 40 acres
- Skinning Shed w/ power and water
- Gated Access at county road
- Improved road system
- Food plots w/ shooting houses
- CRP contract through 2021 \$8,110.00

Video Link: <https://youtu.be/tc1O2yRa18U>

Price: \$820,000.00 (\$2,216 per acre)

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