



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

Farm, Timber & Recreational Land Brokers

106 First Choice Dr Madison, MS 39110

www.SartainsHeritage.com

Property: Split by the Tunica, Coahoma county line and fronting on the Mississippi River just north of the Helena bridge. The Lula Timber Company property offers a well-developed recreational & timberland investment. Comprised of +/- 1,062 acres the property's habitat is a combination of mature timber and reforested agriculture lands. The reforested acres are planted in a intersperse pattern of hardwood and cottonwood on plantation row format, with reforestation being completed in 2014. During the development and reforestation, a well laid road and food plot system was implemented. The property boasts over 65 acres of food plots and 15 miles of roads and ATV trails. The topography of the property is remarkably level, the elevations range from 180 to 190 feet sea level. Water inundation from a swollen river does not affect the property until it reaches flood stage on the Helena gauge (180elv). Being owned by the same family for 30+ years this property has seen a consistent wildlife management approach and offers trophy class whitetail hunting, a strong turkey flock as well as duck hunting at the right river levels.

Location: T30N & T31N / R4W / S1, 2, 6, 31, 35, 36 / T6S R13W S34 / T7W R12 S6

Improvements:

- Food Plot Acres: 65 +/-
- Road System miles: 15 +/-
- Numerous enclosed shooting house
- Concreate boat ramp
- Gated access points

Timber Composition:

- Natural Hardwood: 500 +/- acres
- Planted Hardwood/Cottonwood: 430+/- acre
- Open land: 132 +/- acres

Property Tax: \$9.5 per acre (2019)

Income:

- carbon sequestration payments based on cottonwood acres
- rotational timber harvest on 430 +/- acres mature timberland

Price: \$2,230,000.00

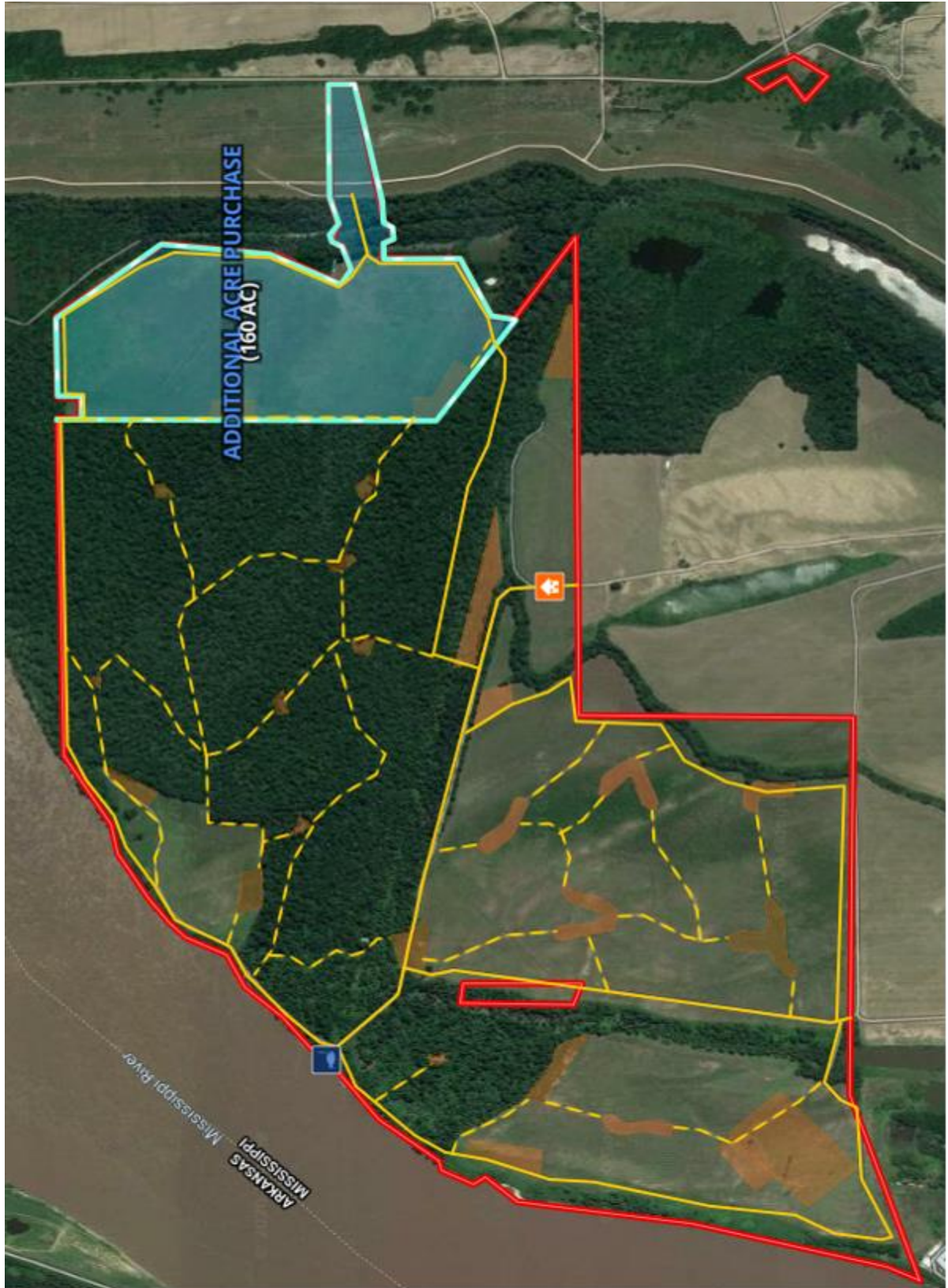
Video Link: <https://youtu.be/V3ggCIeLIM>

Contact: Jacob Sartain 662-836-6048 or jsartain@sartainsheritage.com
Rob Coker 662-571- 7348 or rcoker@sartainsheritage.com

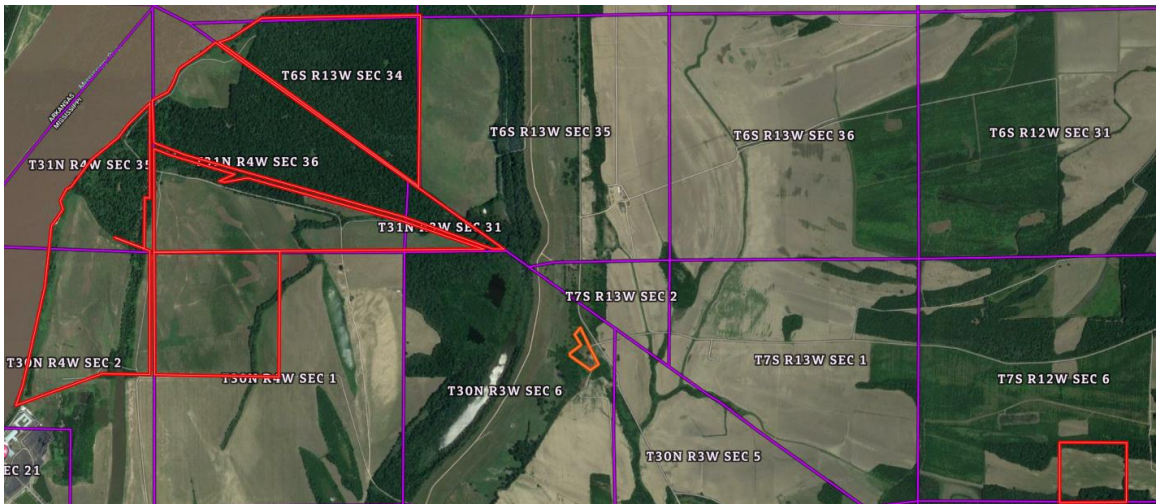
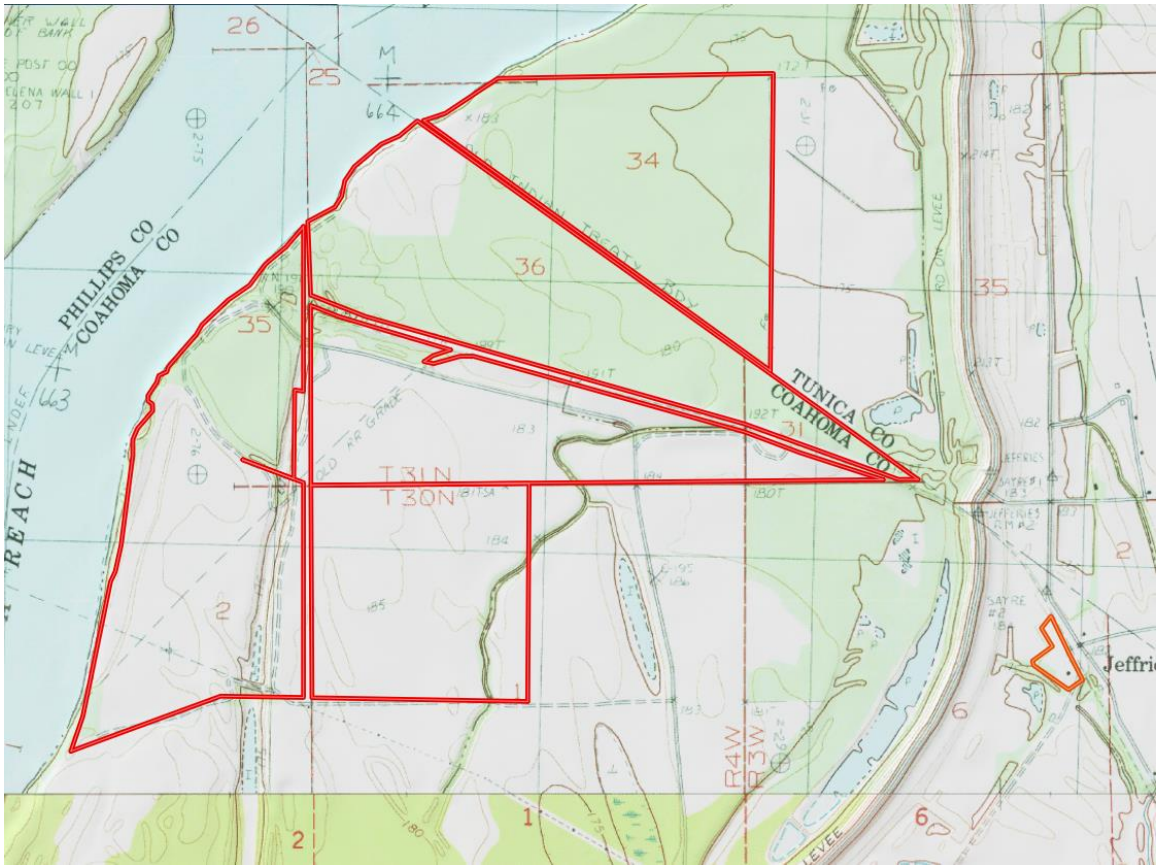
Overview Map

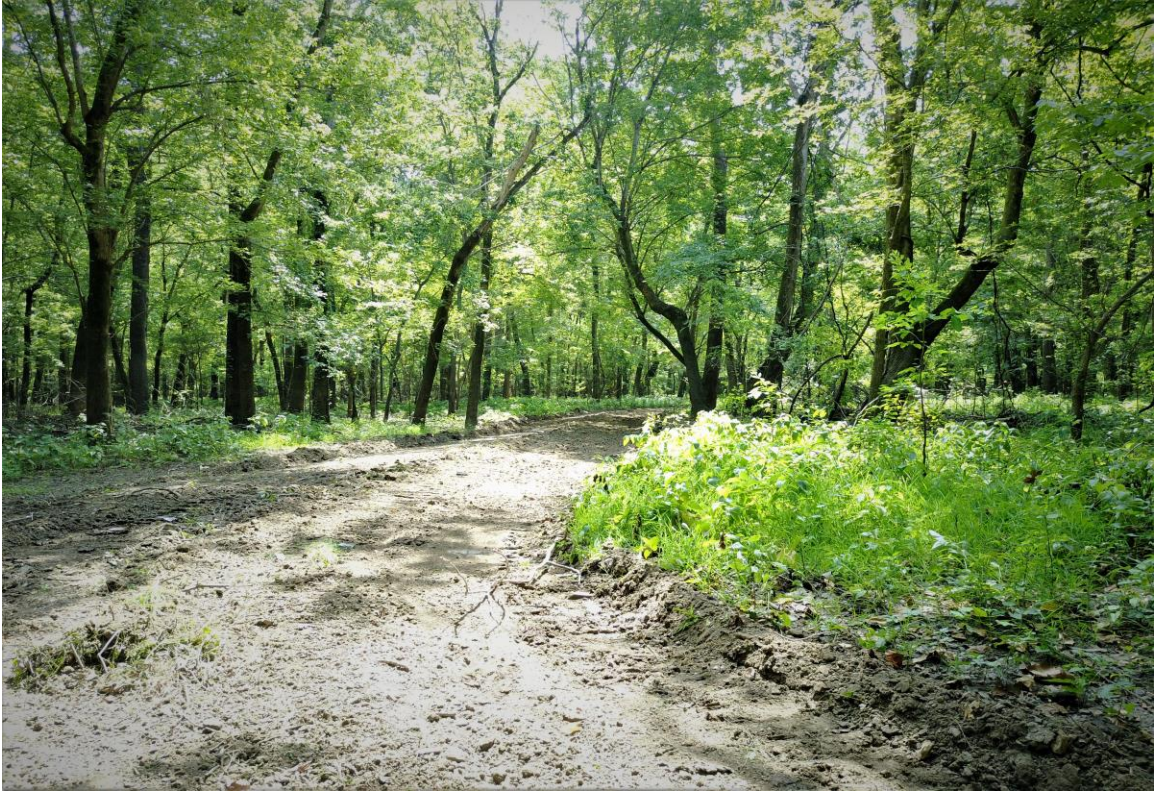


Road & Plot Map



Topo & Sectional Map

















Farm, Timber & Recreational Land Brokers
106 First Choice Dr Madison, MS 39110
www.SartainsHeritage.com
601-856-2720