



Sartain's Heritage
Properties, LLC.
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Farm, Timber & Recreational Land Brokers

106 First Choice Dr Madison, Ms 39110

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Property: Third Bridge Brake, located near Sidon Mississippi just south of Greenwood. Offering 206 +/- acres, comprised of three wetland impoundments with water control structures and earthen mounds in the ponds for blind concealment. This property additionally offers a 150 acres cypress brake with four large clearings in the woods. The property has the ability to be cultivated for annual crops and managed for ducks, while providing the classic Mississippi delta style flooded timber hunting. Being under annual management for fifteen years, with a proven history of quality waterfowl hunting, in an area known for quality deer hunting makes Third Bridge Brake, and excellent recreational investment. There are no conservation easements of any nature on the property.

Location: Section 24 / Township 18N / Range 1E / Carroll County Mississippi

Improvements:

- One electric submersible well with underground pipe to all pond units.
- Three water control structures
- Six earthen mounds for blind concealment
- Cleared boat launch into brake
- One shooting house and food plot
- Graveled camp site over-looking brake
- Gravel access though property

Property Video: <https://www.youtube.com/watch?v=nCXligG0r4g>

Price: \$540,000.00

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