



Farm, Timber & Recreational Land Brokerage

106 First Choice Dr. Madison, MS 39110

www.SartainsHeritage.com

Property: Tract C:

Fowler Plantation, tract C – located along the Yazoo River near Vicksburg Mississippi. This 65-acre property packs a punch for its size! Offering income from crops, CRP, quality hunting with Yazoo River frontage. The land breakdown gives you just about 50/50 acres of cropland and timbered acres. This property is a great recreational investment with income.

Cropland: 20.37 ac +/-

CRP: 27.48 ac +/-

Woods: 16.74 ac +/-

Price: \$175,000 (\$2,692.31 per ac)

Map Link:

<https://mapright.com/ranching/maps/ebdb23878dc0ca6ceb6981b968f56d17/embed>

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Boundary Map

Fowler Plantation Tract C
Warren County, Mississippi, 64.59 AC +/-



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