



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

Farm, Timber & Recreational Land Brokers

106 First Choice Dr Madison, Ms 39110

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Property: Belmont place, consisting of 405 +/- acres located in Washington County near Greenville. The property is less than five miles from the Mississippi river and within one mile of Lake Lee, an oxbow fed from the river. In addition to its proximity to the river the property is within 10 miles of three different waterfowl refuges. The property is comprised of two different age classes of hardwood timber. Approximately 175 acres of 10+ year old WRP plantation hardwoods and 156 acres of 16-year-old CRP plantation hardwoods. The balance of the property is unencumbered wetlands and natural timber located along the canal that creates the eastern boundary line. Since being converted to conservation timberland the Belmont place, has been improved with water control structures for the wetland units as well as a quality road system and food plot network. Additionally, there is a 40 acres section of hardwoods that could be flooded for ducks with small amount of levee work to complete the impoundment.

Location: Section 32 & 33, Township 17N, Range 8W – Washington County MS

Improvements:

- 6 – water control structures
- 16 acres upland food plots
- 18 acres wetland food plots
- 6.5 miles of interior roads/trails
- Utilities available at county road

Land Use:

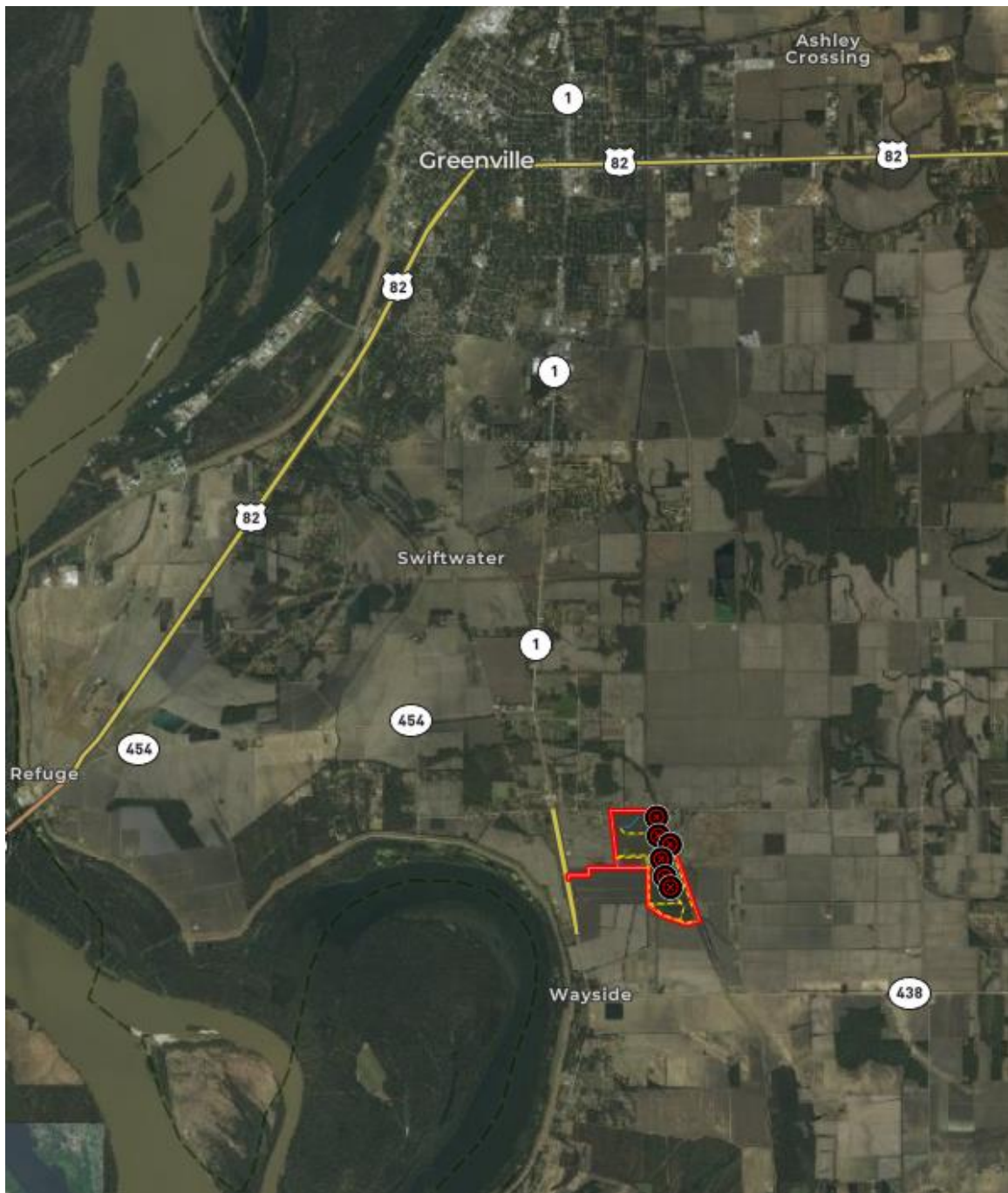
- Wetland Reserve Easement: 175 acres
- Conservation Reserve Easement: 156.81 acres
- Unencumbered acres: 73 +/-

Income: \$18,865 annually through 2037 – renewal application in progress

Price: \$885,000.00

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Area Map



Property Map

