

106.81± Acres in Humphreys County, MS

\$343,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

Office 769-888-2522

Property Profile

The Midnight 106.81

Location:

- Humphreys County, MS
- 9± Miles Southwest of Belzoni
- 67± Miles North of Madison

Coordinates:

- 33.094473, -90.554912

Property Information:

- 106.81± Surveyed Acres
- Frontage on Abraham Road
- Primarily Hardwood Timber
- Internal Trail System
- Small Food Plot and Duck Hole
- 15.3± Acres of CRP Paying \$1,163 Through 2027

Property Use:

- Duck
- Deer

Tax Information:

- Part of Parcel G09000600300: Approximately \$600 for 2021



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ADAM HESTER

ASSOCIATE BROKER

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P.O. Box K - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.



Have you been searching for a place that offers the opportunity to chase Delta deer and harbors a strong duck habitat, if so, welcome to The Midnight 106.81! Just north of the Midnight community in Humphreys County, MS and approximately 9 miles southwest of Belzoni sits this 106.81± surveyed acre property. The general area where this tract is situated is consistently known for strong duck numbers. Upon initial inspection, there were a large number of mallards and gadwalls feeding on the neighboring property. With a proven ability to hold water, this place is conducive for waterfowl habitat. From a deer hunter's standpoint, this parcel, amongst adjoining properties, offers natural resources for whitetails including bedding, food sources, etc.



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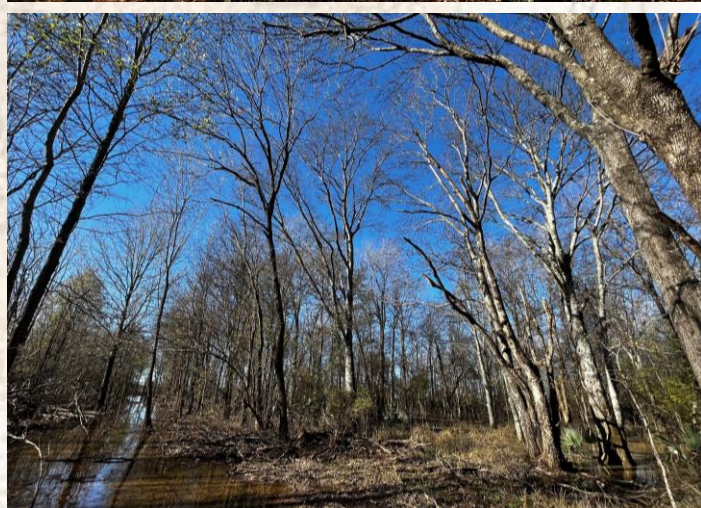
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The property is accessed by Abraham Road and has three separate entry points. The strategic road system layered throughout makes for efficient access to the entire place. 15.3± acres are enrolled in CRP with an annual payment of approximately \$1,163 through 2027. If you are looking for a deer/duck hunting property in the Delta, be sure to consider The Midnight 106.81.

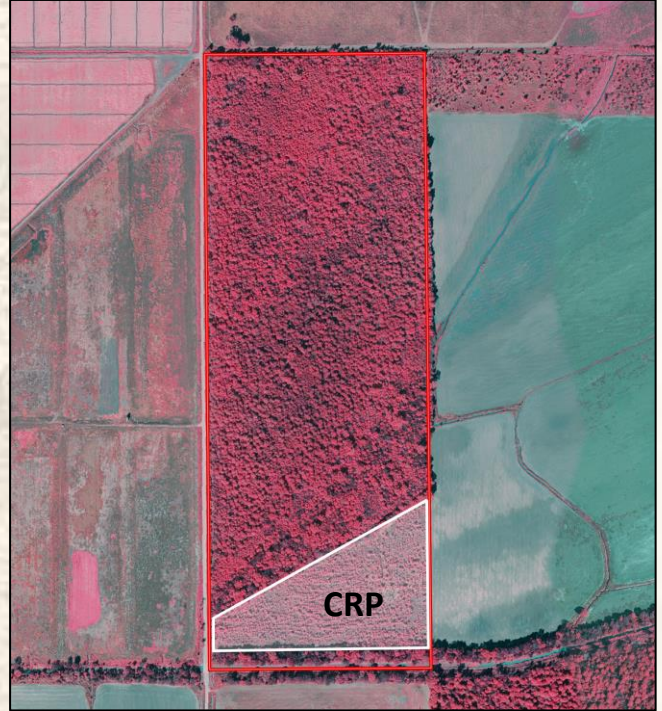


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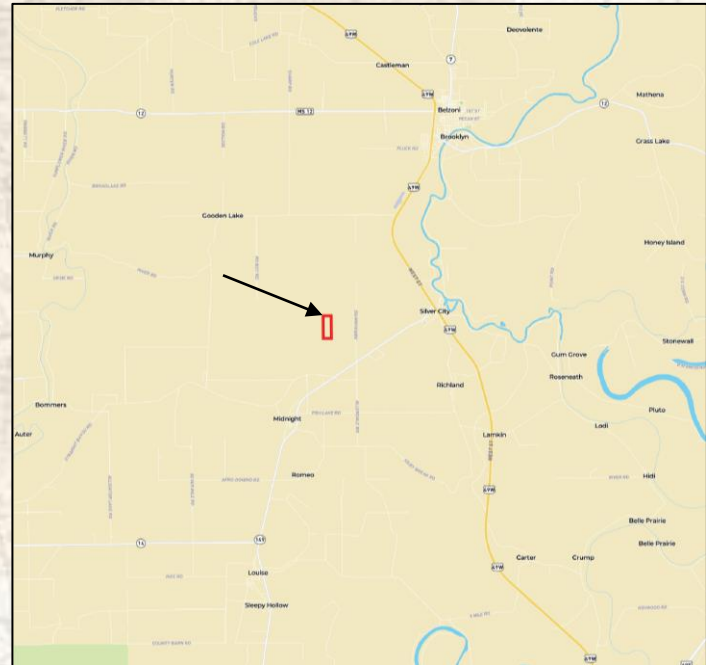
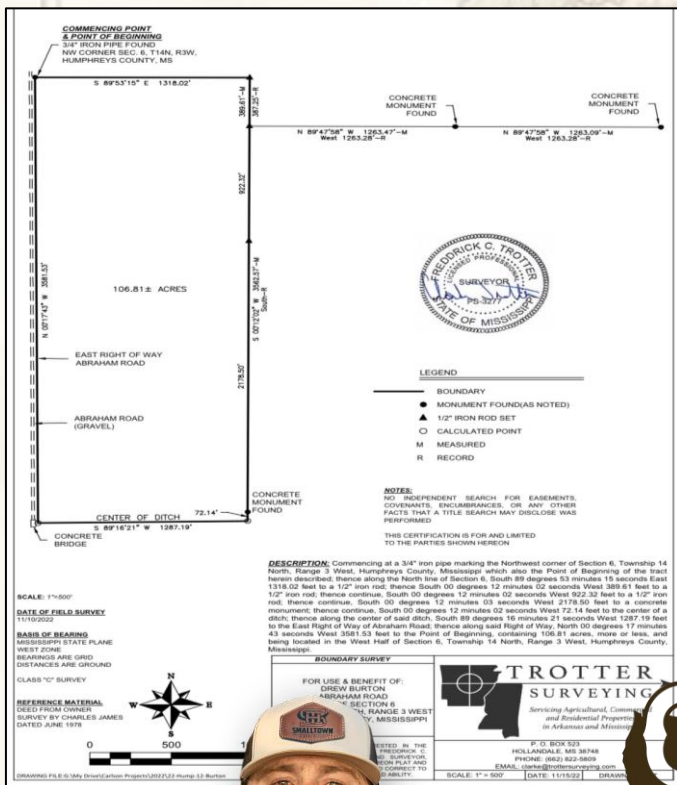
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- Boundary Consists of 106.81± Acres
- 15.3± Acres of CRP
- 9± Miles Southwest of Belzoni
- 67± Miles North of Madison



[Interactive MapRight Link](#)

[Interactive Google Map Link](#)



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