

**318± Acres in Humphreys County, MS**  
**\$1,640,000**



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE®

**Office 769-888-2522**



# Property Profile

## The Humphreys 318

### Location:

- Humphreys County, MS
- Fronts Sloppy Deaden Road
- 8± Miles Northwest of Belzoni
- 75± Miles Northwest of Madison

### Coordinates:

- 33.236463, -90.607189

### Property Information:

- 318± Total Acres
- 196.47± Acres of CRP through 2025- \$53,754 Remaining in Payments
- 90.55± Acres of WRE
- Outstanding Levee System
- 4 Working Wells with Gear Heads (1 Propane, 3 Diesel)
- Control Structures
- Metal Camp-Currently Being Remodeled

### Property Use:

- Hunting
- Income Producing

### Tax Information:

- Parcel E040015002.00: \$534.78 for 2022
- Parcel E040015002.01: \$77.17 for 2022
- Parcel E040015003.00: \$1,333.86 for 2022



**ADAM HESTER** | ASSOCIATE BROKER  
C: 601-506-5058 | adam@smalltownproperties.com



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE™

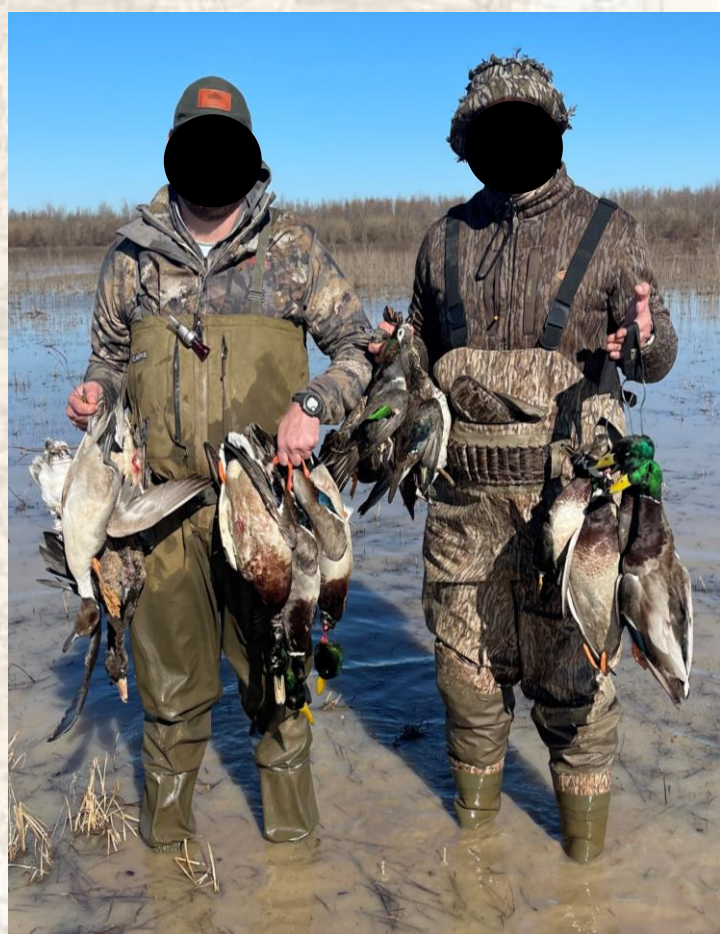


**WILSON BRITT** | LAND SPECIALIST  
C: 662-299-2367 | wilson@smalltownproperties.com





Looking for a prime hunting spot with income production? Look no further than The Humphreys 318 near Isola in Humphreys County, MS. Boasting 318+/- acres, this property is a hunter's paradise. Whether you are chasing deer, ducks, or doves, The Humphreys 318 will fit your needs!



**ADAM HESTER** | ASSOCIATE BROKER  
C: 601-506-5058 | [adam@smalltownproperties.com](mailto:adam@smalltownproperties.com)



**WILSON BRITT** | LAND SPECIALIST  
C: 662-299-2367 | [wilson@smalltownproperties.com](mailto:wilson@smalltownproperties.com)





**ADAM HESTER** | ASSOCIATE BROKER  
C: 601-506-5058 | [adam@smalltownproperties.com](mailto:adam@smalltownproperties.com)

**WILSON BRITT** | LAND SPECIALIST  
C: 662-299-2367 | [wilson@smalltownproperties.com](mailto:wilson@smalltownproperties.com)

P.O. Box K - Flora, MS 39071 | O: 769-888-2522 | [smalltownproperties.com](http://smalltownproperties.com) Information is believed to be accurate but not guaranteed.



Formerly used for catfish production, the property now offers both CRP and WRE. This combination, coupled with its location and the surrounding area, has created a wildlife haven. The four working wells (1 propane and 3 diesel) with gear heads and water structures ensure you have water when it is needed. The 13-year-old CRP encompasses 196.47± acres and is active through September 2025 with a total of \$53,754 in remaining payments. The CRP meets certain criteria making it a possibility to convert to WRE at the end of the current contract. This could be a huge investment opportunity for a new owner! Additional options include applying for re-enrollment in CRP, converting it to farmland or leaving this acreage unrestricted. The WRE is approximately 2 years old and covers 90.55± acres.



**ADAM HESTER** | ASSOCIATE BROKER  
C: 601-506-5058 | [adam@smalltownproperties.com](mailto:adam@smalltownproperties.com)



**WILSON BRITT** | LAND SPECIALIST  
C: 662-299-2367 | [wilson@smalltownproperties.com](mailto:wilson@smalltownproperties.com)





**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

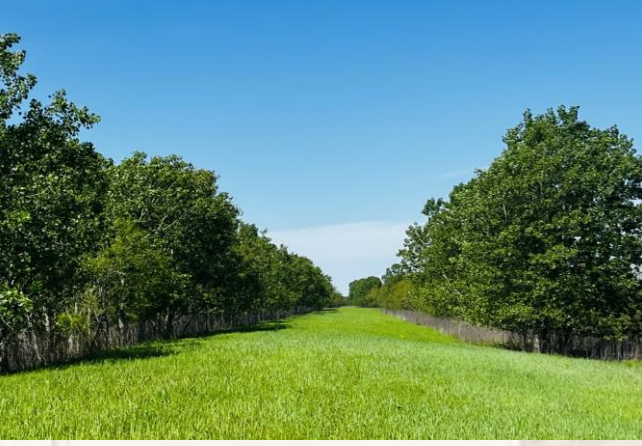


**ADAM HESTER** | ASSOCIATE BROKER  
C: 601-506-5058 | [adam@smalltownproperties.com](mailto:adam@smalltownproperties.com)

**WILSON BRITT** | LAND SPECIALIST  
C: 662-299-2367 | [wilson@smalltownproperties.com](mailto:wilson@smalltownproperties.com)

P.O. Box K - Flora, MS 39071 | O: 769-888-2522 | [smalltownproperties.com](http://smalltownproperties.com) Information is believed to be accurate but not guaranteed.





Travel the property with ease along the elevated levee systems. You can get in and out of your box blinds quietly, or simply drive right to your duck holes! There is ample bedding and no shortage of areas to plant food for deer and ducks. The avid deer hunter can place large shooting houses overlooking the long levees and thick bottoms. When the ducks are down, you have the option to hunt over flooded food, open water, or sage flats. For dove hunting, there is a great spot near the campsite that is ideal for a sunflower field.



**ADAM HESTER** | ASSOCIATE BROKER  
C: 601-506-5058 | [adam@smalltownproperties.com](mailto:adam@smalltownproperties.com)

**WILSON BRITT** | LAND SPECIALIST  
C: 662-299-2367 | [wilson@smalltownproperties.com](mailto:wilson@smalltownproperties.com)

P.O. Box K - Flora, MS 39071 | O: 769-888-2522 | [smalltownproperties.com](http://smalltownproperties.com) Information is believed to be accurate but not guaranteed.





**ADAM HESTER** | ASSOCIATE BROKER  
C: 601-506-5058 | [adam@smalltownproperties.com](mailto:adam@smalltownproperties.com)

**WILSON BRITT** | LAND SPECIALIST  
C: 662-299-2367 | [wilson@smalltownproperties.com](mailto:wilson@smalltownproperties.com)

P.O. Box K - Flora, MS 39071 | O: 769-888-2522 | [smalltownproperties.com](http://smalltownproperties.com) Information is believed to be accurate but not guaranteed.





There is an approximate 1.5 acre cut out along the road for a camp and improvements. Currently, a metal shop is in the process of being gutted and refinished. At this time, the plans allow for living quarters and an enclosed parking area for your equipment. Tracts of this size, in the MS Delta, with the amount of income potential available, can be hard to find. The Humphreys 318 checks a lot of boxes, and its full potential is untouched.

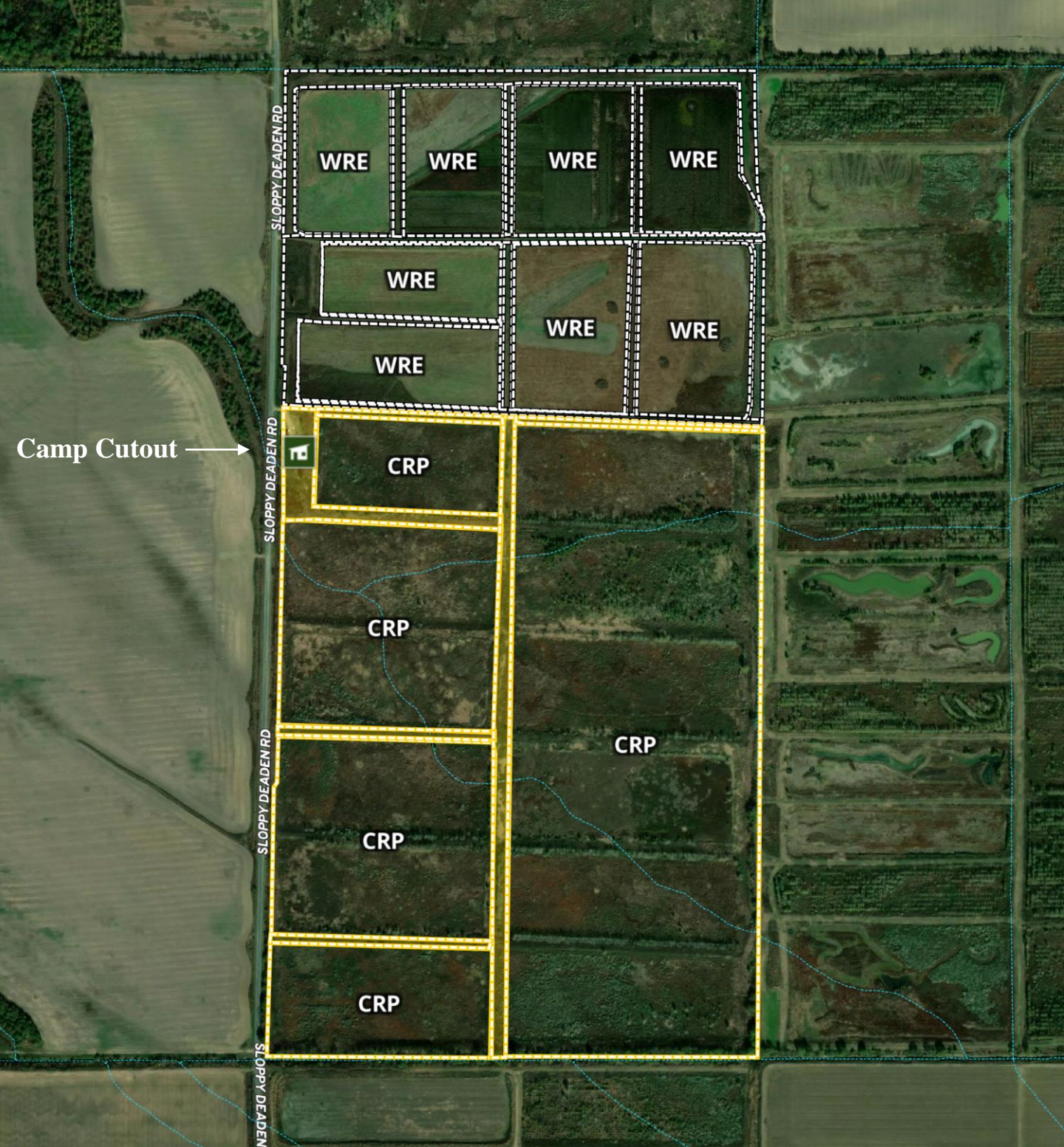


**ADAM HESTER** | ASSOCIATE BROKER  
C: 601-506-5058 | [adam@smalltownproperties.com](mailto:adam@smalltownproperties.com)



**WILSON BRITT** | LAND SPECIALIST  
C: 662-299-2367 | [wilson@smalltownproperties.com](mailto:wilson@smalltownproperties.com)





**ADAM HESTER** | ASSOCIATE BROKER  
C: 601-506-5058 | [adam@smalltownproperties.com](mailto:adam@smalltownproperties.com)



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE™

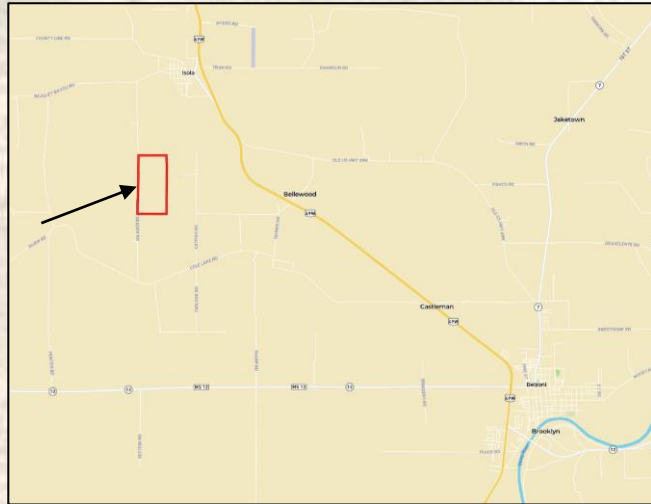


**WILSON BRITT** | LAND SPECIALIST  
C: 662-299-2367 | [wilson@smalltownproperties.com](mailto:wilson@smalltownproperties.com)



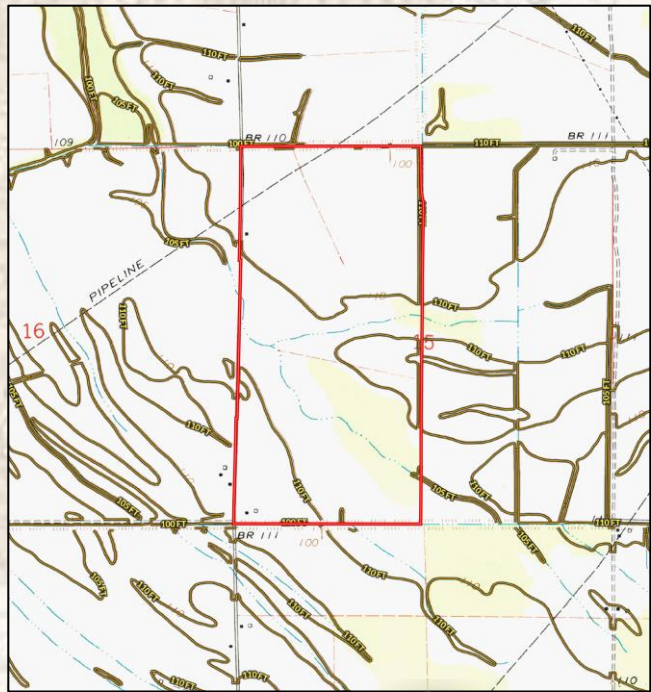


- Boundary Consists of 318± Total Acres
- 196.47± Acres of CRP
- 90.55± Acres of WRE
- Outstanding Levee System
- 4 Wells with Gear Heads
- Control Structures
- Metal Camp-Currently Being Remodeled



[Google Map Link](#)

[MapRight Link](#)



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Ae	Alligator clay, 0.5 to 2 percent slopes, occasionally flooded	210.32	66.66	0	55	3e
Da	Dowling clay (alligator)	62.34	19.76	0	49	3e
Aa	Alligator clay, 0 to 0.5 percent slopes, occasionally flooded	16.81	5.33	0	49	3w
Ag	Alligator silty clay loam, 0 to 2 percent slopes, rarely flooded	13.27	4.21	0	55	3e
Fa	Forestdale silty clay, 0 to 2 percent slopes	7.79	2.47	0	65	3w
Fd	Forestdale silty clay loam, 0.5 to 2 percent slopes	4.99	1.58	0	65	3w



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>



**ADAM HESTER** | ASSOCIATE BROKER  
C: 601-506-5058 | [adam@smalltownproperties.com](mailto:adam@smalltownproperties.com)

**WILSON BRITT** | LAND SPECIALIST  
C: 662-299-2367 | [wilson@smalltownproperties.com](mailto:wilson@smalltownproperties.com)

P.O. Box K - Flora, MS 39071 | O: 769-888-2522 | [smalltownproperties.com](http://smalltownproperties.com) Information is believed to be accurate but not guaranteed.