

56± Acres in Humphreys County, MS

\$254,800



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE

Office 769-888-2522

Property Profile

The Humphreys 56

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:

- 56± Total Acres
- 40± Acres of WRE
- 1½± Acre Cabin Site
- Outstanding Levee System
- Well with Gear Head
- Control Structure
- ADDITIONAL ACREAGE AVAILABLE

Property Use:

- Deer
- Duck
- Dove

Tax Information:

- Parcel E040015002.00: \$77.17 for 2022
- Part of Parcel E040015002.00: Approximately \$267.00 for 2022



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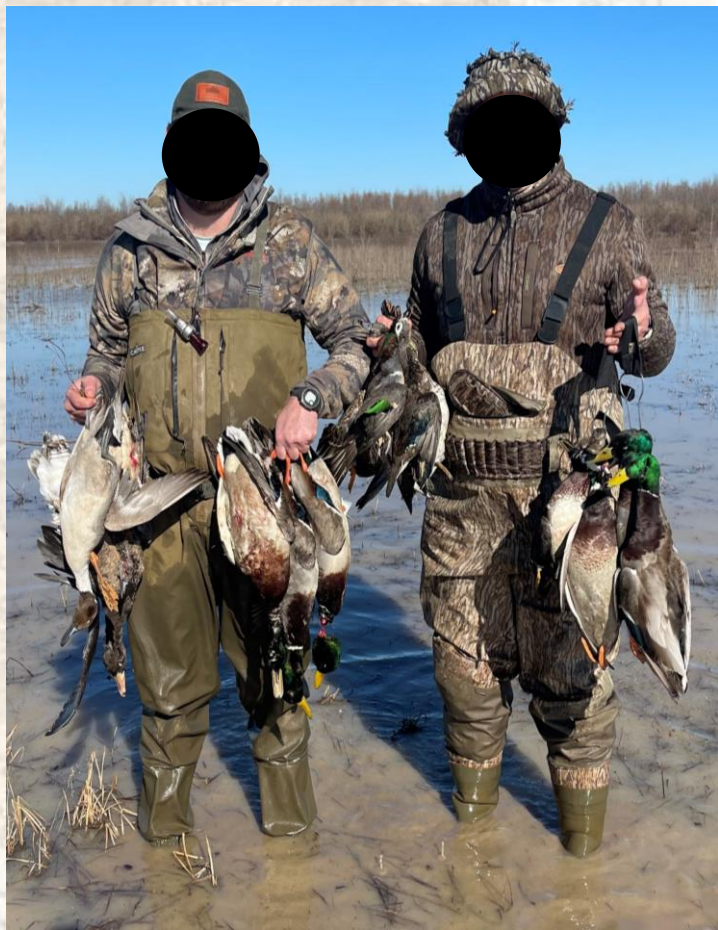
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Have you been searching for your own spot in the Delta? Look no further than the Humphreys 56 near Isola in Humphreys County, MS. Whether you are chasing deer, ducks, or doves, The Humphreys 56 is worth a look!



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If your primary target is ducks, then you are covered! The WRE is approximately 2 years old and encumbers 40± acres. The elevated levee system makes traveling the property a breeze. You can simply drive right to your duck holes! A working well (propane) and water control structure ensure you have water when it is needed. Depending on your style, the 25± acre duck hole can be planted in flood, left in open water, or used for moist soil management. You have options!



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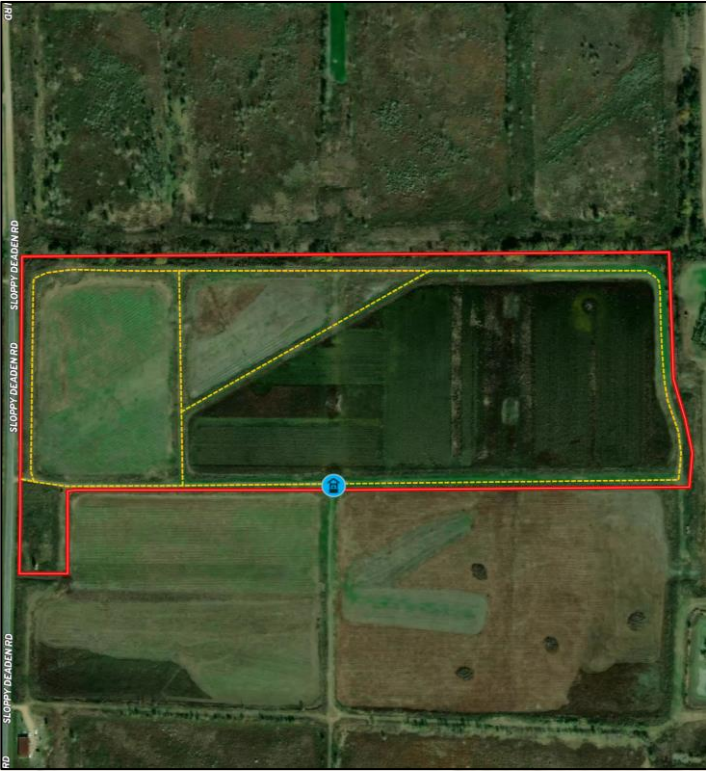
For deer hunting, the property is in an area known for producing trophy whitetails. You have the availability to plant plenty of food and provide ample bedding. Place large shooting houses overlooking the long levees and the thick 17± acre bottom. For dove hunting, there is a great spot near the campsite that is ideal for a sunflower field. There is an approximate 1.5 acre cut out along the road for a camp and additional improvements.

Small acreage tracts **in the** MS Delta can be hard to find; the Humphreys 56 checks a lot of boxes, and its full potential is untouched. Additional acreage is available.

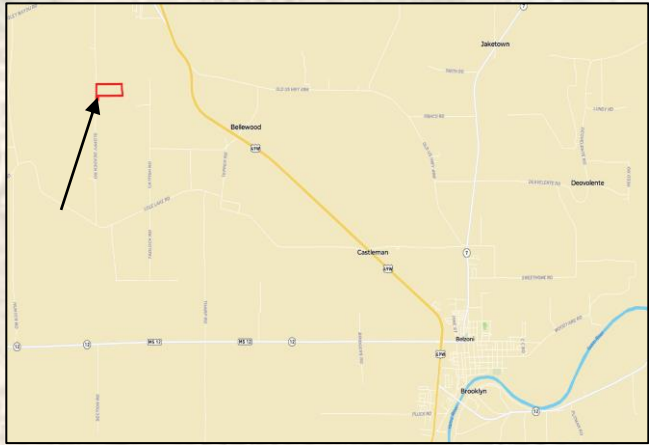


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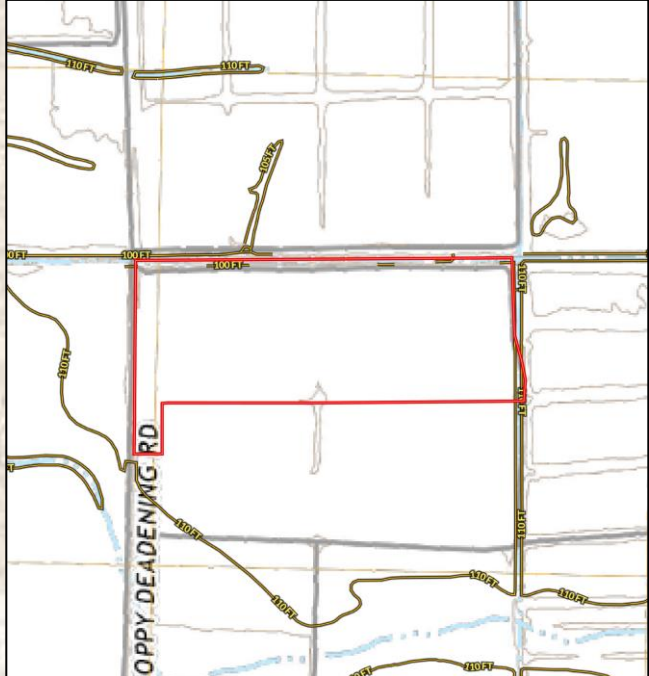
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- Boundary Consists of 56± Total Acres
- 40± Acres of WRE
- 1½± Acre Cabin Site
- Outstanding Levee System
- Well with Gear Head
- Control Structure
- Deer, Duck, & Dove Hunting



[Google Map Link](#) [MapRight Link](#)



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