

**64.3± ACRES**  
**HUMPHREYS COUNTY, MS**  
**\$320,000**



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

**OFFICE (769) 888-2522**

# THE HUMPHREYS 64.3

## PROPERTY PROFILE

### LOCATION:

- Fronts Reed Road
- 1.5 Miles West of the Yazoo River
- 6± Miles Northeast of Belzoni
- 75± Miles Northwest of Madison

### COORDINATES:

- 33.224050, -90.442262

### PROPERTY USE:

- Deer and Duck Hunting
- Recreational
- Potential Camp Site

### PROPERTY INFORMATION:

- 64.3± Total Acres
- No Government Enrolled Programs
- Outstanding Wildlife Habit
- 20± Acre Tupelo Gum Brake
- Potential Dove Field
- One Shooting House
- Multiple Water Control Structures
- Utilities Available
- Levee System for Travel and Foodplots

### TAX INFORMATION:

- K040019001.00 - \$318.19 for 2023
- K040018015.00 - \$91.67 for 2023



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**ADAM HESTER, ALC**

ASSOCIATE BROKER

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4848 Main St. - Flora, MS 39071

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.

# WELCOME TO THE HUMPHREYS 64.3

**LOOKING FOR A MISSISSIPPI DELTA HUNTING TRACT THAT IS NOT ENROLLED IN A GOVERNMENT PROGRAM?** While opportunities like CRP and WRE can be great for landowners, they often restrict the usage of the property. The Humphreys 64.3 is unencumbered and ready for a new owner!

Located approximately six miles northeast of Belzoni in Humphreys County, this property caters to the hunter looking for Delta ground and is situated just under 1.5 miles west of the Yazoo River. This low pressured hunting tract consists of 64.3± acres and is in a great area for deer and ducks. The property make-up offers a 20± acre tupelo gum brake and former catfish ponds. The pond areas consist of brush flats, young timber, and open locations for wildlife plots or dove fields.



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# MORE ABOUT THE HUMPHREYS 64.3

A majority of the tract can be traveled by the established levee system, which can also be planted for a food source. For improvements, there is an old well with power available near the road, multiple water control structures, and a large shooting house. Near the entrance off Reed Road, there is a place for a small camp.

This property offers great potential! Depending on your goals, you have the availability to manipulate the ground and habitat to your liking. Unencumbered properties in the Delta can be hard to find. Be sure to take a look at the Humphreys 64.3 today!

**Contact Adam Hester for more information and to schedule a viewing.**



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land id. LINK



WATER MAP



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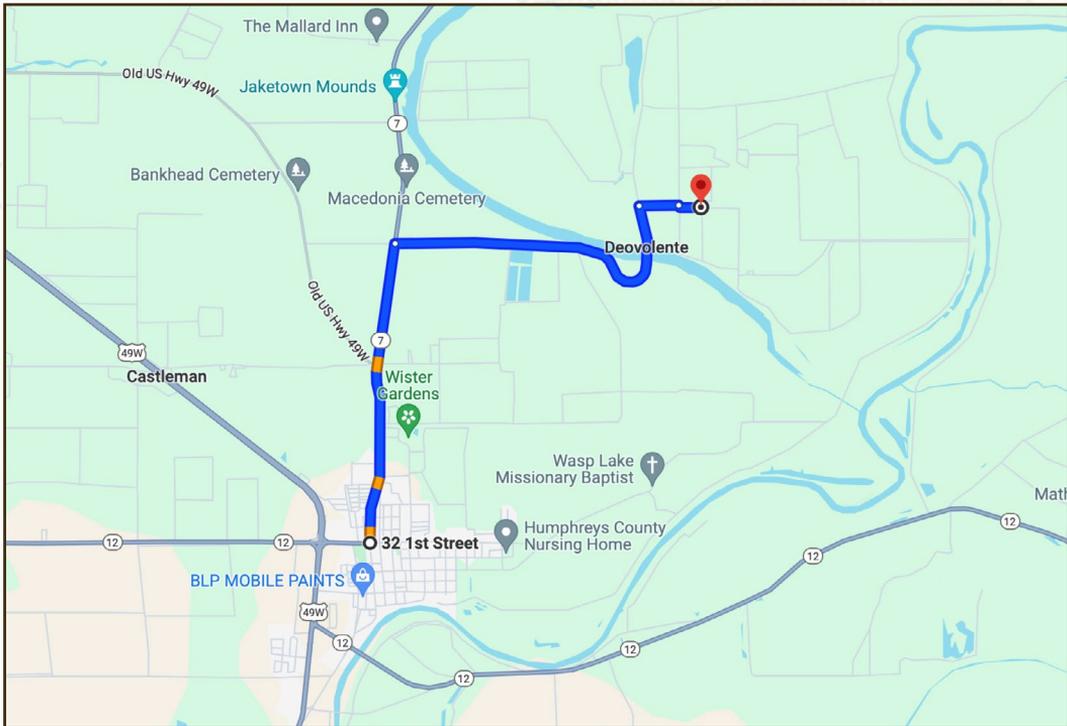
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Directions from the intersection of Highway 7 and First Street in Belzoni: Drive north on Highway 7 for 2.5 miles. Turn right onto Deovolente Road and drive for 2.8 miles. Turn right on Reed Road and continue 0.5 miles, the property will be on your left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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