



**"SESSIONS PLACE"**  
**354± ACRES**  
**COAHOMA COUNTY, MS**  
**\$1,300,000**



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

OFFICE (662) 846-1425

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# THE COAHOMA 354

## PROPERTY PROFILE

### LOCATION:

- 8± Miles Northwest of Clarksdale
- 15± Miles South of Helena, AR
- 60± Miles West of Oxford

### COORDINATES:

- 34.32416, -90.62157

### PROPERTY USE:

- Recreational
- Deer
- Duck
- Small Game
- Investment

### PROPERTY INFORMATION:

- 354± Acres in Coahoma County, MS
- WRE
- Access via Friars Point Road and Hwy 1
- Big Deer
- 4 Established Food Plots
- Internal Road System
- 4 Duck Holes with Steel Pipes and Risers
- Camp Site with Utilities Available

### TAX INFORMATION:

2023 - \$382.31



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**FORD TRUE**

LAND SPECIALIST

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701 W. Sunflower Rd - Cleveland, MS 38732

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Information is believed to be accurate but not guaranteed.

# WELCOME TO THE COAHOMA 354

WELCOME TO "SESSIONS PLACE" IN THE MISSISSIPPI DELTA WHERE OPPORTUNITIES ABOUND FOR THE OUTDOORSMAN! This 354± acre recreational tract lies just north of Clarksdale in Coahoma County, approximately 15 miles south of Helena, Arkansas. "Sessions Place" is a dream come true for the avid deer hunter.

Access is key when targeting big mature deer and this property boasts just that. Each of the four established food plots have access from either Friars Point Road or Highway 1 allowing you to sneak in and out of your favorite stand undetected! Deer thrive here with such an ideal habitat. Sparse oak trees are situated throughout yet thin enough to not shade out the undergrowth. Gently rolling hills, heavily wooded drainage ditches and abundant grass gives deer plenty of places to bed and feel secure. The trail camera pictures speak for themselves on this Delta Gem. The neighboring property has been strategically managed for many years as well. This tract is enrolled in a perpetual WRE contract.



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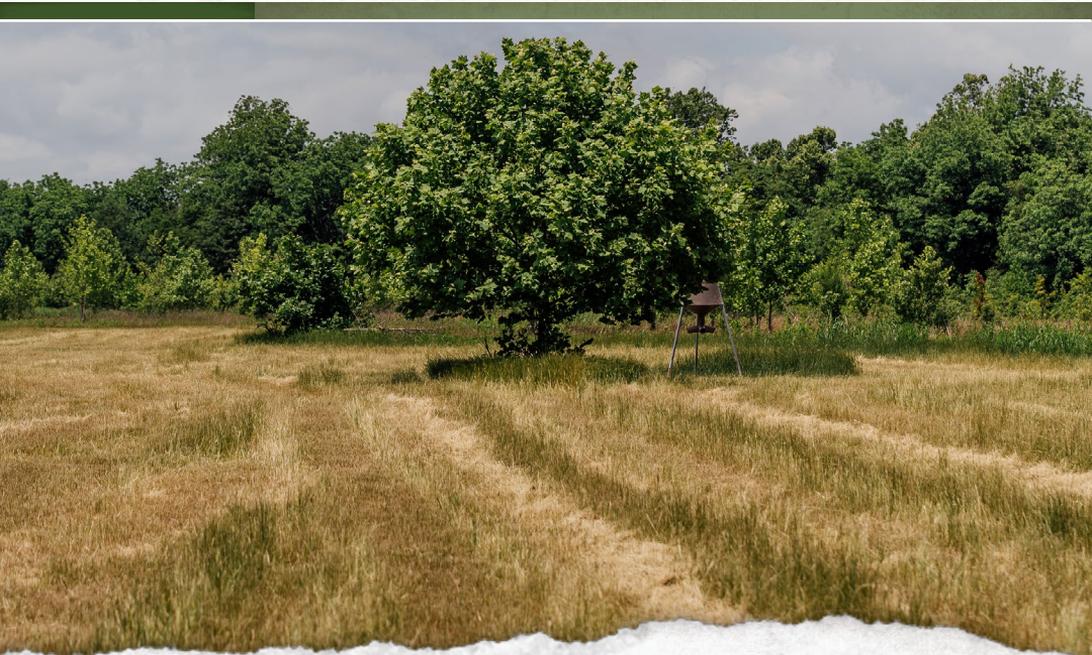
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# MORE ABOUT THE COAHOMA 354

Ducks can very well be on the agenda here as this area has a wonderful history. Little Sunflower Brake to the south and “The Roost” to the north are both famous Delta waterfowl locations that hold birds year after year. Four duck holes are in place, waiting for water. Steel drain pipes with risers are conveniently located on each hole. At “Sessions Place” all you need is to add water and food, then get ready to enjoy abundant waterfowl opportunities.

Small game of all kinds call this place home. Upon initial evaluation, squirrels, rabbits, and doves were observed! “Sessions Place” truly has it all for the outdoor enthusiast.

**If you are in the market for a recreational tract in the northern area of the MS Delta that has deer, duck, small game and abundant access, call Ford True today to schedule a private showing.**



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## INFRARED MAP



## STREET MAP



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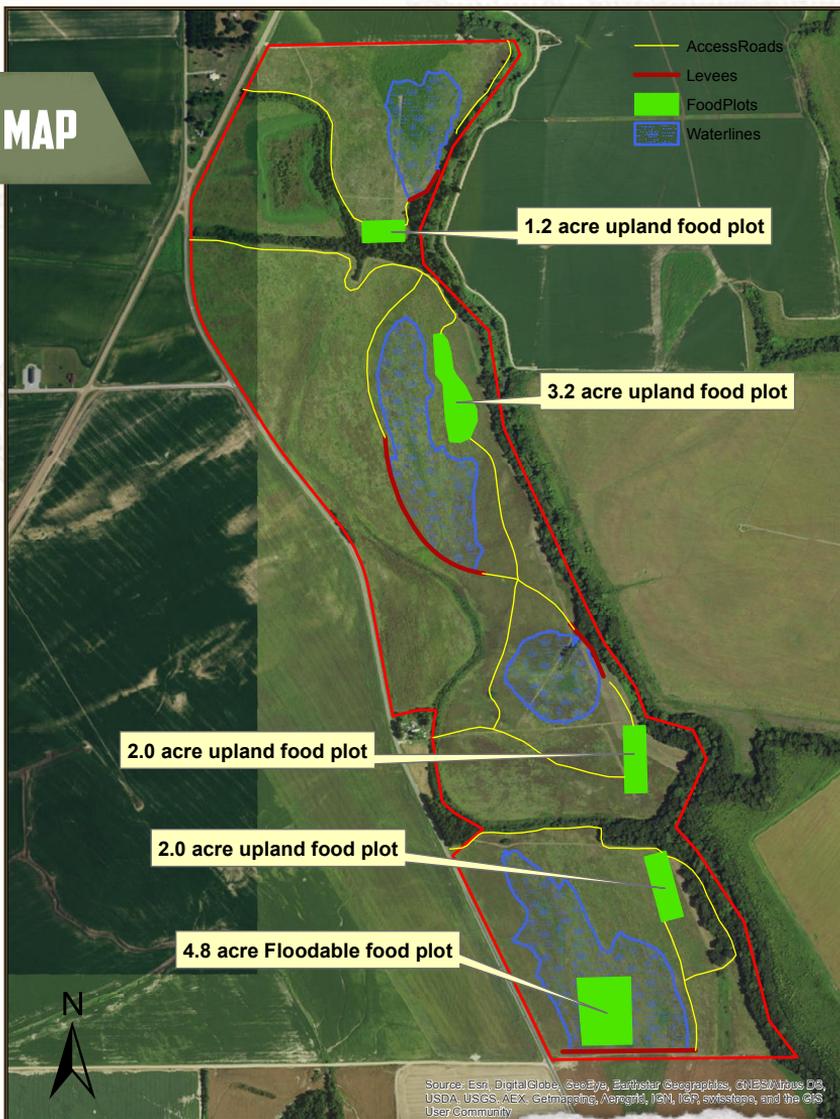
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# WRE MAP



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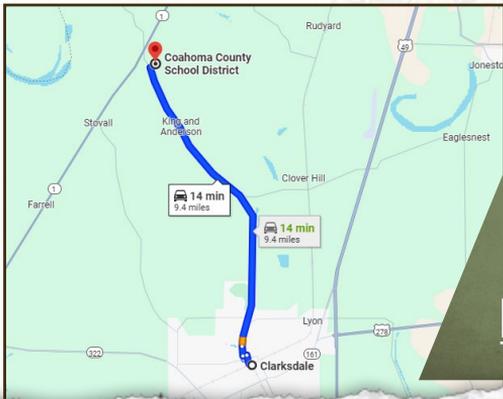
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land id. LINK



Directions from the Intersection of Hwy 61 and Hwy 49: Travel north on Desoto Avenue for 1.5 miles. Turn left onto E Lee Drive and travel 600 feet. Turn right onto Friars Point Road and continue for approximately 6.5 miles. The property will be on the right.

**LINK TO GOOGLE MAP DIRECTIONS**



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