

**297.5± ACRES**  
**HUMPHREYS COUNTY, MS**  
**\$1,175,125**



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

**OFFICE (769) 888-2522**

# THE HUMPHREYS 297.5

## PROPERTY PROFILE

### LOCATION:

- Tram Road  
Isola, MS 38754
- Humphreys County
- 6± Miles NW of Belzoni

### COORDINATES:

- 33.2633, -90.5745

### PROPERTY USE:

- Recreational
- Hunting
- Investment
- Home/Cabin Site

### PROPERTY INFORMATION:

- 297.5± Acres
- 248.23± Acres Enrolled in WRP
- Trophy Deer Hunting
- Duck Hunting
- 80' X 80' Shop
- 8' X 30' Camp
- 5 Wildlife Plots
- Feeders and Antler Shed Box Stands
- Multiple Duck Holes
- Dove Field Area

### TAX INFORMATION:

2023 - \$2,262.95

- Parcel #1: F030002013.00
- Parcel #2: F030001006.00
- Parcel #3: F030001007.00
- Parcel #4: F030012002.00
- Parcel #5: F030012004.00



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**MICHAEL OSWALT, ALC**

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# WELCOME TO THE HUMPHREYS 297.5

**WELCOME TO THE HUMPHREYS 297.5 LOCATED JUST EAST OF ISOLA, IN THE HEART OF THE MISSISSIPPI DELTA.** At first glance, you're probably thinking "this is a stand-alone tract with minimal travel corridor for the deer". I must say, it crossed my mind before the initial inspection. This area is known for producing trophy bucks and above average duck hunting. I personally know folks who hunt this area including myself and they have as good of hunting as you can ask for, in the MS Delta. As you ride around the farm, you will quickly notice that this place is home to tons of good deer and a great area for the wintering waterfowl.

The 297.5± acre Humphreys County tract consists of 248.23± acres in WRP (Wetland Reserve Easement) with the remainder of the land being unencumbered. Upon arrival, you will notice a shop and camp area. The 80' x 80' shop has an enclosed area with 3 lean-to sheds off each side and the back having plenty of room to keep your equipment out of the weather. The 8' x 30' camp, completely refurbished in 2018, offers a bedroom/kitchenette combo and one bathroom. This farm is equipped with power and a residential 5 HP well (300 feet deep) at the shop area, in the event you would like to construct a sizable cabin.



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# MORE ABOUT THE HUMPHREYS 297.5

Now to the hunting area! Behind the shop you will find a grassy spot that should make an excellent dove field. The current owner has been letting this area thicken up for deer habitat. The unencumbered area around the shop is approximately 16 acres. Once you head east and south you will enter the WRP area. This portion of the property was put in WRP in 2004 so the thickets, wildlife plots, and duck holes are well established at this point. Five wildlife plots are in place totaling approximately nine acres. Each plot is equipped with a feeder and Antler Shed box stand. This place holds some DEER! The heaviest deer to date tipped the scales at 292 pounds and highest scoring deer came in at 152". There are some excellent up and comers on camera with two studs running around that the seller is still trying to get before the 2024/2025 season ends. Be sure to look at the kill and trail camera photos. From a duck hunting standpoint, this property has essentially been resting for a while. The seller lives and breathes deer hunting and hasn't put forth much effort in the ducks – no planting, leaving some of the boards out, etc. You will find two main duck hunting areas on the property: five ponds on the north end and one big hole on the south end. The northern holes will have guaranteed water from an electric 10 HP water well located near the shop. Three water control structures are in place allowing you to manage your water levels with ease. The current owner made a few successful hunts this year (see kill photos). In my opinion, there is a ton of upside to the duck hunting on this tract with the correct plan in place. When you zoom-out on the aerial map, you will notice there is a sizable chunk of wildlife habitat to the southwest and a ton to the east, both areas are producing good duck and deer hunting.



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# MORE ABOUT THE HUMPHREYS 297.5

The Humphreys 297.5 is conveniently located less than five miles southwest of Sky Lake Wildlife Management Area, six miles northwest of Belzoni, and just under 90 minutes from Madison, MS.

**If you have been on the hunt for a Mississippi Delta deer and duck combo with a camp in place, give Michael Oswalt a call today for your private tour!**



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# ST SMALLTOWN

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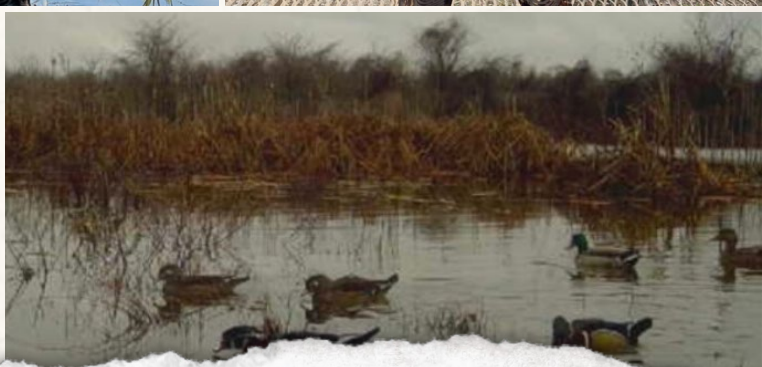
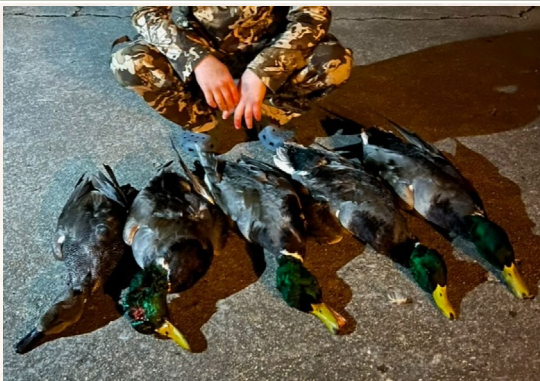
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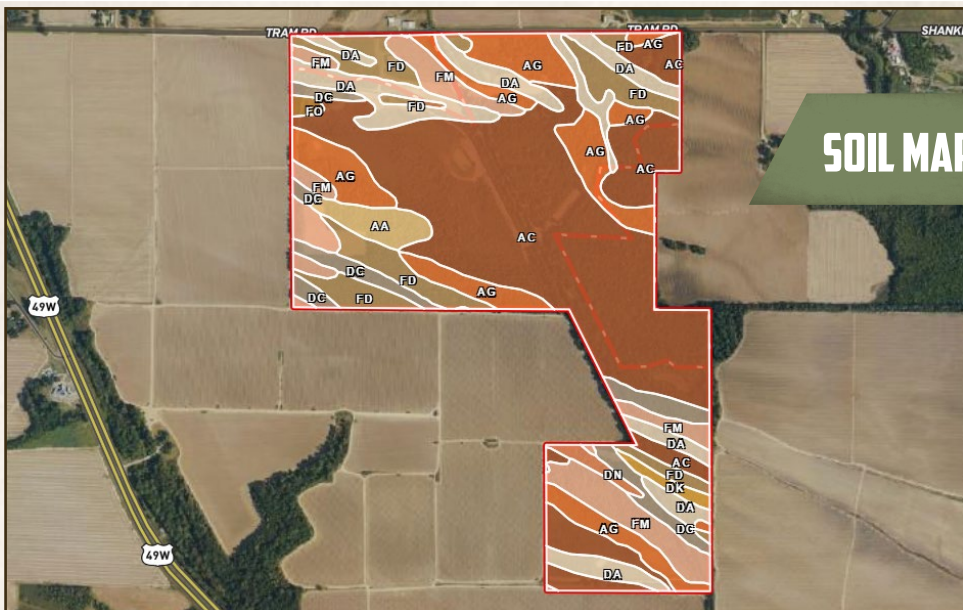
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SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Ac	Alligator clay, 0.5 to 2 percent slopes, occasionally flooded	134.04	45.25	0	55	3e
Ag	Alligator silty clay loam, 0 to 2 percent slopes, rarely flooded	42.59	14.38	0	55	3e
Da	Dowling clay (alligator)	32.74	11.05	0	49	3e
Fd	Forestdale silty clay loam, 0.5 to 2 percent slopes	29.08	9.82	0	65	3w
Fm	Forestdale silt loam, 0 to 2 percent slopes	28.83	9.73	0	65	3w
Dc	Dowling soils (alligator)	16.12	5.44	0	31	3e
Aa	Alligator clay, 0 to 0.5 percent slopes, occasionally flooded	6.94	2.34	0	49	3w
Dn	Dundee silt loam, 0 to 2 percent slopes, rarely flooded	2.38	0.8	0	88	2w
Dk	Dundee silty clay loam, 0 to 2 percent slopes, rarely flooded	2.35	0.79	0	85	2e
Fo	Forestdale silt loam, 0 to 2 percent slopes, moderately shallow phase	1.13	0.38	0	65	3w
TOTALS		296.2( )	100%	-	55.38	2.98



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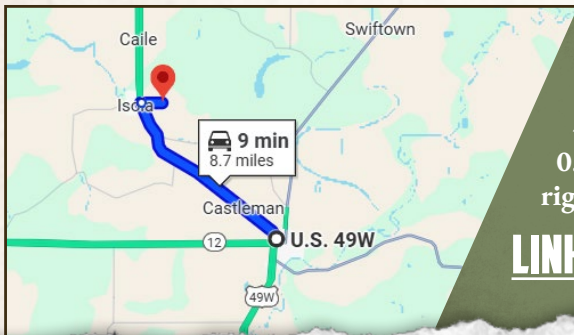
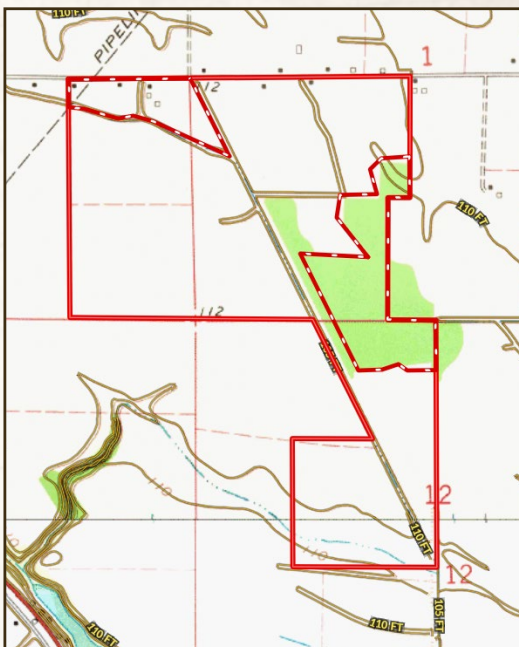
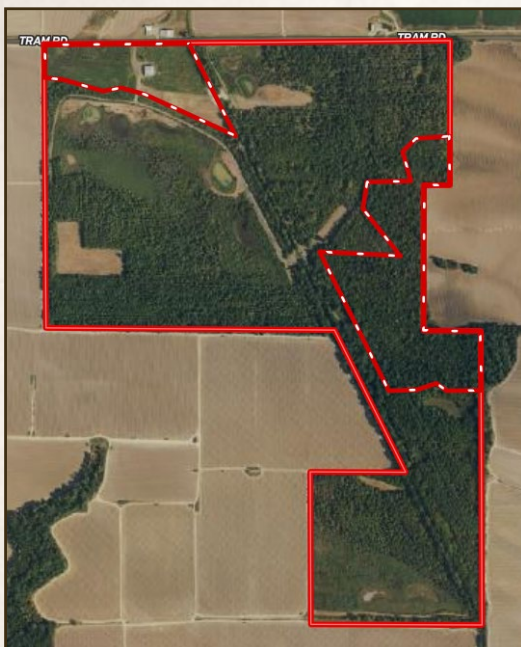
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land id. LINK

## TOPOGRAPHY MAP



Directions From US49 W in Belzoni, MS: Travel 7.8 miles north on US-49W. Turn right onto Tram Road, in 0.8 miles the property will be on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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