



**Sartain's Heritage**  
Properties, LLC.  
www.sartainsheritage.com



**THE PREMIER RESOURCE FOR  
MISSISSIPPI LAND INVESTMENTS  
FARM / TIMBER / HUNTING LAND**



**NEW - MILLER ROAD** - 78 acres +/- located on Miller Road, three miles southwest of Raleigh, MS in **Smith County** consisting of 52.6 acres of well stocked 3 year old pine plantation and 24 acres of hardwood bottomland along Beaver Creek.

This property has 1/4 mile of frontage on Miller Road with utilities available from the east side of the property. The interior road is gravel running from the gate to the east end of the tract.

This would make a great recreational and timber investment tract close to Raleigh.

**\$183,784.00**

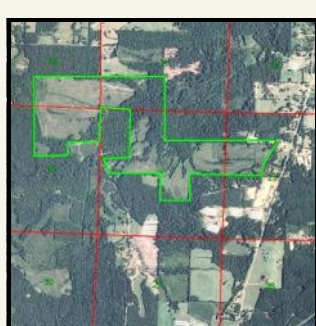
Contact J Parker Sartain 601.506.2398

**NEW - BERNSTEIN** - 31 acres +/- located eight miles west of Raleigh and 4 miles south of Hwy. 18 in **Smith County**. The property consists of 26.4 acres of recent cutover and approximately 3 acres of 21 year pine.

Frontage along Smith County Road (SCR 503) and SCR 503D with utilities available make this a perfect acreage home site.

**\$62,075.00**

Contact J Parker Sartain 601.506.2398



**NEW - HARPERVILLE** - 555 +/- acres in **Scott County** located near Harpersville east of Highway 35 with frontage on Hammond Road. It also fronts Midway Odom Road and Beamon Road in the western portion. The property is 16 miles south of Carthage and 12 miles north of Forest only a few minutes drive from the Bienville National Forest. Timber attributes consist of 291.5 +/- acres of well stocked 2 & 3 year old pine plantation and 263.5 +/- acres of mature hardwood bottomland and drainages. Utilities are available on the east side of the property for ridge top construction of a lodge overlooking the hardwood bottoms along Shockaloo Creek. Scott County has numerous whitetail entries in the Mississippi Magnolia Records Book with many in the 140 class and up categories. There is great turkey hunting too boot! This is an excellent recreational and timber investment tract only an hour's drive from the Jackson Area.

**\$1,068,317.00**

Contact J Parker Sartain 601.506.2398

**NEW - BAYOU PIERRE** - Located on the banks of Bayou Pierre in **Copiah County**, this 320 acres offers 7 year old pine plantation surrounded by hardwoods creating excellent whitetail hunting opportunities. Access is via a recorded easement off Dillard Road to the east property line. Food plots located on the power line and gas line easements offer good long range visibility.

The old hunter's cabin on the property can be renovated for a rustic camp on the bank of the Bayou Pierre, a year round running stream with a sand and gravel bottom, for swimming, tubing and fishing during the hot summer months. **\$1800.00/ac.**

Contact: Joe Wood 601.613.8675



**NEW - GOODMAN 222** - Located near the Goodman exit in **Holmes County** less than 5 miles from the Big Black River on the west side of I-55 in the famous big buck zone of Big Cypress Creek/Greens Creek, this property has it all- big bucks, big gobblers, big bass and hardwood and pine timber- all within a one hour drive of downtown Jackson.

Priced to sell at **\$1995 per acre**. Payments less \$1000 per month each for two guys to OWN this property! Buy now before interest rates shoot up and you get caught on the outside looking in with no land to call your own. Owner ready to consolidate his land in the Delta where he built a lodge and just killed a 170"+ monster buck with his bow. No reasonable offer refused! Call T. Logan Russell at 601-259-4789



**NEW - YALOBUSHA 80** - Nestled in the hills of eastern **Yalobusha County**, this picturesque 80 +/- acres southeast of Water Valley, MS and Enid Lake. Mixed age hardwood and pine creates excellent habitat for both Turkeys and Whitetails and is a proven producer of both.

A short drive to Oxford makes this a perfect location for Rebel Fans seeking a good hunting tract and weekend location for the get-away cabin you've been wanting to build. The property fronts County Road 223 with electrical and water available.

Contact: T. Logan Russell at 601-259-4789

**NEW - BILLY AINSWORTH** - 202 +/- acres in **Smith County** with  $\frac{3}{4}$  miles of frontage on the **Leaf River**; five miles north of Taylorsville. The property consists of 94 acres of 20 year old pine ready for thinning with the remainder in hardwood bottomland and natural sloughs. Located in Sections 30, 31, T1N, R9E.

The Leaf River is a beautiful clear running stream with a sand and gravel bottom. Access is permissive through adjoiner. Deer and turkeys are abundant in this area and the older age pine offers an opportunity for immediate income. **\$453,557.00**

Contact J Parker Sartain 601.506.2398



**NEW - SOUTH KING ROAD** - 43 +/- acres located off South King Road in **Scott County** near Harpersville, MS. The property consists of 15.6 acres of 18 year pine and 26.9 acres of Hardwoods. There is a creek running through the southeast portion of the property.

Utilities are available near the east side of property. Access is across adjoiner to the east. **\$97,394.00**

Contact J Parker Sartain 601.506.2398

**NEW - TALLABOGUE** - 42 +/- acres located off South King Road near Harpersville, MS. The property consists of 10.8 acres of 16 year pine and 31.6 acres of Hardwoods. There is a creek running through the northeast portion of the property. Access is across adjoiners pasture to the east. **\$72,343.00**

Contact J Parker Sartain 601.506.2398





**TURKEY CREEK** offers 160 +/- acres of mature pine and hardwood timer with excellent roads and food plots throughout in **Yazoo County**. The highest and best use for the property is for recreational enjoyment along with long term timber investment. Turkey Creek is one of Jacob Sartain's developed hunting properties completed in 2008. If attention to detail is important, this property will be very pleasing to you. Improvements: 1100 sq. ft. custom built cypress cabin with furnishings / 900 sq. ft. storage building / 8 shooting stands / 6 food plots / 3 miles of interior roads / Gated access points / Fencing along road frontage (Watertower Road). **\$568,000.00**

Contact: Jacob Sartain 662.836.6048

**MALVINA** - 160 +/- acres located north of Hwy 8 between Cleveland and Rosedale along Malvina road. This property offers excellent duck and deer hunting with income. The property is well improved offering the ability to flood both the woods and the cropland for duck hunting. There are numerous deer food plots throughout the woods along with ATV trails. Farm Lease: \$118.69 per cultivated acres / year to year lease (\$8000.00). **\$320,000.00**



Contact: Jacob Sartain 601.506.2398



**WHITNEY LAKE** - 764 ac. +/- located in **Quitman County**. This property is enrolled in WRP and has been designed for waterfowl and upland game hunting. Located in the middle of the Tallahatchie & Coldwater River Flyway which is known to be the most abundant waterfowl flyway in Mississippi. Quitman County is also quickly becoming known for its trophy whitetail, in recent years several record book Bucks have been harvested. With frontage on Whitney Lake the property offers fishing opportunities in a beautiful cypress lake. There are 10 water control structures, levee systems, road systems, 254 acres of moist soil areas, 40 acres of food plots, 470 acres of planted mixed hardwoods, utilities, highway and county road frontage. **\$1,031,400.00 / \$1350.00/ac.**

Contact: Jacob Sartain 662.836.6048

**"This property is one heck of a duck and deer combo"**

**SECTION 5** - 360 +/- acres on the **Holmes & Humphreys County** line. Located near the Yazoo River in an area that historically produces some of the best ducking hunting the south central delta has to offer. With proper management this place could really produce quality deer and epic duck hunting. Offering three large wetland/moist soil impoundments with scattered willows and plenty of cover; surrounded by dense 12-14 year hardwoods making for excellent upland habitat. The property is bordered by mature timber on the east and west sides providing the exact recipe for quality deer management. Properties like this are a rare find and this one should not be taken lightly. **\$1,800.00/ ac.**



Contact: J. Parker Sartain 601.506.2398



**HUMPHREYS 80** - 80 acres of some of the finest Delta Deer Hunting in **Humphreys County, MS**. The property is surrounded by other hardwood tracts, farmland and is near Tchula Lake Cutoff. The area offers excellent Trophy Whitetail habitat, so don't miss this opportunity to own a small tract that hunts BIG! **\$132,000.00 / \$1650.00 per acre**

Contact: Jacob Sartain 601.506.2398



**TCHULA FARM** - 352 +/- acres located in **Holmes County** near Tchula, MS between Hwy. 49 and Hwy. 12. This is an opportunity to own a property with income producing farmland, duck hunting and deer hunting.

There are 156.2 acres of cropland and 195 acres of woods and sloughs tucked at the edge of the Delta and the Hills. Annual farm income is approx. \$15,000.00 per year. **\$1650.00 per acre**

Contact: Jacob Sartain 662.836.6048

**NEW— CLARK—TIMBER INVESTORS & HUNTERS:** 203 acres located north of Wesson, MS in southern **Copiah County**. Thirteen year old well stocked pine plantation that has been thinned with a continuous hardwood creek bottom running through the property. This is an excellent area for big bucks and strutting gobblers. With easy access from I-55 and Hwy. 51, this property is well located for Louisiana and central Mississippi hunters. The gravel road system through the property will make getting to your stand a breeze. **\$716,484.00**



Contact: J Parker Sartain 601.506.2398



**BIG SAND CAMPGROUND** - 5.9 acres near Reganton and historic Crossroads Grocery. Northeastern **Claiborne County** only 3 miles from Rocky Springs Campground on Natchez Trace. Centrally located only 20 miles from Vicksburg, Port Gibson, Raymond and Utica. Property adjoins 21 miles of Natchez Trace horse trails on beautiful Big Sand Creek. 6 stall barn with office and bunkhouse. 11 Priefert outside stalls. 9,600 square foot iron fence riding arena, 3200 square foot metal roof pavilion. 20 RV hook-ups and 2 dump stations. Outstanding business opportunity for retired couple or entrepreneur with marketing savvy and good hand to run RV park/dude riding/weekend live music operation. Excellent hunting club location! Great home site for horse oriented homeowner.

**\$75,995. 00**

Contact: T. Logan Russell 601.259.4789

**6.5 acres Yazoo County** - This parcel is on Vaughn Road just south of Pickens = Excellent location for building your hunting camp or a rural residence. Priced at only **\$29,500** for the entire tract or owner will split in half with price of \$18,000 for either parcel. Owner finance is possible!

Call T. Logan at 601-259-4789 for more information.



19 +/- acres located 1 mile west of I-55 at West Hill in Holmes County, MS.

The property fronts Hwy. 12 and County Road 281 and is 8.5 miles from Lexington.

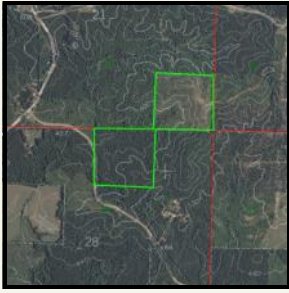
**\$41,800.00**

Contact: J Parker Sartain 601.856.2720

**BEAR BAYOU** - 30+/- acres located in **Sunflower County** north of Indianola MS off Britt Road. This property offers flooded cypress timber duck hunting in the central Mississippi Delta. "This tract is a perfect little duck hole surrounded by cropland." Owner will grant a recorded easement for ingress / egress. **\$45,000.00 / \$1,500.00/ac.**



**Catch a morning deer hunt before driving to Starkville for SEC Football in the fall!**



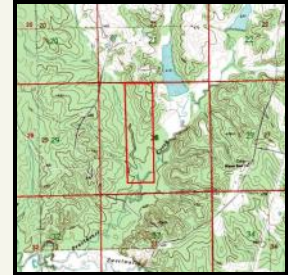
**CATTY CORNER** - Perfectly located in **Winston County**, 4 miles south of Hwy. 25 fronting Elijah Graham Road off Hwy 395. Easy driving to Starkville (40 miles), Louisville (12 miles) & Philadelphia (12 miles). Utilities are available to the property where you can construct a nice get-a-way cabin nestled in the forest. The property consists of 30 acres of 12 year old pine, 12 acres of mixed hardwoods/pine and 39 acres of 3 year old pine. Watch your timber investment grow while you watch top notch college sports for years to come. **\$167,725.00**

Contact: J. Parker Sartain 601.506.2398

**CAMP JOHN HAYE** - 139 acres in Southwest **Copiah County** consisting of 81 acres of 3 year pine plantation and 58 acres of Hardwood Bottomland.

This is a timberland investor property with three year old pines showing excellent growth and is well stocked. Access is permissive from the North adjoiner. **\$276,769.00**

Contact: J. Parker Sartain 601.506.2398



**RUBY ROAD** - 108 acres in **Copiah County** approximately 7 miles East of Crystal Springs, MS consisting of 56 acres of one year cutover, 17 acres of 7 year old pine plantation and 33 acres of hardwood bottomland.

Hilltops allow scenic views for miles across Copiah County. Current access by permission from adjoiner. **\$178,992.00**

Contact: J. Parker Sartain 601.506.2398

**LITTLE RIVER SOUTH** - 141 acres west of I-55 in **Copiah County** within the boundaries of The Homochitto National Forest and 3/4 miles of frontage on the Homochitto River. Access is via Hwy. 550 and St. Paul Lane to Ridgewood Lane dead ending at the gate into the property. The property consists of 27.1 acres of 3 year old pine plantation, 46.5 acres of 1 year old cutover and 64.9 acres of hardwood bottomland along the river and drainages. A road runs from the gate to the river with ATV trails branching off road for good access about the property. The area is well known for excellent deer and turkey hunting opportunities. In addition there are several State Lakes (Calling Panther, Copiah Lake and Lincoln Lake) managed for trophy bass, bream and crappie fishing within an easy drive from the property. **\$291,119.00**

Contact: J. Parker Sartain 601.506.2398



**LITTLE RIVER NORTH** - 229 acres west of I-55 in **Copiah County** within the boundaries of The Homochitto National Forest and 3/4 miles of frontage on the Homochitto River. Access is via Ridgewood Lane from Hwy.28 dead ending at the gate into the property. The property consists of 38 +/- acres of hardwood bottom along the Homochitto River and 189 +/- acres of 3 year old pine plantation. A good gravel road runs from the gate to the river with ATV trails branching off road for good access about the property. The area is well known for excellent deer and turkey hunting opportunities. In addition there are several State Lakes (Calling Panther, Copiah Lake and Lincoln Lake) managed for trophy bass, bream and crappie fishing within an easy drive from the property. **\$478,986.00**

Contact: J. Parker Sartain 601.506.2398



**TALLAHA** - 790 +/- acres in **Tallahatchie County**, Mississippi on Tallaha Road. This property offers excellent deer/turkey hunting and fishing opportunities along with long term timber investment. The terrain is rolling hills with scenic overlooks and creek bottomland with mature hardwoods. The property is well developed and has been on a trophy management plan for 10 years. **Improvements:** Road frontage, Utilities, 3 Stall Horse Barn with 40 acres fenced, 14 Food Plots, 11 miles of roads and ATV Trails, 4 Fishing Ponds, 26 acres of a 65 acres Lake with fishing access across entire lake. **Timber breakdown:** 250 +/- acres mixed hardwood/pine, 150 +/- acres of mature hardwoods, 130 +/- acres of 3-7 year pine, 120 +/- acres of 15 - 20 year pine. **\$1,382,500.00**

Contact: Jacob Sartain 662.836.6048

**COXBERG** - 72.7 +/- acres one mile north of the Yazoo County line in southern **Holmes County**. The property features frontage on Coxberg Road with a cleared Camp Site, Community Water Service and Sewer Treatment Plant in place.

Being strategically located near Hillside NWR and Morgan Brake NWR, open additional turkey, deer and duck hunting opportunities. Mixed hardwoods and pines with a pond, creek, ATV trails, six food plots, three shooting houses, nine deer stands, four feeders and rolling hills makes this the perfect small hunting tract and year round weekend get away. **\$2250.00 per acre**

Contact: J. Parker Sartain 601.506.2398



**TWO RIVERS** - 40 +/- acres in **Yazoo County** located at the convergence of the Sunflower and Yazoo Rivers. The property is surrounded by farm and timberland for Waterfowl & Deer Hunting in the MS Delta.

Two Rivers 40 improvements include culvert/crossing across the slough for better access, shooting lane down entire length of property and a boat launch into the Sunflower River for fishing and river duck hunting. **\$2195/ac.**

Contact: T. Logan Russell 601.259.4789

**NEW - BRUCE 97 Calhoun County** - Looking for a place to build your own fishing lake and duck project with beautiful hardwood timber in the hills above it? We got it near Bruce less than 45 miles from the Grenada exit! Property currently features big deer, lots of turkeys and good hardwood timber stand with some growing pine and small amount of frontage on Highway 32 West near El-lard. This tract of land is ideally situated for building a 20-30 acre lake with duck project in the Skuna River Flyway less than 20 miles from both Grenada and Enid Lakes. **\$145,015.00**

Contact: T. Logan Russell 601.259.4789



**DELTA DEPTHS** - 80 acres in **Sharkey County** located on the north end of Delta National Forest. This 80 acre tract offers flooded hardwood timber duck hunting, whitetail deer and turkey hunting.

The property consists of mature hardwoods surrounded by bean fields adjoining the 60,000 +/- acre Delta National Forest. **\$144,000.00**

Contact: Jacob Sartain 662.836.6048

**FLORA FOUND** - 70+/- acres in **Madison County** on Phillips Road west of Flora. Only 5 miles from Highway 49 and high and dry a couple of miles south of the Big Black River. Perfect country/city situation. Out in the country yet close enough to town. Madison County Schools! This tract features abundant wildlife, timber consisting of pine plantation and mature hardwoods, room for the kids and horses to roam with city water and electricity at your front door. Build your dream home on your dream land then walk out your back door and go hunting or fishing! **\$5500/ac.**

Contact: T. Logan Russell 601-259-4789



**BIG BLACK 239** - 239 acres located east of Vaiden in Section 32, T17N, R6E in **Carroll County, MS.**

Frontage on Highway 35, hardwoods, pines, utilities and Big Black River frontage. Hill side and river bottom hunting for Deer, Turkeys, Ducks and small game. **\$1400.00 per acre**

Contact: J. Parker Sartain 601.506.2398

**BIG BRAKE HUNTING CLUB 20% Equity Interest** in historical Snake Creek Brake offering **1590 acres** of excellent green timber and moist soil flats water fowling along with mature and 15 year old hardwoods for whitetail deer hunting.

Located five miles west of **Belzoni, MS** and north of Highway 12, the club amenities include comfortable lodging in several private suites, the main lodge with den, kitchen/dining, mud room and bunk room for guests, ATV and equipment storage, cleaning facility with walk in cooler, private airstrip and much more.

There are eight permanent duck blinds and twenty four shooting houses/deer stands and several food plots about the property. The camp owned bus makes frequent trips to Belzoni, Greenville and other Delta stops for worryless dining and entertainment. This property has some of the best habitat in the Delta for duck, deer and turkey hunting, make Big Brake a unique location for year round use by the outdoors oriented family. This interest includes 5 furnished private suites, and use of all camp owned facilities. **\$625,000.00**

Contact: J. Parker Sartain 601.506.2398



**BOGUE FALI FARM** - If you have been looking for the perfect tract of land with lots recreational value, look no further! This **132 acres** in west **Madison County** is located 8 miles from Flora, MS on Joe Hall Road. Improvements include electricity, community water, security gate, 2 pole barns (64' x 60' and 20' x 30'), 1/2 wooded and 1/2 pasture, fencing, and 2 ponds. The property offers whitetail deer and turkey hunting, ATV riding, pastureland for horses or cattle, a site for your dream home or cabin and frontage on the Bogue Falia Creek. **\$613,800.00**

Contact: Jacob Sartain 662.836.6048



**KRISNIC - 430+/- acres** located South of Mayersville in **Issaquena County** within sight of the Mississippi River Levee, This property offers 300+/- acres of developed ponds that were enrolled in WRP in 2003 - 160+/- acres of cropland that was also placed in the WRP program. This property offers excellent waterfowl and deer hunting with its prime location to the river, Howard Miller WMA and bordered by 6,000+/- acres of mature hardwoods this property is perfect for buyers looking for great duck hunting and Ms River Bucks. Break down: 140.2ac Forestland / 53.4ac Shallow water Impoundments / 195.5ac Natural Regeneration / 9.5ac Upland Food plots / 61ac Semi-annual Wetlands; Improvements include 2 water control structures & 3 wells. **\$645,000.00**



Contact: Jacob Sartain 662.836.6048



**38 SPECIAL - 39 acres** on Thompson Goodin Rd. approximately 1 mile south of Merigold Drew Road in **Sunflower County**. The property consists of 21 acres of CRP with an annual payment of \$968.00 planted with Nutall oak, Cherrybark oak, Green ash, Persimmon, Silver maple and Red elm. Also 17 acres of hardwoods consisting of Honey locust, Persimmon, Hackberry, Willow oak, Water oak, Nutall oak, Bald cypress, Tupelo gum, Bitter pecan, Sweet gum, Green ash. Wildlife observed: Whitetail deer, Mourning dove, Wood duck, Bobwhite quail. This area is famous for its duck hunting and this property can be easily developed with green timber duck holes. Road frontage and utilities. **\$74,663.00**

Contact: Logan Russell 601-259-4789

**MT. WINSTON - 205+/- acres** located in southwest **Winston County**, off Plattsburg Road. The property consists of 136.1+/- acres of 11 year old pine, 22.8 +/- acres of bottomland hardwoods, and 46+/- acres of cutover. Utilities are available along Plattsburg road. The topography of the property is rolling to sloping, suitable for commercial timberland and recreational purposes. **\$361,240.00**

Contact: J. Parker Sartain 601.506.2398



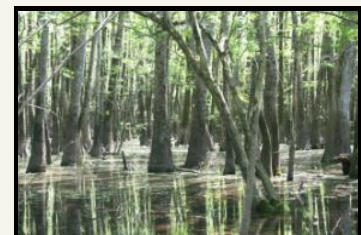
**BINSON BRAKE - 69 acres** in **Sunflower County**. BINSON BRAKE is one of the big brakes that Delta duck hunting is famous for! This tract lies about one mile from the Sunflower River just west of the town of Sunflower and a little north and east of Indianola in the heart of Mississippi Delta Flyway. There is nothing like the sight of mallards, gadwalls and widgeon floating on the breeze down through the tops of the trees into your decoys among the cypress and tupelo gum of a Delta brake! Includes nearby 3/4 acre house site on county gravel road with water and electricity for your duck camp. Easy access from Highway 3 or Highway 82. **\$1499 per acre**

Contact: T. Logan Russell 601.259.4789

**BINSON BRAKE - 40 acres** in **Sunflower County**. BINSON BRAKE is one of the big brakes that Mississippi Delta duck hunting is famous for! This tract lies about one mile from the Sunflower River just west of the town of Sunflower and a little north and east of Indianola in the heart of Mississippi Delta Flyway. There is nothing like the sight of mallards, gadwalls and widgeon floating on the breeze down through the tops of the trees into your decoys among the cypress and tupelo gum of a Delta brake! **\$1350.00 per acre**. Also available: 69 acres in Binson Brake with 3/4 acre lot for camp site.

(See Binson Brake 69)

Contact: J. Parker Sartain 601.506.2398





**ROCK HILL** - Great timber and hunting investment 8 miles west of Crystal Springs in **Copiah County. 237 acres** on Lows Chapel Lane 1/2 mile off New Zion Road. Located near Calling Panther Lake, a 500-acre manmade lake maintained by the MDWFP, producing record catches of bass, bream and crappie. This property consists of well stocked 5 year old pine plantation with hardwood SMZ's.

This is a great area for whitetail deer and gobbling turkeys. With road frontage and utilities adjoining the property this is a perfect place for a year round hunting, fishing and get away retreat. **\$610,919.00**  
*Contact: J. Parker Sartain 601.506.2398*

**BIG BLACK FARMS** - 846 acres located south of Durant, Mississippi along Highway 51 in **Holmes County**. This property uniquely offers 157 +/- acres of pine plantation, open fields and Big Black River bottom with approximately 1.2 miles of river frontage. The property offers very mature hardwoods with open forest floors perfect for spring turkeys while having excellent thicket habitat for deer hunting and bedding areas, also mixed throughout the property are several sloughs and wetlands perfect for waterfowl hunting. This is a true wildlife paradise where owners can enjoy all aspects of Mississippi Hunting at its best. **\$1,710,000.00**



*Contact: Jacob Sartain 601.506.2398*



**Oxberry Wildlife Management Group, LLC** - In **Grenada County** offering one equity share of the LLC for sale. The property consists of 3,500 +/- acres of bottomland hardwoods in the Mississippi Delta. Oxberry offers some of the finest duck & deer hunting in the north delta, this is a historic property located on the banks of the Yalobusha River and bordered by 9,500 acre Malmaison WMA. The location of this property is within the highest concentrated wintering grounds for Mallards in Mississippi. The clubs deer management program has yielded tremendous success over the past 5 years with record book deer being harvested on the property. Not to mention this property is within the largest concentration of turkeys in the delta region. **Improvements:** Main member lodge (*private room included in the sale*), Full time caretaker and field staff, 3,400 +/- acres high fenced, 500 +/- acre green oak timber reservoir w/boat house (*inside fence*),

400 +/- acres free range hunting, Rifle range, Shooting houses and food plots, All weather road systems, Boat shed, Fish lake **Timber breakdown:** All mature bottomland hardwoods with exception to wildlife clearings and habitat cuts to promote thickets, brows and bedding areas. **\$175,000.00**  
*Contact: Jacob Sartain 662.836.6048*

**OLD PORT GIBSON ROAD** - 52.60 surveyed acres on Old Port Gibson Road in **Copiah County**. The property is located approximately 9 miles west of I- 55 Exit 61 at Hazlehurst. Approximately 10 acres of 15 year plantation pine with the balance in hardwoods. 1280 sq. ft furnished mobile home included in the sale. 2 +/- acre pond stocked with Bass, Bream and White Perch. 12 x 16 guest house with kitchen overlooking the pond. Food plots and stands in place, power line and pipeline across the property can be utilized as additional food plots. This is a great small hunting and weekend property in an area known for excellent deer and turkey hunting. **\$248,000.00**



*Contact: J. Parker Sartain 601.506.2398*



**SPRING DALE - 597.1 total acres in Madison County west of Flora, MS** offering 266.22 +/- acres of Cropland, 227.22 +/- acres of mature hardwood timber, 98.9 +/- acres of 14 year old pine plantation and 57.4 +/- acres of 5 year old pine plantation. Farm rental and CRP annual payments of \$29,286.00. The property is well developed for deer, turkey and duck hunting with roads, food plots throughout the timberland and one water control structure to flood the duck hole. Together with frontage on Spring Creek Road and Hwy. 22 with utilities make this an excellent timber, farm and hunting land investment. This property has been well managed for deer, turkey and duck hunting and is only a short drive from the metro Jackson area. **\$2,000,285.00**  
*Contact: Jacob Sartain 662.836.6048*



**230 Pinelands** - 230.43 surveyed acres in **Madison County** fronting Highway 51, 3 miles north of the square in Canton, MS. The property consists of 187.43 acres of seven year old CRP Pine Plantation paying **\$12,643.00** per year with contract expiring in 2017 and 43.13 acres of hardwood creek bottom.

This is an excellent timber investment with CRP income and future development potential.  
**\$600,000.00**

Contact: J. Parker Sartain 601.506.2398

**DURANT 426** - 426 +/- acres located in **Holmes County**, southwest of Durant, west of I-55 fronting Stroud Road. The property offers investment grade natural hardwood and pine timber with access and utilities along the frontage. Highest and Best Use is timber investment and recreational hunting.

The property is well maintained with established road system and food plots. Winter logging is possible due to the rolling hill terrain.

There are numerous lake sites available on the tract. **\$2075.00 per acre.**

**Adjoins West Hill 238 on the north** Contact: Jacob Sartain 662.836.6048



**WEST HILL 238** - Located near West Hill in **Holmes County** less than 5 miles from the Big Black River on the west side of I-55 in the famous big buck zone of Big Cypress Creek/Box Creek, this property features excellent timber values (pine on hills-hardwoods in bottom), lots of deer and some big bucks, good turkey hunting and easy access from I-55.

Priced to sell at **\$2075 per acre**. Payments less than \$1000 per month each for two guys to OWN this property! Buy now before interest rates shoot up and you get caught on the outside looking in with no land to call your own. Owner ready to consolidate his land holdings in the Delta where he just build a nice lodge and killed a 170"+ monster buck. No reasonable offer refused! **Adjoins Durant 426 acres on the south.** Call T. Logan Russell at 601-259-4789



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