



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

Midnight Magic

315 ac. +/-

Humphreys County, MS



315+/- acres in southern Humphreys County with proven B&C caliber bucks and excellent duck potential. Year round protein feeding program for the last three years! 3000 acres of WRP to the north and 500 acres of woods to the south and west insure steady stream of bucks in addition to the resident herd! One road in and out access for nice, quiet secure hunting situation.

4000 sq. ft. custom built lodge less than a year old.

2400 sq. ft. heated and cooled and 1600 SF storage area with laundry room. 4BR/2BA up and 2BR/2BA down.

Owner selling land and lodge with stands, feeders and lodge furnishings excepting the taxidermy mounts!

Perfect for father/son or 2-3 hunting buddy property. Corporate entertainment is also a definite reality. This is an opportunity for a trophy buck hunter who wants a duck option on his land.

Priced to sell package at \$795,000.00!

CONTACT:

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