

**95.6± ACRE HUNTING PROPERTY  
ISSAQUENA COUNTY, MS**

**\$199,950**

- **Deer, Duck & Dove Hunting**
- **Established Trail System**
- **6± Acres of Fields**
- **Two Large Sloughs**
- **Surrounded by Cropland**
- **Less Than 3 Miles From the MS River**
- **Accessed by a Deeded Easement**
- **One Hour North of Vicksburg, MS**



**Directions From Interstate 20 in Vicksburg, MS:** Take exit 5A onto HWY 61 N towards Rolling Fork. Continue on HWY 61 for 29.5 miles and turn left onto MS-1N beside Onward Store. Follow MS 1 for 9.1 miles and access to the property will be on your right. The property is accessed by a deeded easement down turnrows. [GOOGLE MAP LINK](#)



*Call me today!*

**BRUCE WEST, REALTOR®**  
Bruce@TomSmithLand.com  
662.441.2500 **office** | 662.873.3007 **cell**



**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.



Here is an opportunity to own hunting land in the Mississippi Delta. This property offers 95.6± surveyed acres in Issaquena County, MS, located approximately one mile north of Vicksburg. The acreage consists of three separate tracts a deeded easement accesses each. The property offers an established trail system, 66± acres of fields, two large sloughs, and timbered terrain. Plant the fields for deer and dove or set up for ducks in one of the large sloughs. You are less than 3 miles from the MS River and just minutes from Shipland WMA and the Delta National Forest! Hunting land in the Mississippi Delta can be a hard find call Bruce West to schedule your private showing today!



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# AERIAL MAP



[Click Here for an Interactive Map](#)

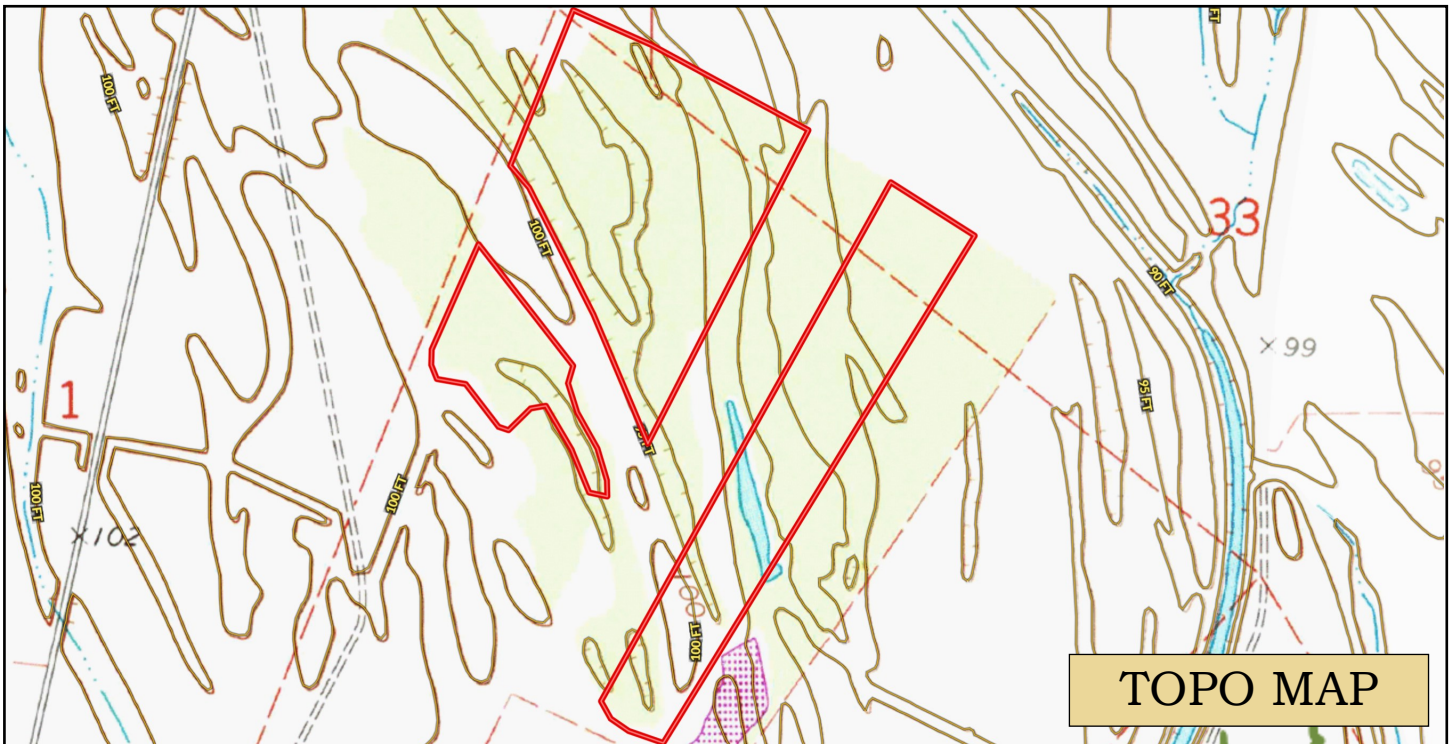
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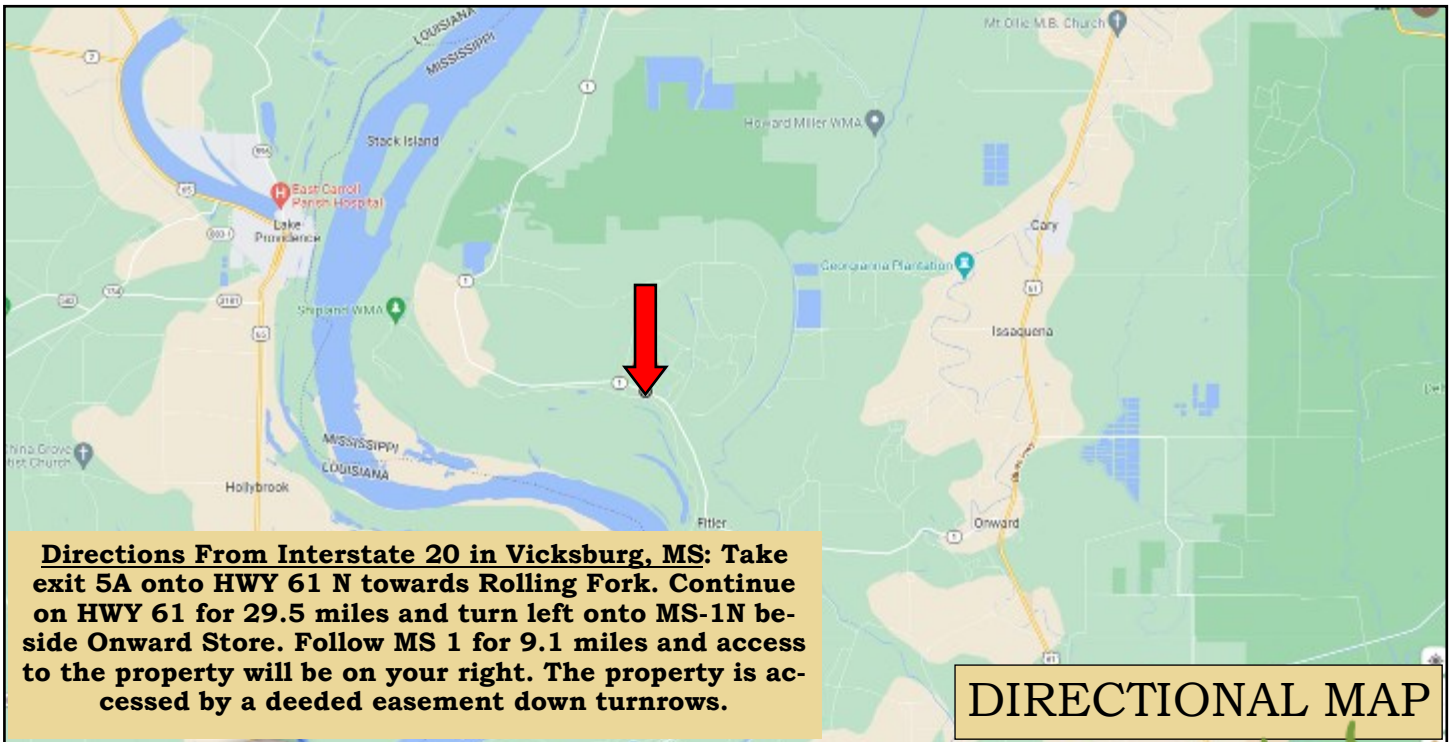
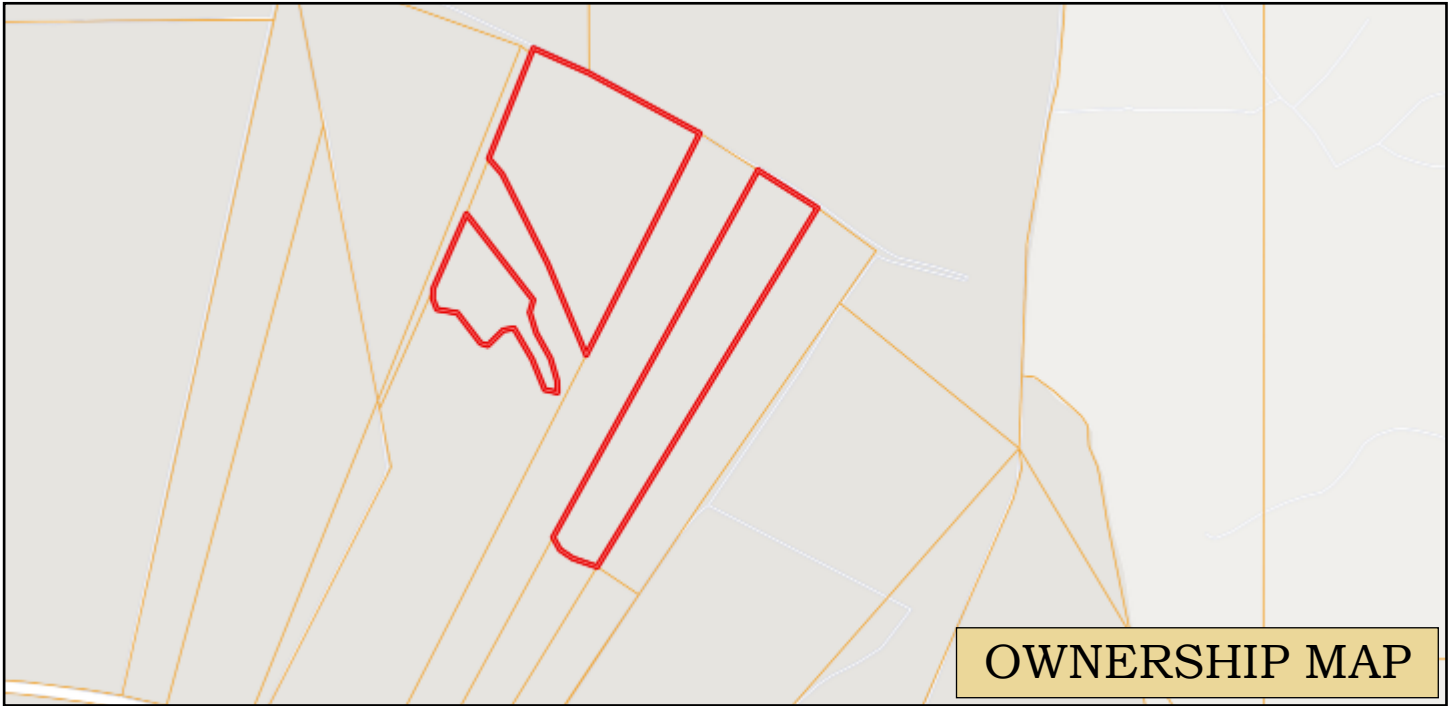
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