

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, take exit 5A onto HWY 61 N towards Rolling Fork. Continue on HWY-61 N for 29.5 miles and turn left onto MS-1 N 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 turn rows.



Call me today!

ADAM HESTER, REALTOR®

Adam@TomSmithLand.com

601.898.2772 office | 601.506.5058 cell

**Tom
Smith
LAND AND
HOMES**

Expect More. Get More.

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 and is located approximately one mile north of Vicksburg. The acreage consists of three separate tracts; each is accessed by a deeded easement. The property offers an established trail system, 6± 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 Adam Hester today for more details.



ADAM HESTER, REALTOR®
Adam@TomSmithLand.com
601.898.2772 office | 601.506.5058 cell



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



ADAM HESTER, REALTOR®
 Adam@TomSmithLand.com
 601.898.2772 office | 601.506.5058 cell



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

(3) Parcels Totaling
95.6± Acres

[Click for Interactive Maps](#)



ADAM HESTER, REALTOR®
Adam@TomSmithLand.com
601.898.2772 office | 601.506.5058 cell



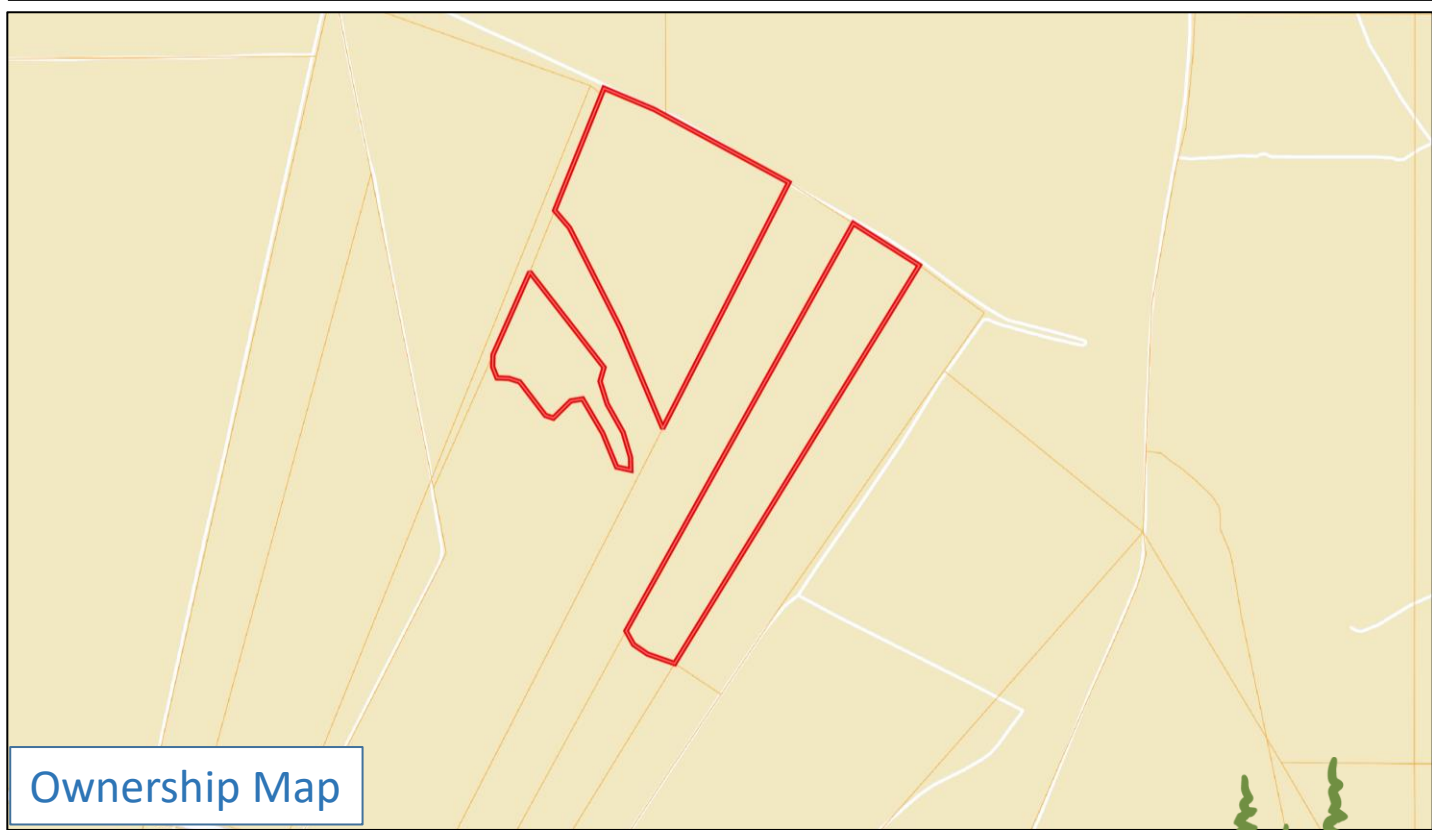
TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



33.37107, -89.5348

Detail Map



Ownership Map

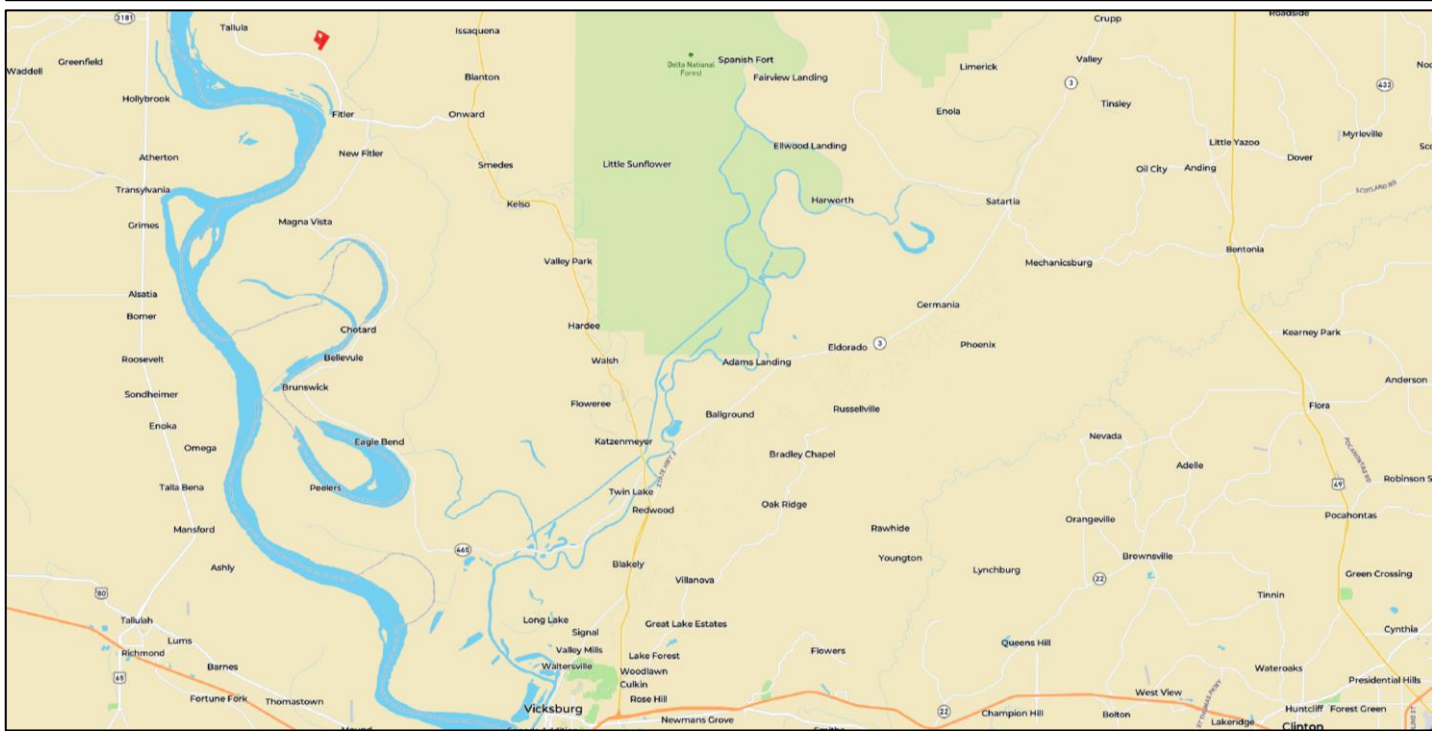
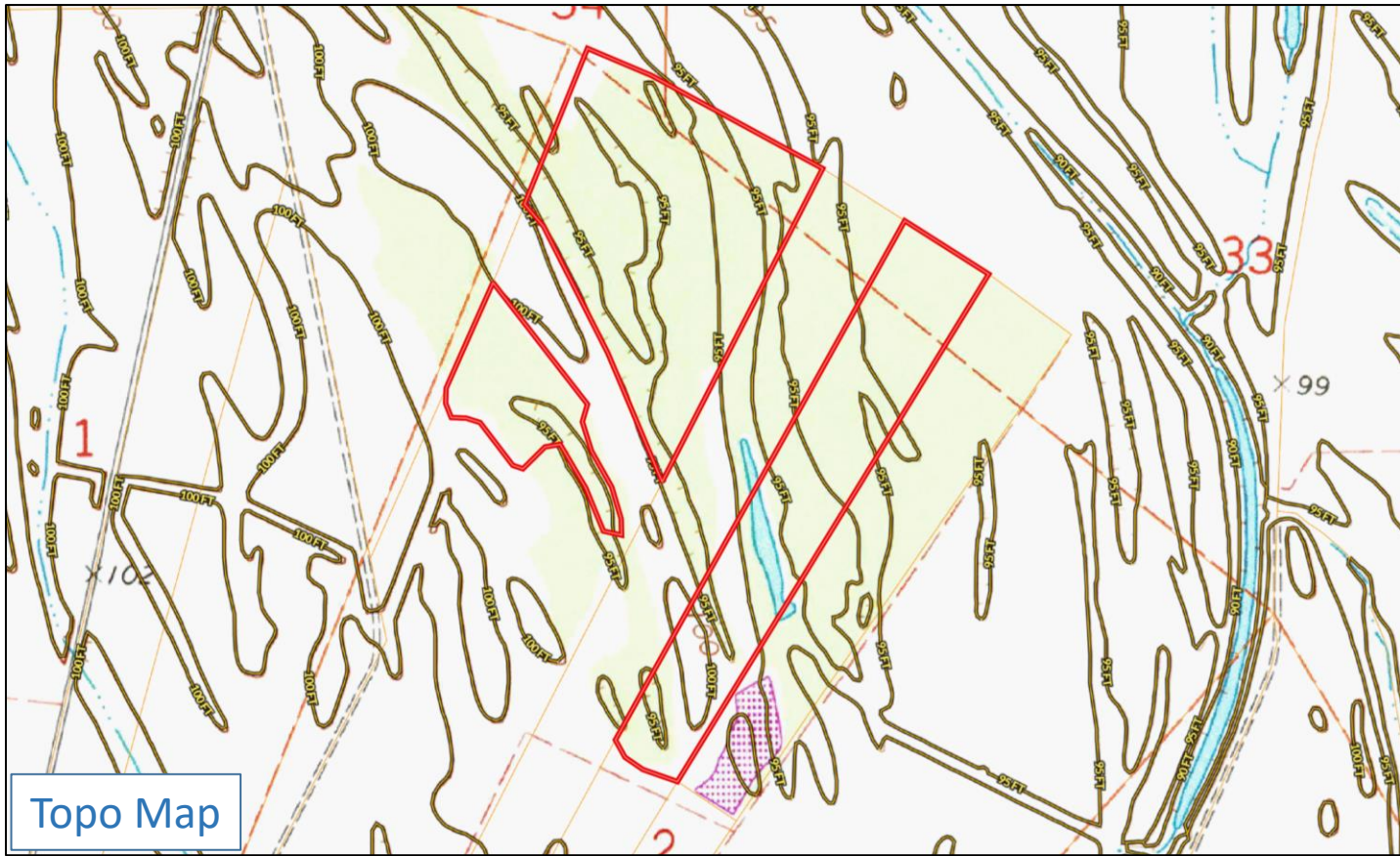


ADAM HESTER, REALTOR®
Adam@TomSmithLand.com
601.898.2772 office | 601.506.5058 cell



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



Directions: From Interstate 20 in Vicksburg, take exit 5A onto HWY 61 N towards Rolling Fork. Continue on HWY-61 N for 29.5 miles and turn left onto MS-1 N 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 turn rows.



ADAM HESTER, REALTOR®
 Adam@TomSmithLand.com
 601.898.2772 office | 601.506.5058 cell