



MISSISSIPPI DELTA HUNTING

485.93± Acres in Holmes County, MS



\$2,950/Acre



DIRECTIONS FROM TCHULA, MS: Travel east on Main Street toward Blake Street for .1 miles. Turn right onto Martin Luther King Drive and travel for .2 miles. Turn right onto US-49E S/Martin Luther King Drive and continue for 1.8 miles. Property is on the right.



Call me today!

SAM SAMPLE, REALTOR®
Sam@TomSmithLand.com
601.898.2772 office | 601.668.5697 cell



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



Welcome to your new recreational retreat in western Holmes County, MS! The hunting opportunities on this tract include duck, deer, and small game. As you arrive at your gated entrance on Highway 49 East, you will quickly notice the camp area. There is a shed for all your boats, rangers, and land maintenance needs. A game processing station is set up and ready to go. You also have community water and a septic system in place. All you will need to do is pick your cabin site! You will notice the cypress brakes and wildlife plots through the woods as you leave the camp area on the reworked gravel roads. There are four wildlife plots with stands in place. A beautiful 25± acre cypress brake is located in the west-central portion of the property. This brake has five duck blinds strategically built in different holes for different winds. You can drive to each duck blind for easy access. An electric well water control structure is in place to flood this brake on dry years. You will find a more open style 100± acre brake equipped with four blinds (boat access only). This brake is equipped with your private boat landing. You will enjoy the scenery while hunting these Mississippi Delta swamps. Just outside the larger brake are two fields with duck blinds. From a deer hunting standpoint, the diversity is here to grow giants, with the largest deer taken being 170". This tract also enjoys the CSP program (paying \$48,837 in 2022, and \$28,233 in 2023, expiring 12/31/2023). The location is perfect, being located just outside of Tchula, MS, and just over an hour from Madison, MS. If you have been looking for a duck and deer property in the Mississippi Delta, call Sam Sample for your private showing today!



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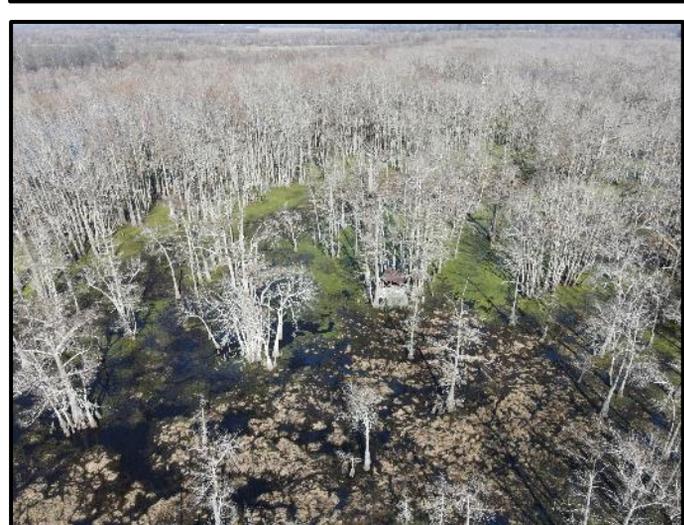
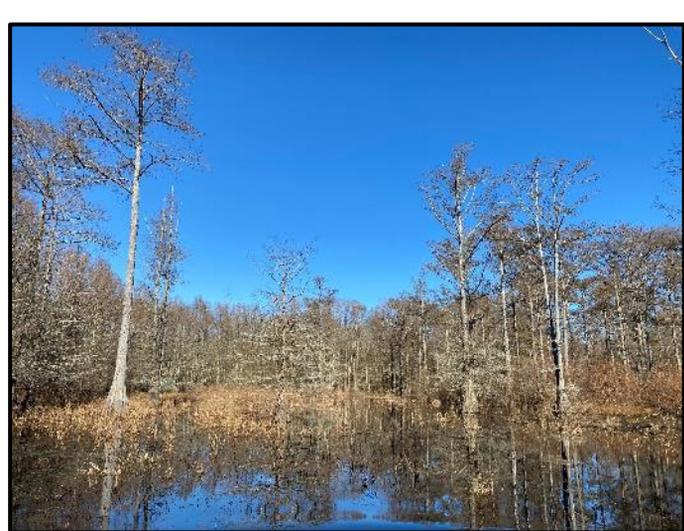


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AERIAL MAP

[CLICK HERE FOR AN INTERACTIVE MAP](#)

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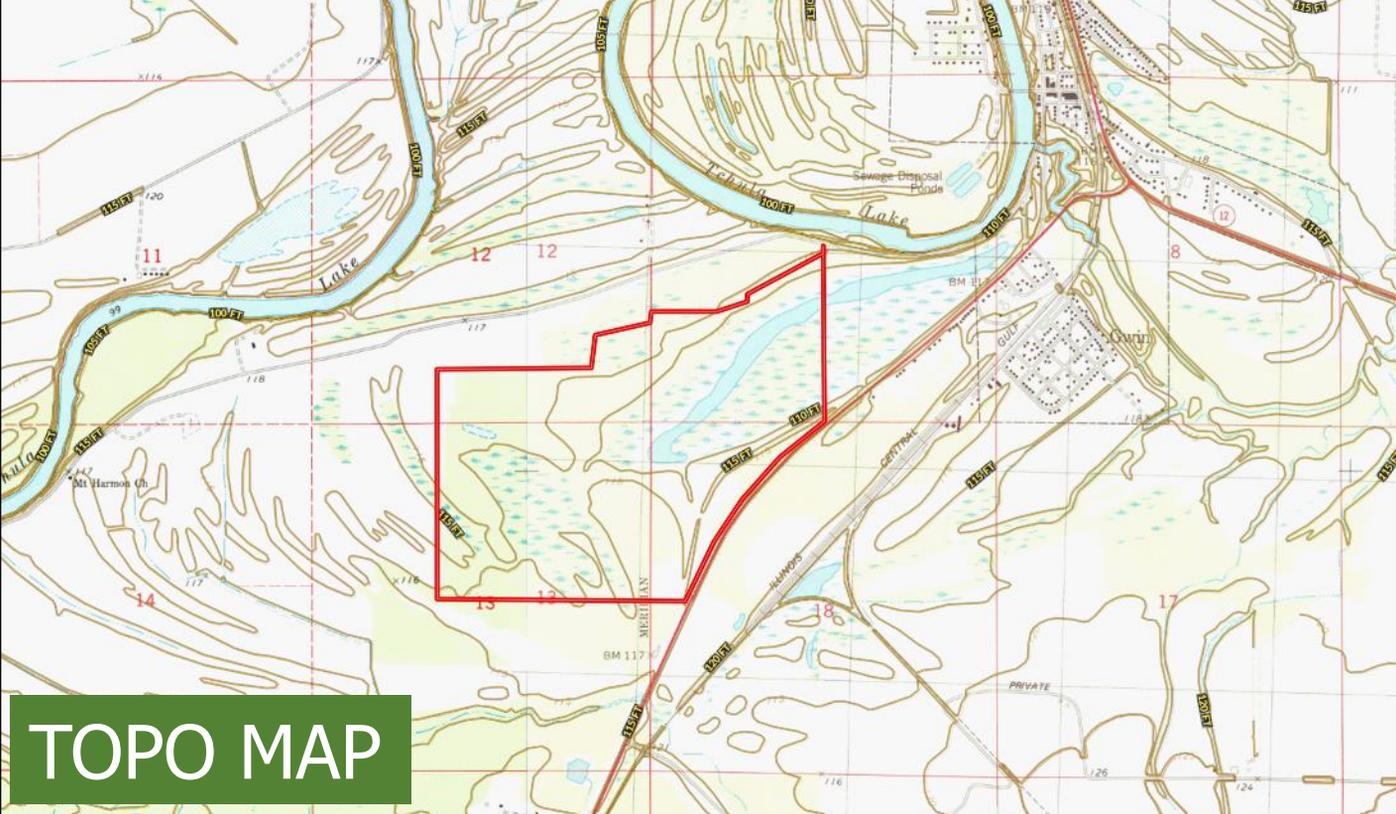
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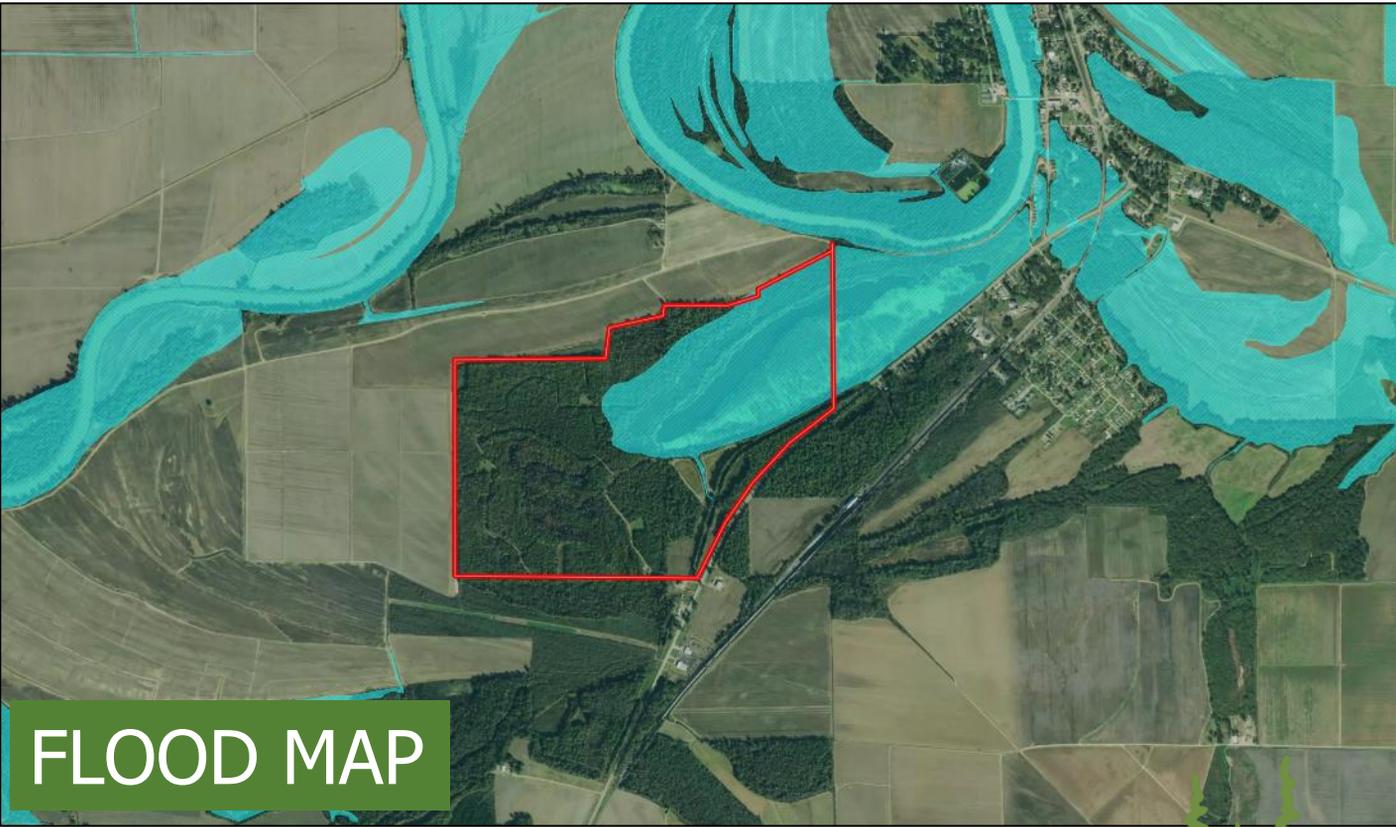
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TOPO MAP



FLOOD MAP

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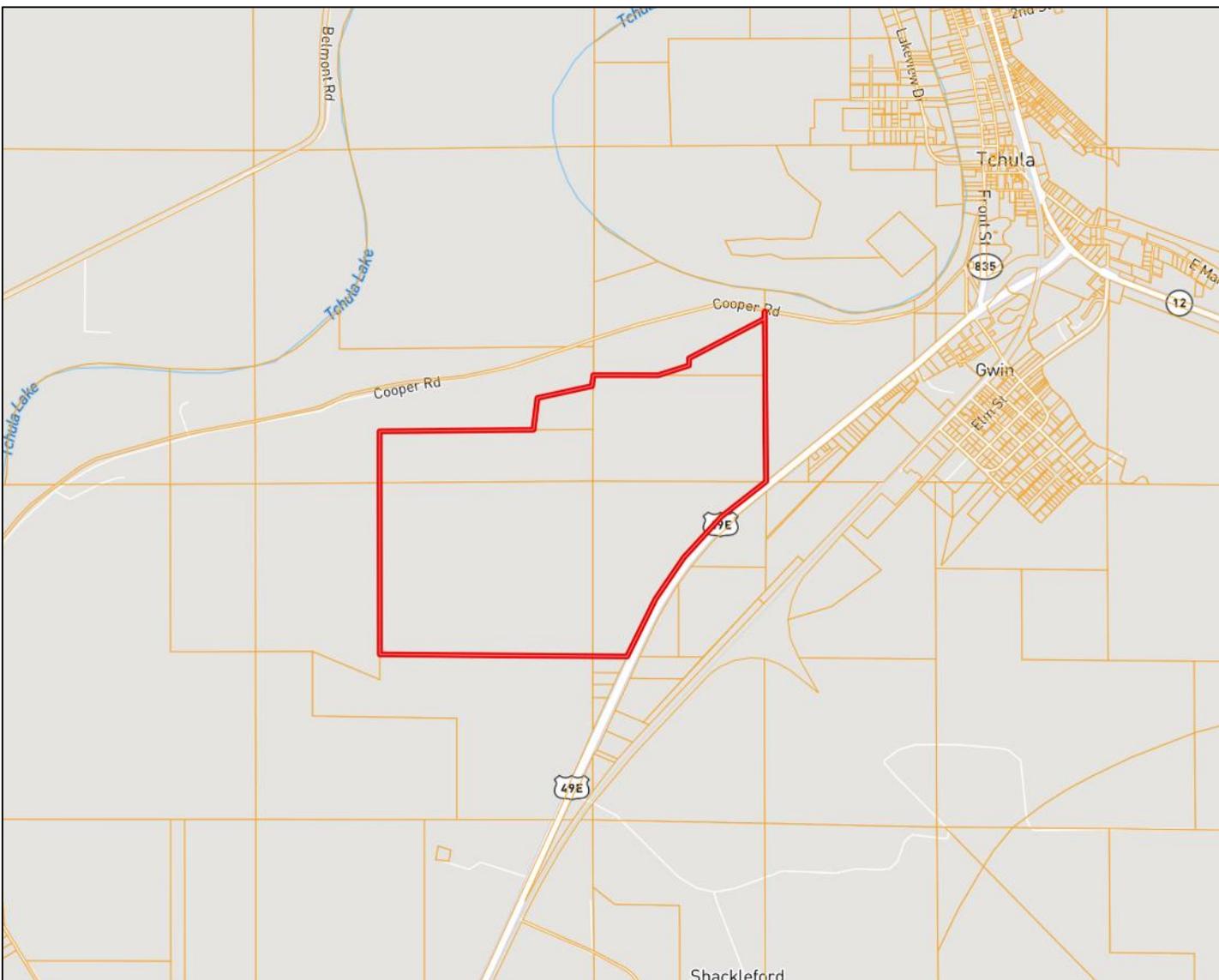


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OWNERSHIP MAP

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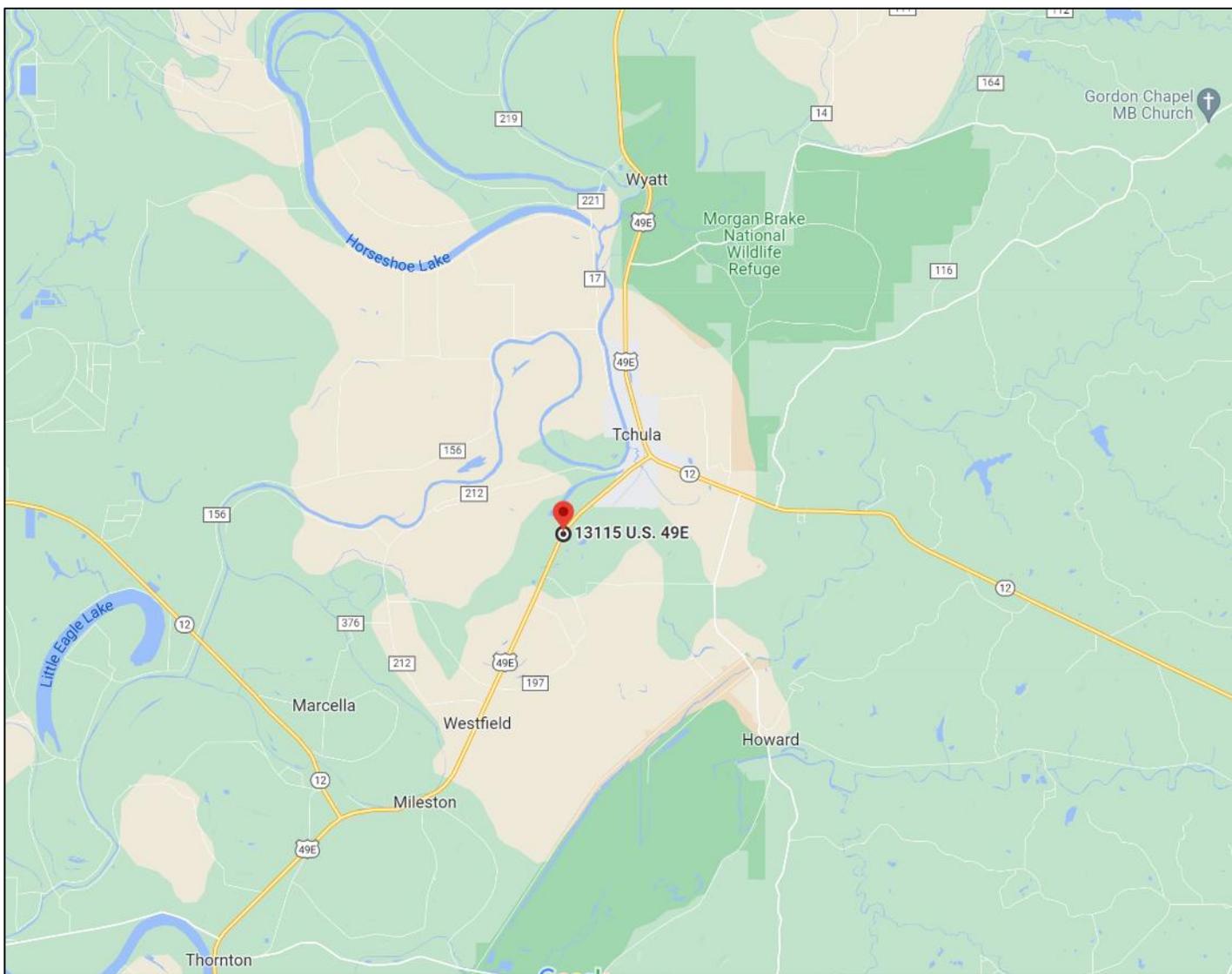


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DIRECTIONAL MAP

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