

MULE THICKET EQUITY SHARE (1/5th)

170± Acre Duck and Deer Hunting Paradise
Sunflower County, MS



\$187,000

If you are looking for one of the finest duck and deer hunting properties in the Mississippi Delta, this is it! The Mule Thicket is in the heart of the Mississippi Fly-Away on Itta Bena Road, just 4 miles east of Highway 49 at the community of Sunflower and ½ mile from the Quiver River. The Lodge features 2,500 SF with four bedrooms (one for each member) and two full baths. There is a large great room for entertainment, a spacious kitchen with an island, and all modern appliances. A metal shop features a locker room for the members, ATV storage, equipment storage, and an enclosed skinning/cleaning station.

The land features five deer food plots, three shooting houses, ground blinds, ladder stands, and tripods for your deer hunting pleasure. There are ten duck impoundments (all floodable) with four skid blinds. Five of the impoundments are currently planted for the upcoming 2022-23 season. An established road system allows multiple access points to all blinds and plots. There is an excellent history of game harvested at the Mule Thicket. Give Tom a call for your private showing today!



Call the land man today!

TOM SMITH, ALC®, BROKER

Tom@TomSmithLand.com

601.898.2772 office | 601.454.9397 cell



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



Call the land man today!

TOM SMITH, ALC[®], BROKER
Tom@TomSmithLand.com

601.898.2772 office | 601.454.9397 cell



Expect More. Get More.



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



Call the land man today!

TOM SMITH, ALC[®], BROKER
Tom@TomSmithLand.com

601.898.2772 office | 601.454.9397 cell



Expect More. Get More.



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



Call the land man today!

TOM SMITH, ALC[®], BROKER
Tom@TomSmithLand.com

601.898.2772 office | 601.454.9397 cell



Expect More. Get More.



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



Call the land man today!

TOM SMITH, ALC[®], BROKER
Tom@TomSmithLand.com

601.898.2772 office | 601.454.9397 cell



Expect More. Get More.



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



Call the land man today!

TOM SMITH, ALC[®], BROKER
Tom@TomSmithLand.com

601.898.2772 **office** | 601.454.9397 **cell**



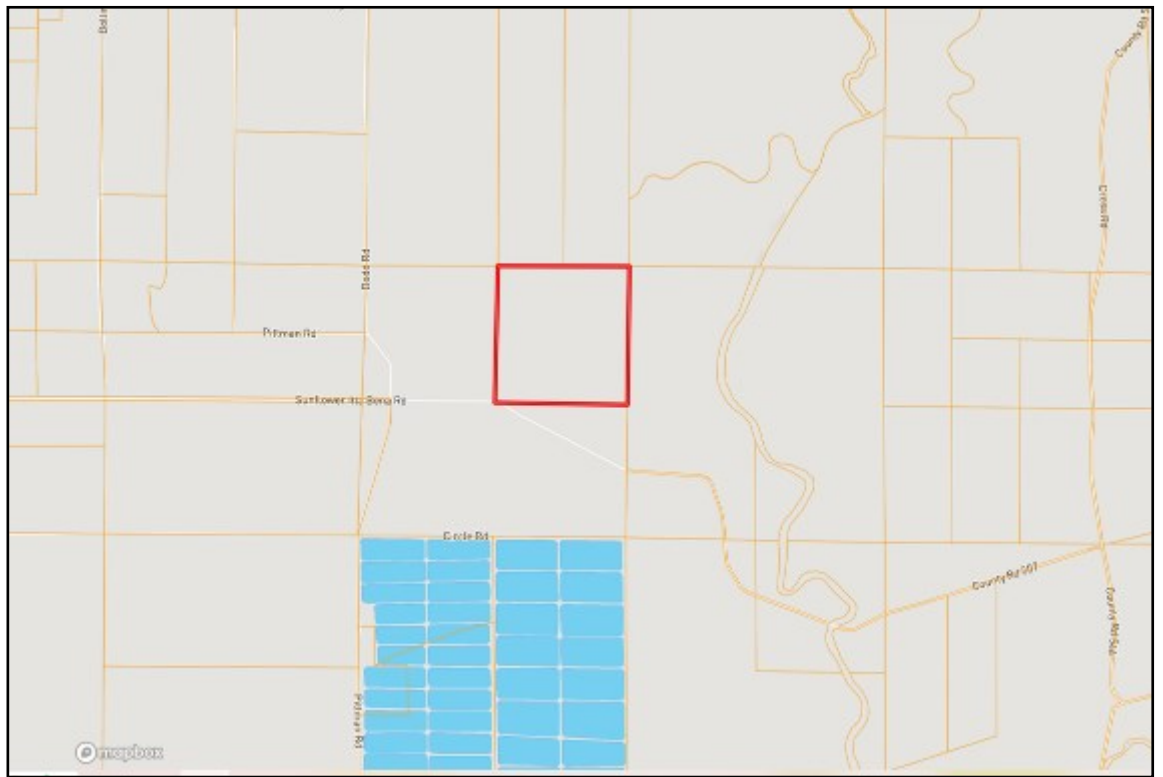
Expect More. Get More.



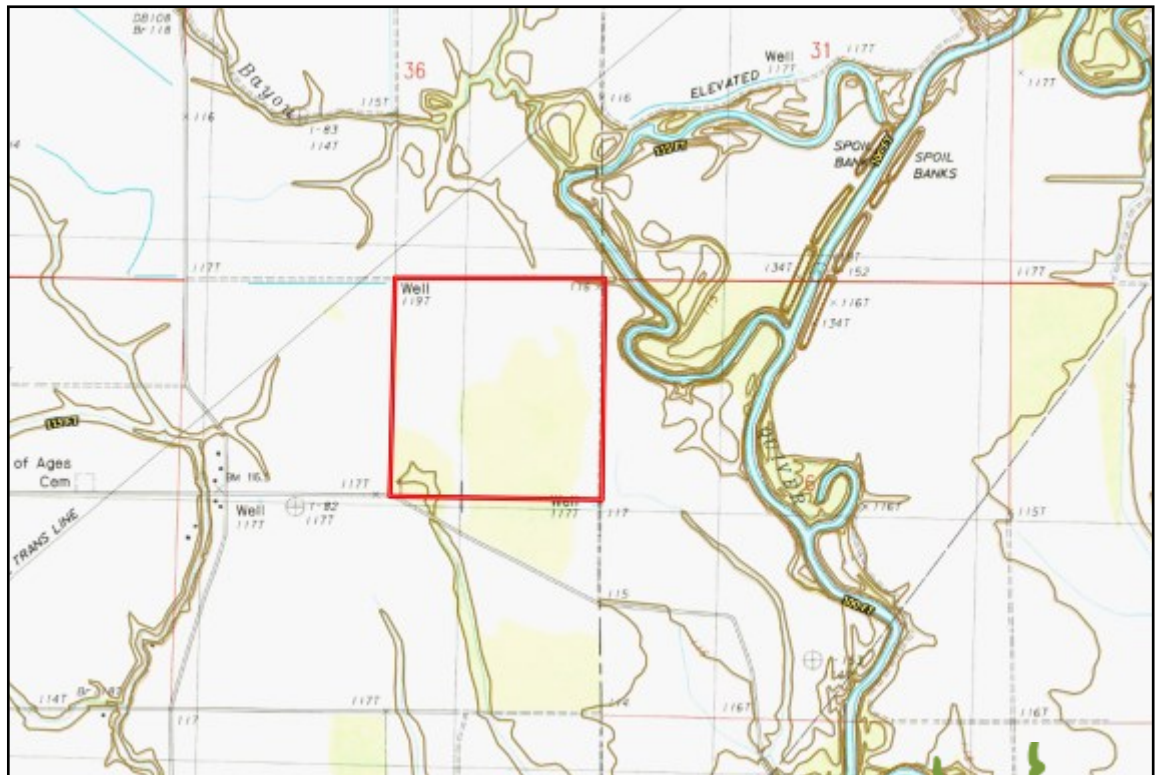
TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

OWNERSHIP MAP



TOPO MAP



Call the land man today!

TOM SMITH, ALC[®], BROKER
Tom@TomSmithLand.com

601.898.2772 office | 601.454.9397 cell



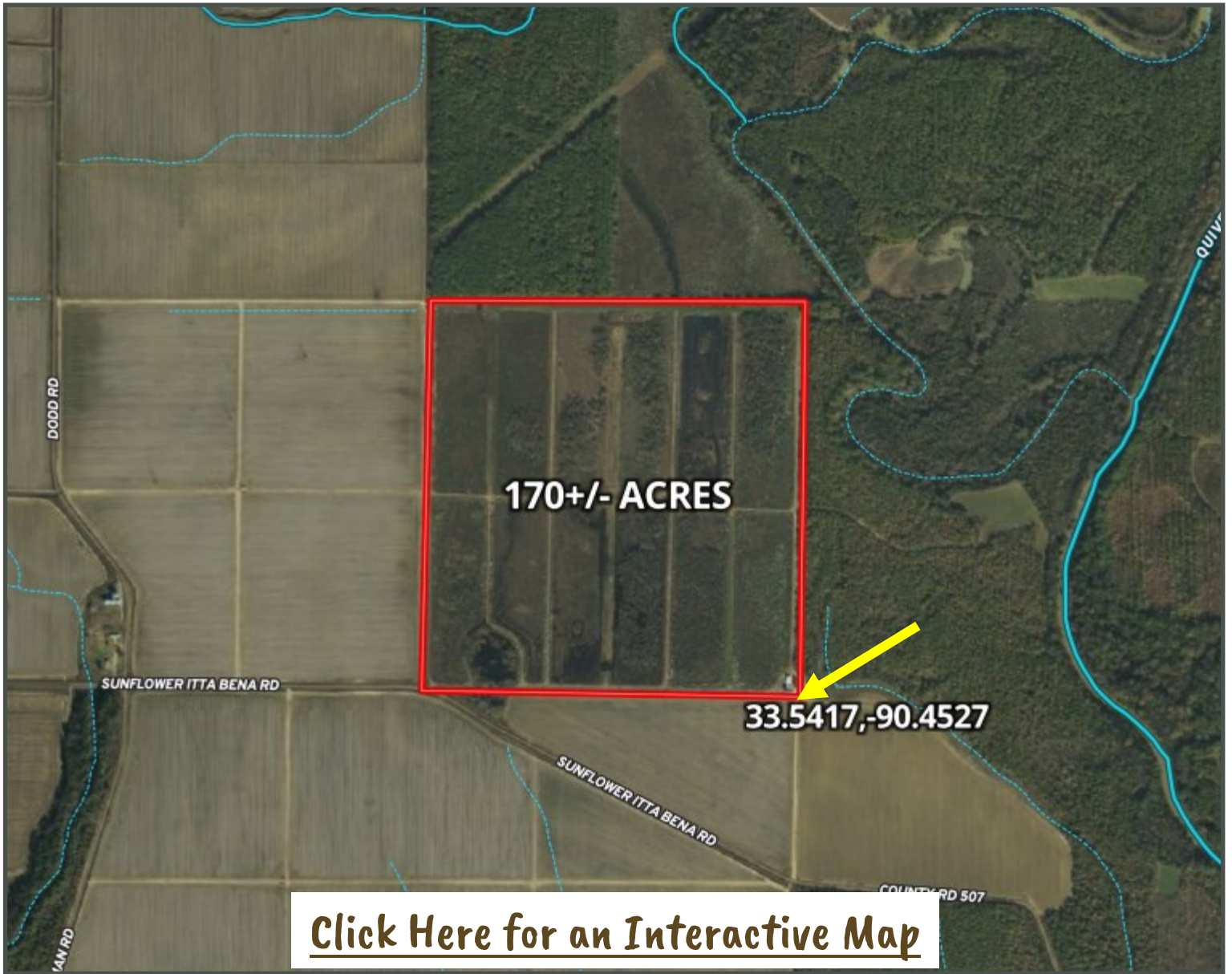
Expect More. Get More.



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

AERIAL MAP



Call the land man today!

TOM SMITH, ALC[®], BROKER
Tom@TomSmithLand.com

601.898.2772 office | 601.454.9397 cell



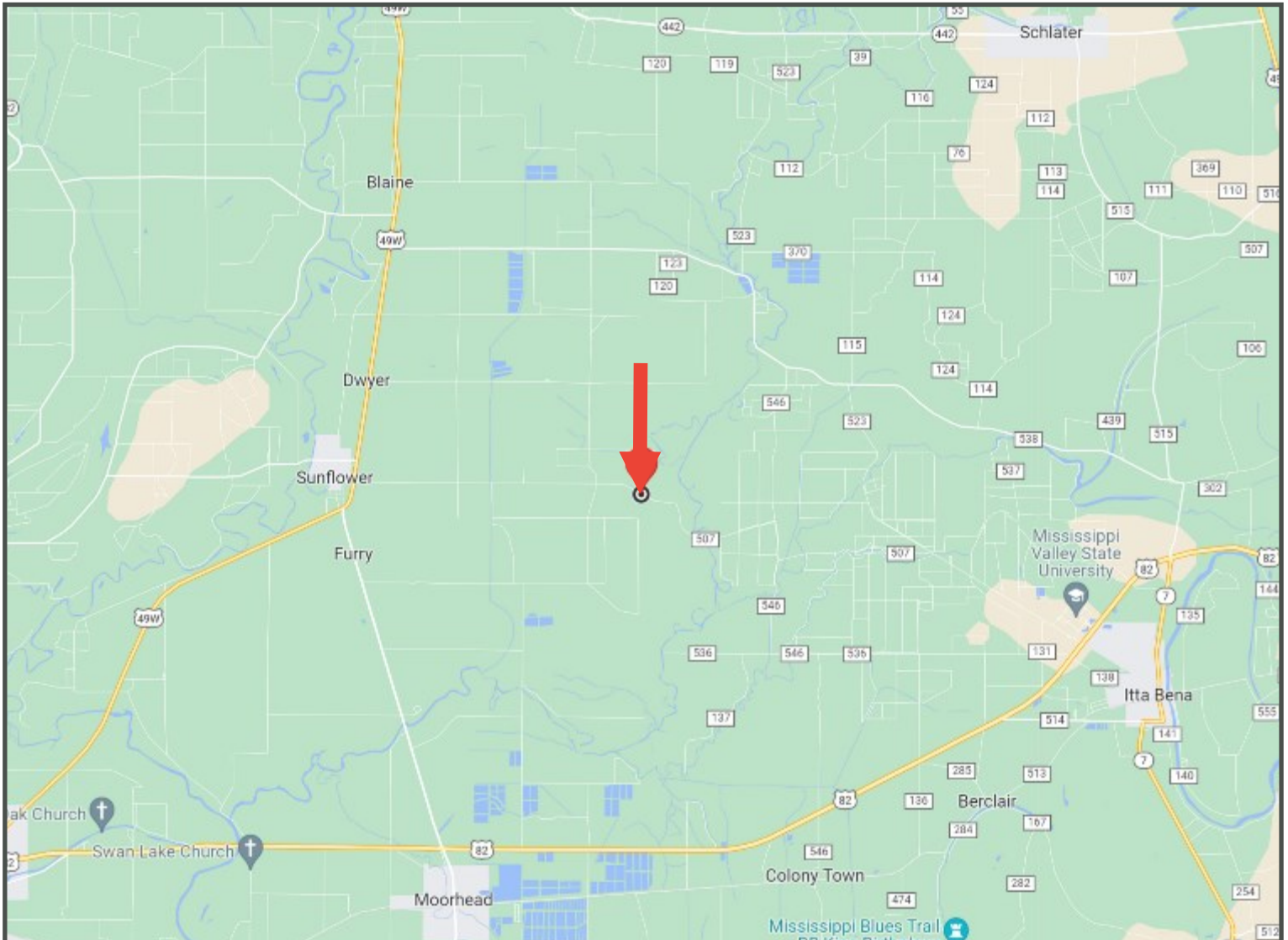
Expect More. Get More.



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

DIRECTIONAL MAP



Directions from the Intersection of Hwy 49 and Sunflower Itta Bena Road in Sunflower, MS: Travel Sunflower Itta Bena Road for 4.4 miles. The property will be on your left. [GOOGLE MAP LINK](#)



Call the land man today!



TOM SMITH, ALC®, BROKER
Tom@TomSmithLand.com
601.898.2772 office | 601.454.9397 cell



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.