

A HUNTER'S HAVEN

IN THE MS DELTA



437 +/- ac in Washington County a few miles
north of Greenville, MS

\$1,150,000



*Call me
today!*

ANTHONY STEEN, REALTOR®
Anthony@TomSmithLand.com
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Expect More. Get More.

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

The Details

Check out this hunter's haven in the MS Delta that has it all for you and the family! 437+/- acre hunting tract w/ lake frontage inside the MS levee boasts an abundance of wildlife traveling up and down the levee. There are 260+/- acres of WRP land and 30+/- acres of fenced-in pastureland that could make a great spot to build a home, two barns, and a 50x60 metal shed on a concrete slab.

The property consists of 3-4 duck holes and three electric wells. Throughout the property are 2-3 water sources that fill up yearly with bass, perch, buffalo, and alligators. The property also has over 10+ acres of food plots and a great road system already built for easy travel throughout the property. One field is a 10-12 acre food plot ready to be disc and planted, which would make for a great hunting spot. This place is a hunter's haven with all the deer, duck, rabbit, turkey, hogs, and fishing it offers. This spot is located in Washington County, MS, just a few miles north of Greenville, MS, and is perfect for your family's weekend hunting getaway.

[Click to View Complete Photo Album](#)

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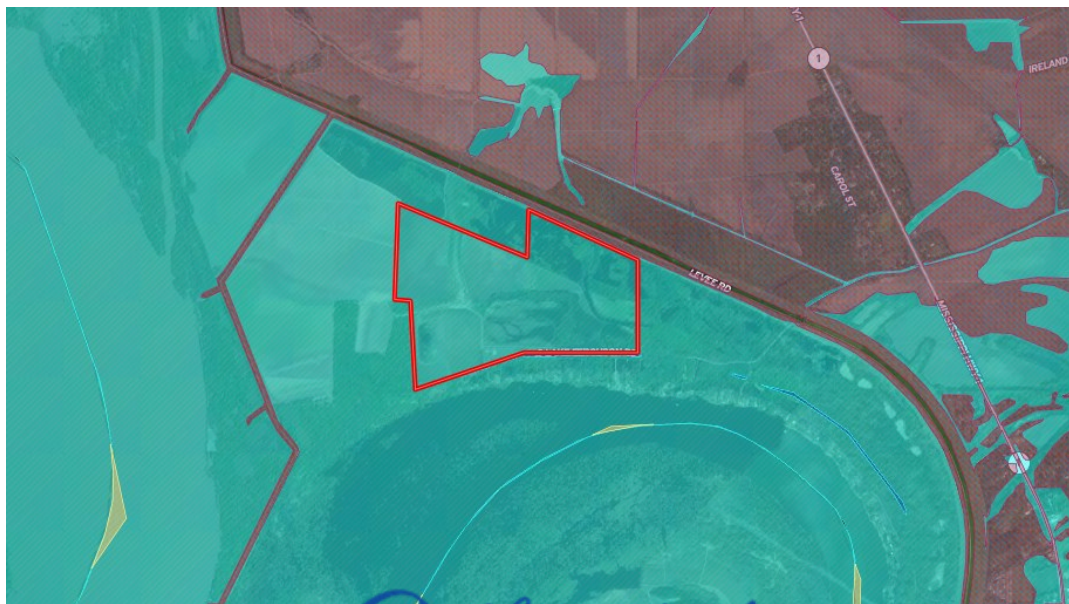
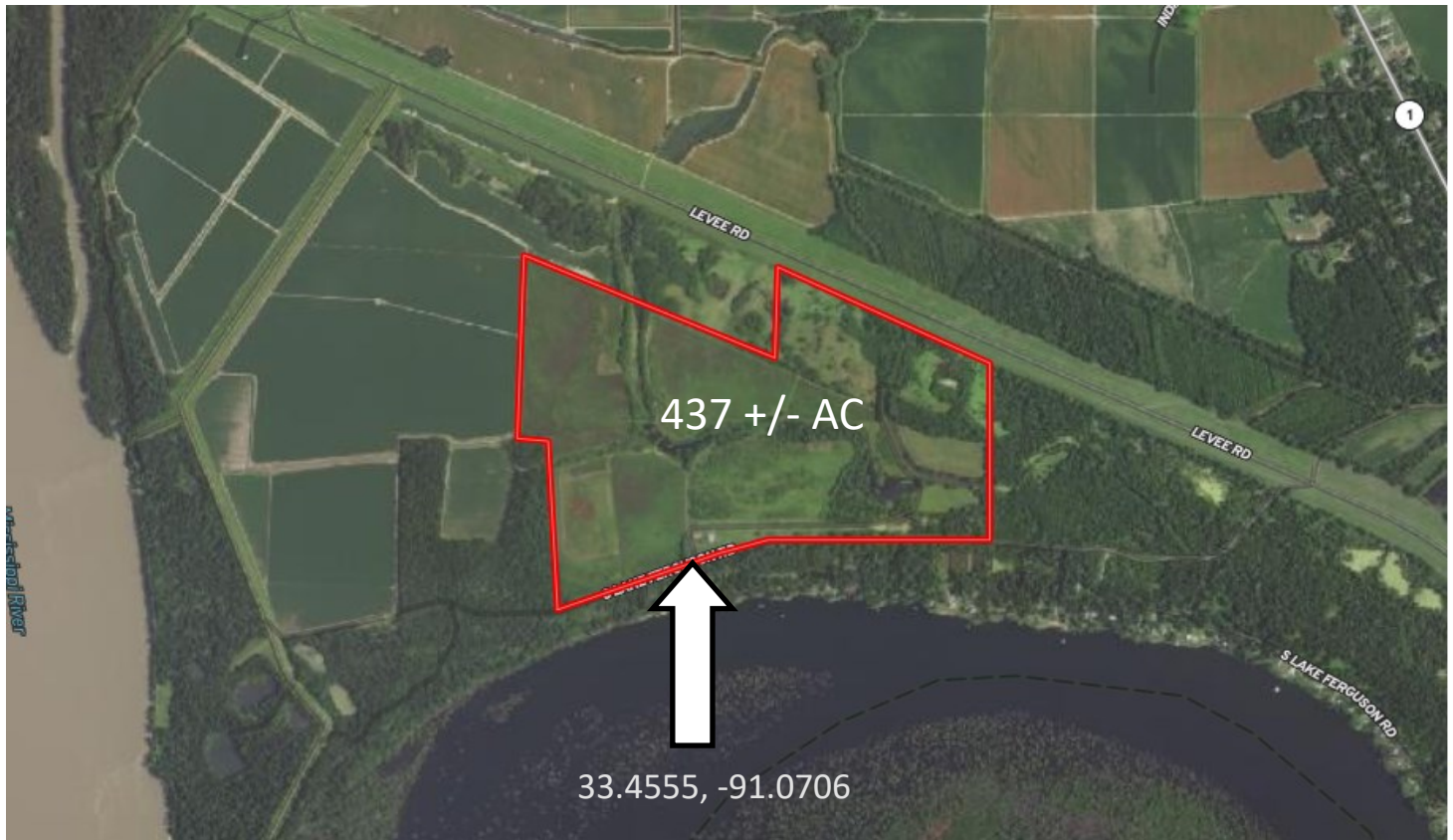
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Aerial Map

[Click to view Interactive Map](#)



FEMA
Floodplain
Map

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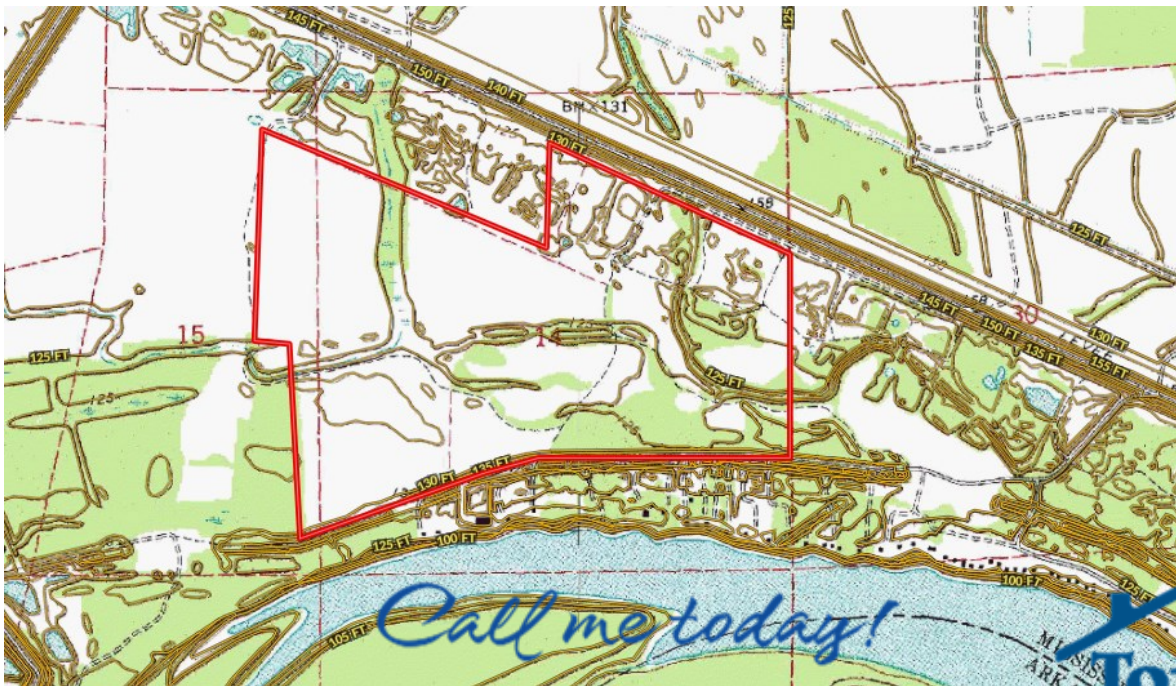
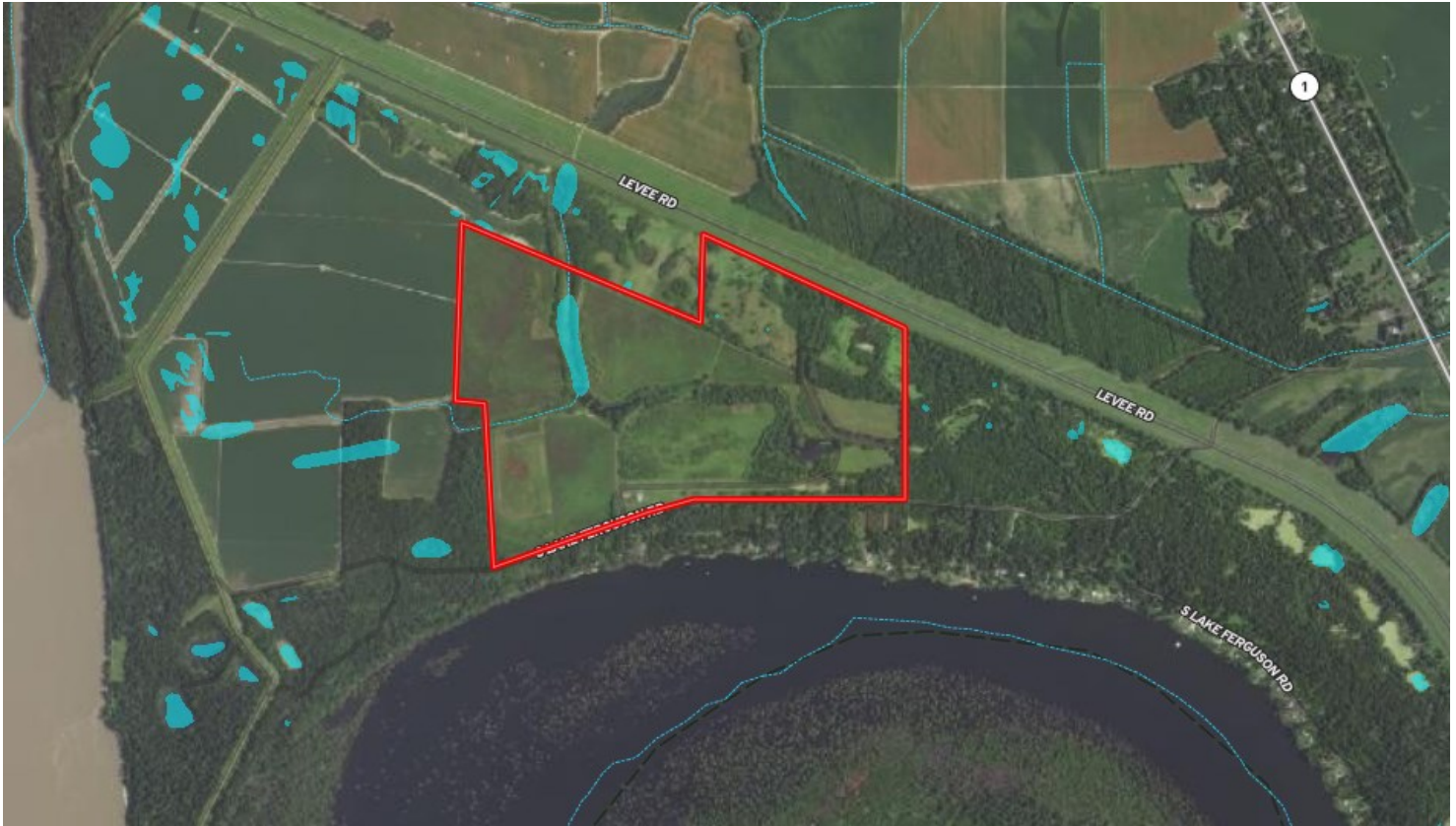
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Aerial Map with Water Features



Topo
Map



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Ownership Map



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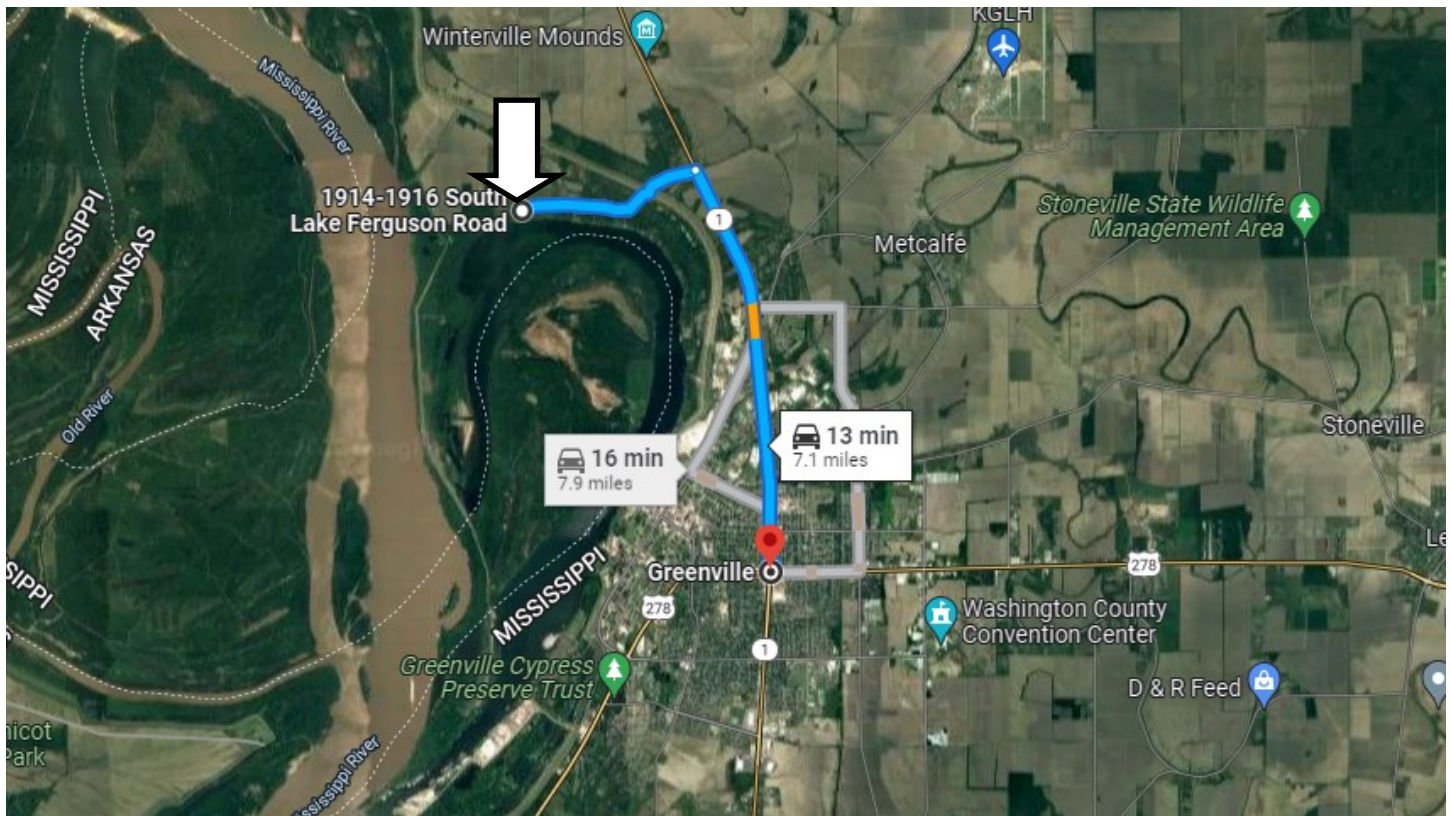
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Directional Map



Directions from the intersection of Martin Luther King Jr. Blvd & Hwy 278 in Greenville, MS: Head north on MS-1 N/Martin Luther King Jr Blvd toward US-278 W/US-82 W. Continue to follow MS-1 N for 4.8 Miles. Turn left onto N Ferguson Road. Travel for 2.2 miles. The gated entrance to the property will be on your right.

[Google Map Directions](#)

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