

72.4± Acre CRP Tract in Bolivar County, MS On Sawmill Road in Shaw, MS



\$230,400

If you are looking for an income-producing hunting tract in Bolivar County, look no further! The ample number of trees on this property provides great cover for wildlife. This tract consists of 72.4± wooded acres, with 62.8± acres enrolled in CRP until September 30, 2032. The annual payment is \$9,163 or \$145.91 per acre. The property will be eligible for re-enrollment in November 2032. Call Charlie Heinsz to schedule your private showing!



**CHARLIE
HEINSZ**

REALTOR®

Office: 662.441.2500

Cell: 662.719.7218

Charlie@TomSmithLand.com



A Real Estate Expert You Can Trust

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

LandReport
2011-2023
BEST
BROKERAGES



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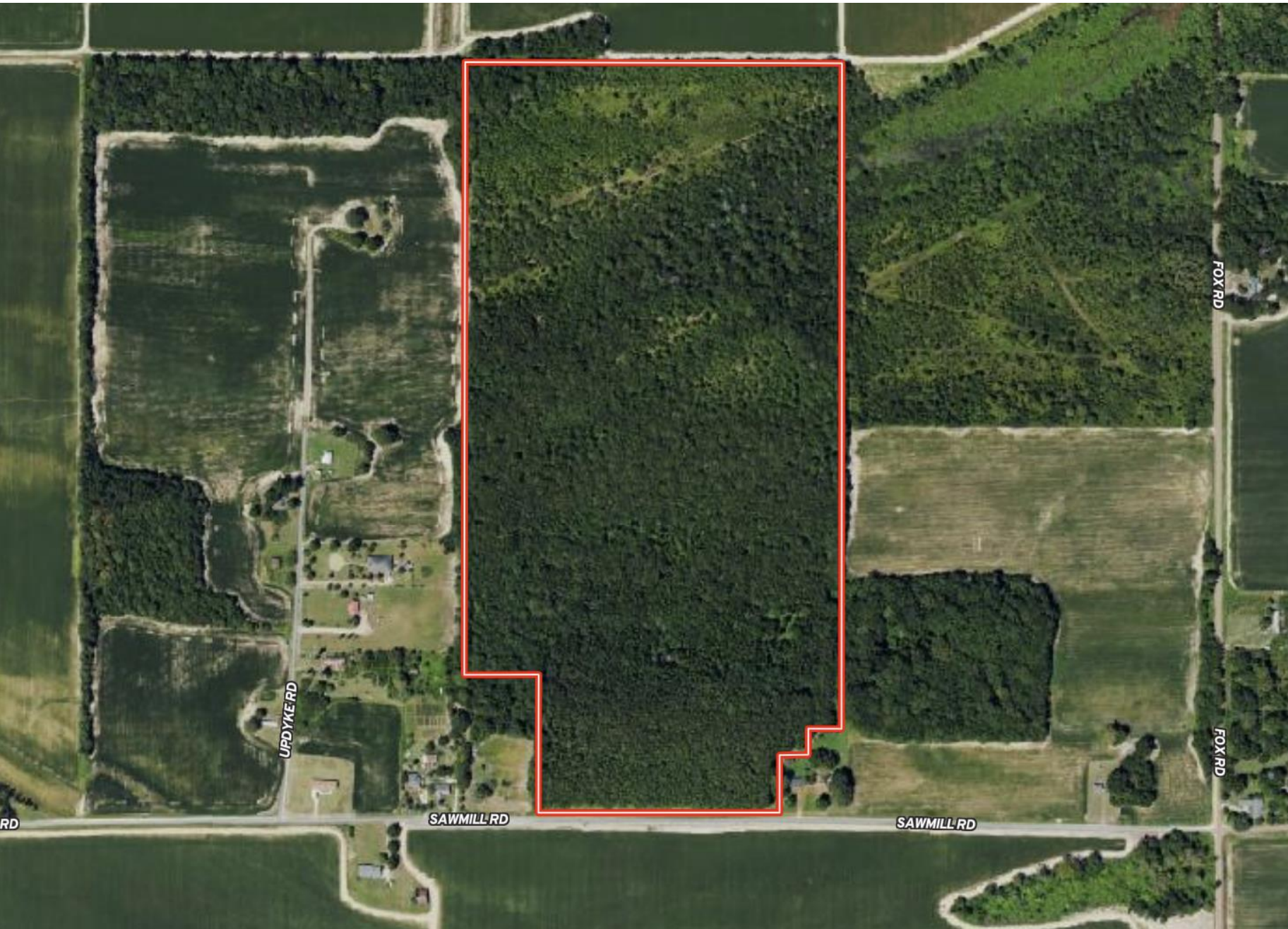
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AERIAL MAP



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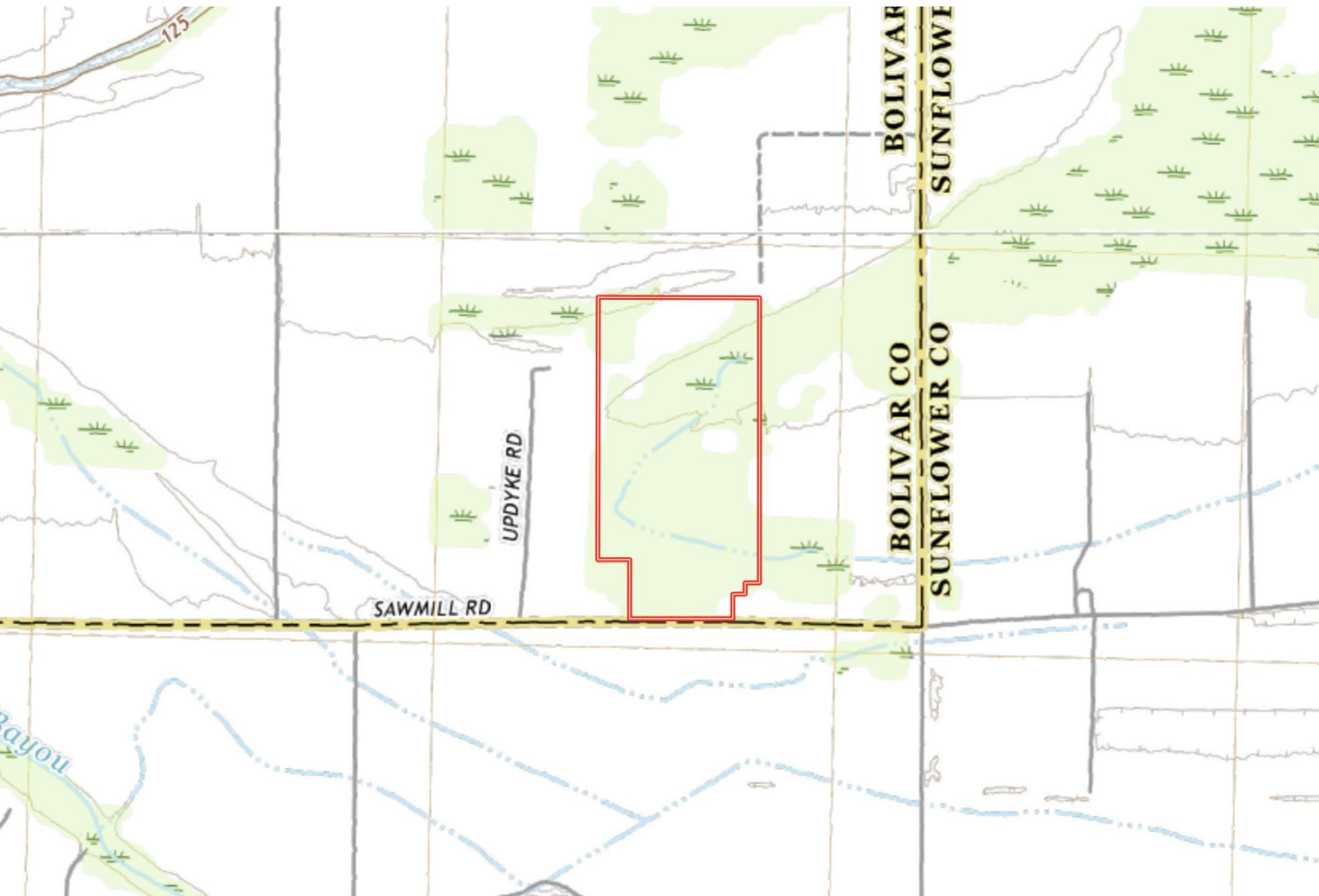
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TOPOGRAPHY MAP



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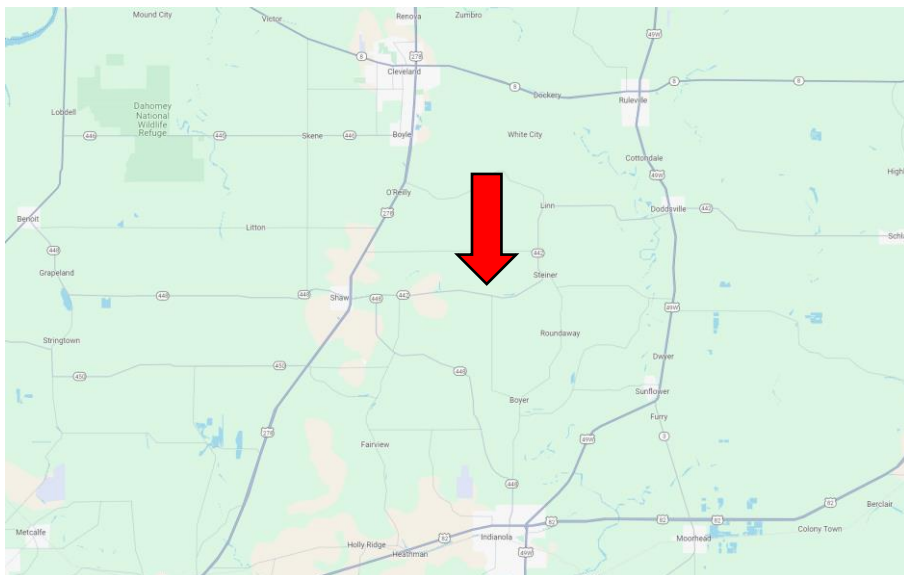
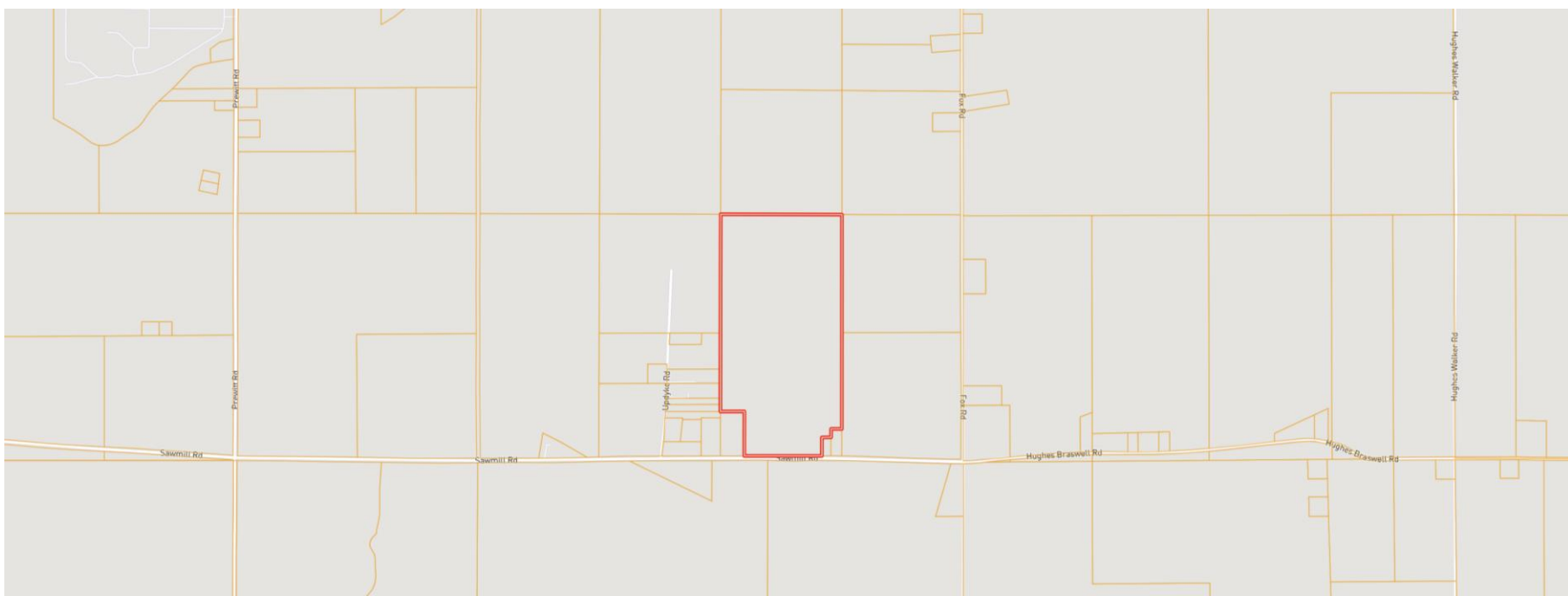
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MAPS | [Click for Interactive Map](#)



Address: 2278 Sawmill Road, Shaw, MS 38773

Directions from Hwy 8 & Hwy 61 in Cleveland, MS: Travel south on HWY 61 for 5.1 miles. Turn left onto Jones Bayou Road and travel 1.7 miles. Turn right onto Interstate Road and travel 2.3 miles. Turn left onto Sandpit Road and travel 0.8 miles. Turn right onto Prewitt Road and travel 1 mile. Turn left onto Sawmill Road. After 1.2 miles, the property will be on the left.
[Click for Google Maps.](#)



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