

# Hunter's Paradise

139± acres in Sunflower County | \$440,000



Welcome to Hunter's Paradise in Sunflower County! This 139± acre tract of prime hunting land features everything you need for a successful season. This property is home to big MS Delta bucks, rabbits, doves, ducks, and more. The property has a controlled water structure for your duck hole, and the seller also has his annual dove hunt on a 4-5± acres duck hole. A well-maintained road system allows easy access to every corner of the property. To the north, 8-9± acres of farmland are planted with beans or corn, providing excellent deer food plots. Additionally, 130± acres of planted oak trees, part of a WRP program, create an ideal vegetation and deer bedding environment. The owner has documented impressive numbers, with over ten 160-180 inch class deer harvested in the last 15 years. Whether you're looking to duck hunt, rabbit hunt, or pursue trophy MS Delta bucks, this property has it all! Call Anthony today to schedule your tour!



**ANTHONY  
STEEN**

REALTOR®

Office: 662.441.2500

Cell: 662.645.5151

Anthony@TomSmithLand.com



Expect More. Get More.

**A Real Estate Expert You Can Trust**

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





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# Aerial Map



[Click Here for the Interactive Map](#)

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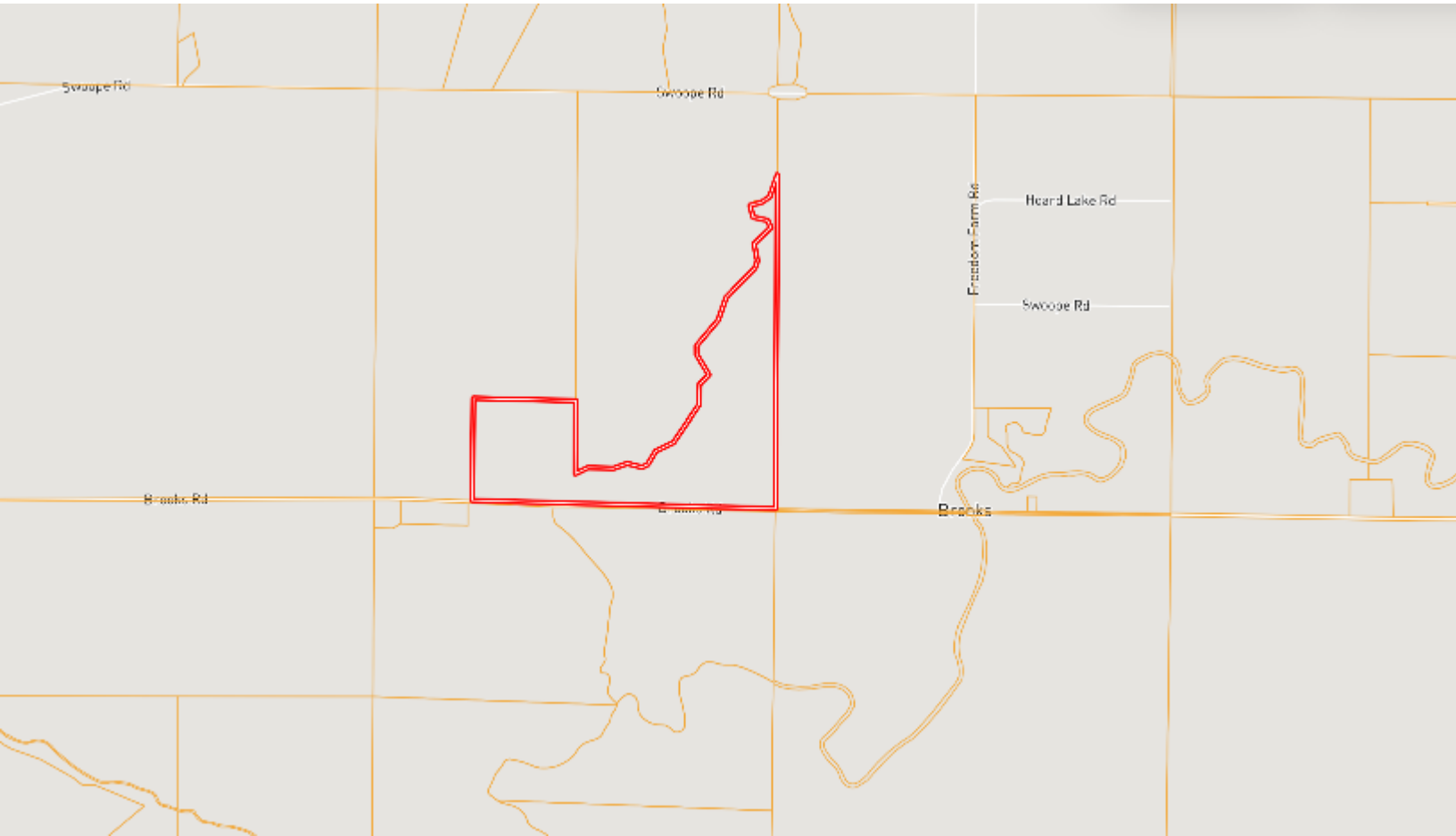


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# Ownership Map



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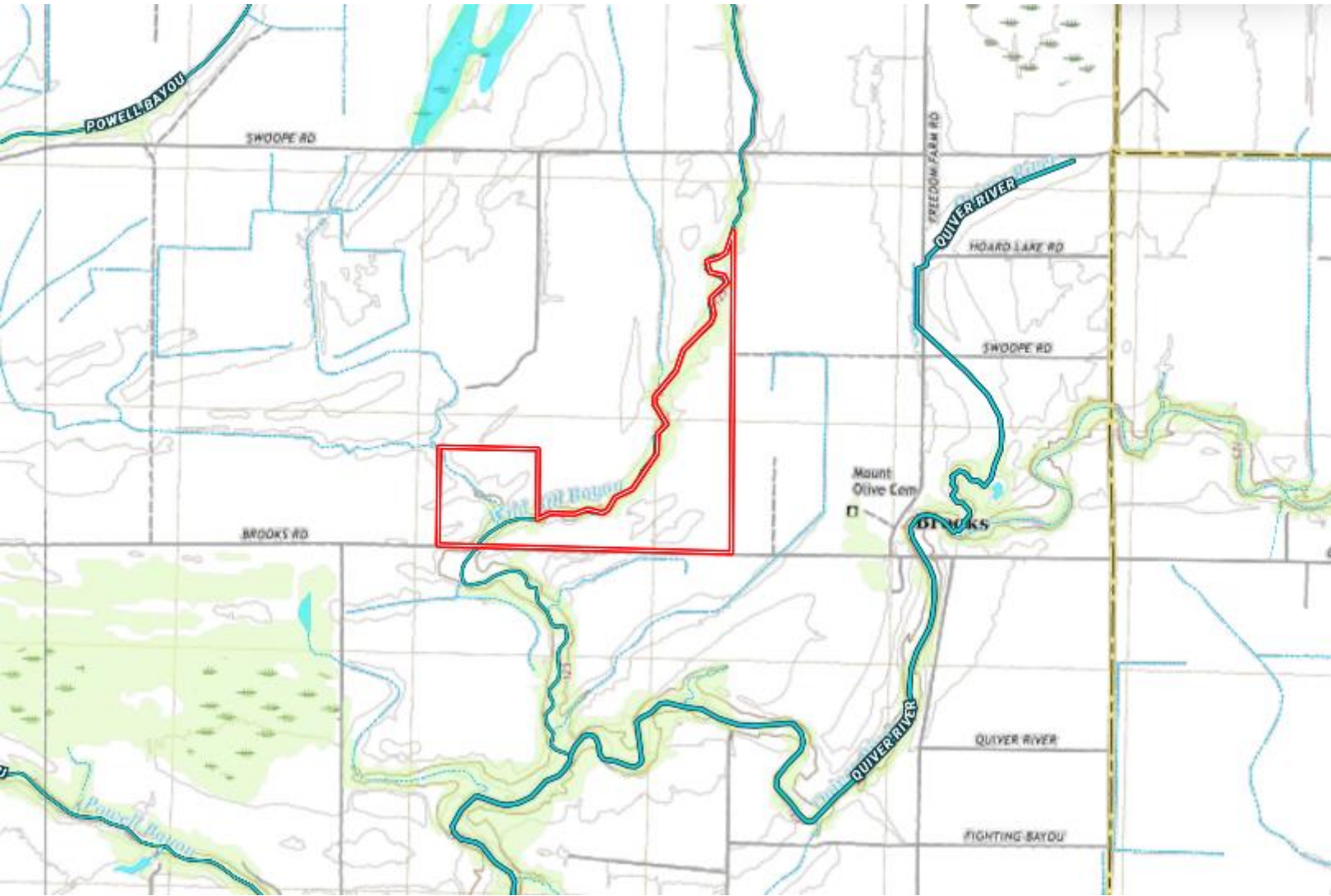


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# Topography Map



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# SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Ab	Alligator clay, 0.5 to 3 percent slopes	62.91	44.92	0	49	3e
Db	Dowling clay (sharkey)	29.99	21.41	0	40	5w
Ag	Alligator silty clay, 0.5 to 3 percent slopes	18.17	12.97	0	49	3e
Fg	Forestdale silty clay, 0.5 to 3 percent slopes	13.95	9.96	0	65	3w
Ah	Alligator silty clay, 3 to 7 percent slopes	12.39	8.85	0	49	3e
Ac	Alligator clay, 3 to 7 percent slopes	2.63	1.88	0	49	3e
TOTALS		140.0 4(*)	100%	-	48.66	3.43

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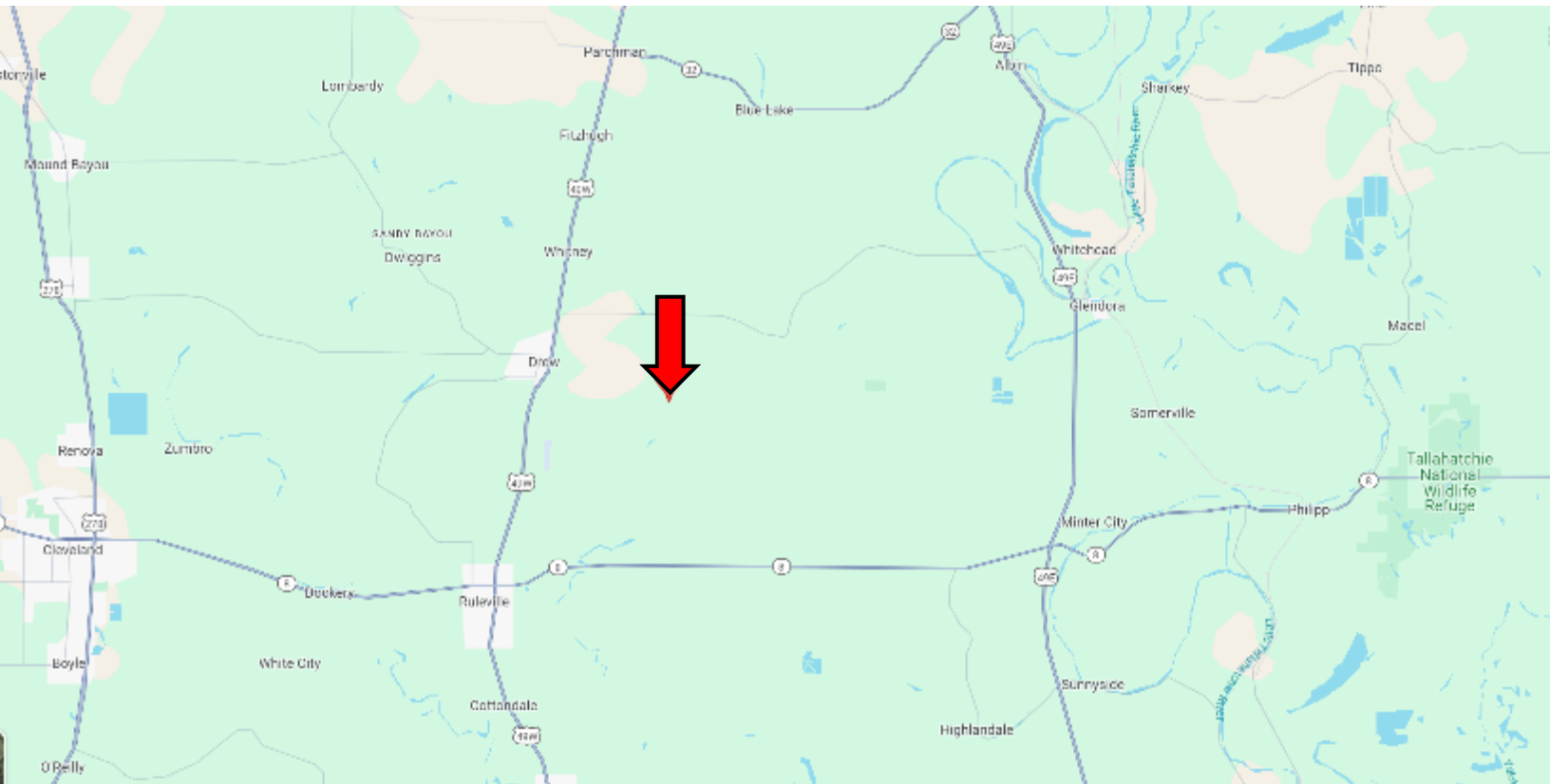


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# Directional Map



**Address:** Brooks Road, Drew, MS 38737

**Directions from MS-8 & US-49W in Ruleville, MS:** Travel north on US-49W N for 4.6 miles. Turn right onto Brooks Rd. After 3.3 miles, the property will be on the left. **Google Map Link**



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