

PREMIER MS DELTA HUNTING PROPERTY

277± Acres in Tunica County, MS

\$600,000

- 277± Acres with 261± Acres in WRP
- Hardwoods, Cypress, and Surrounded by AG Fields - Ideal for Deer and Duck Hunting
- 4 Duck Holes, 3 with Skid Blinds, and Timber Hole Potential
- Water Management: Gates, Propane Tank, and Pump
- 4 Shooting Houses with Internal Road Access
- Room for Food Plots to Attract Wildlife
- Conveniently Located: 15 Minutes to Tunica, 25 Minutes to Southaven, 40 Minutes to Memphis



COLBY
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TomSmithLandandHomes.com

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MS Delta Ducks and Bucks

277± ACRES IN TUNICA COUNTY, MS | \$600,000

This 277± acre property in the heart of the Mississippi Delta is a haven for hunters! This premier Tunica County property features 261± acres enrolled in WRP, with a diverse mix of hardwoods and cypress, making it ideal for deer and duck hunting. Surrounded by agricultural fields, the land offers an environment ideally suited for attracting wildlife.

The property is equipped with four shooting houses and an internal road system, providing easy access throughout. It features four established duck holes, three of which have skid blinds, with additional potential for creating a timber hole. Efficient water management is ensured with water control gates, a rented propane tank, and a pump for flooding the duck holes. Ample space is also available to develop food plots, further enhancing its appeal to wildlife.

This property is a rare find in the Mississippi Delta, combining exceptional hunting opportunities with easy accessibility. It is conveniently located just 15 minutes from the Tunica casinos, 25 minutes from Southaven, and 40 minutes from Memphis. Call Colby to schedule your private tour!

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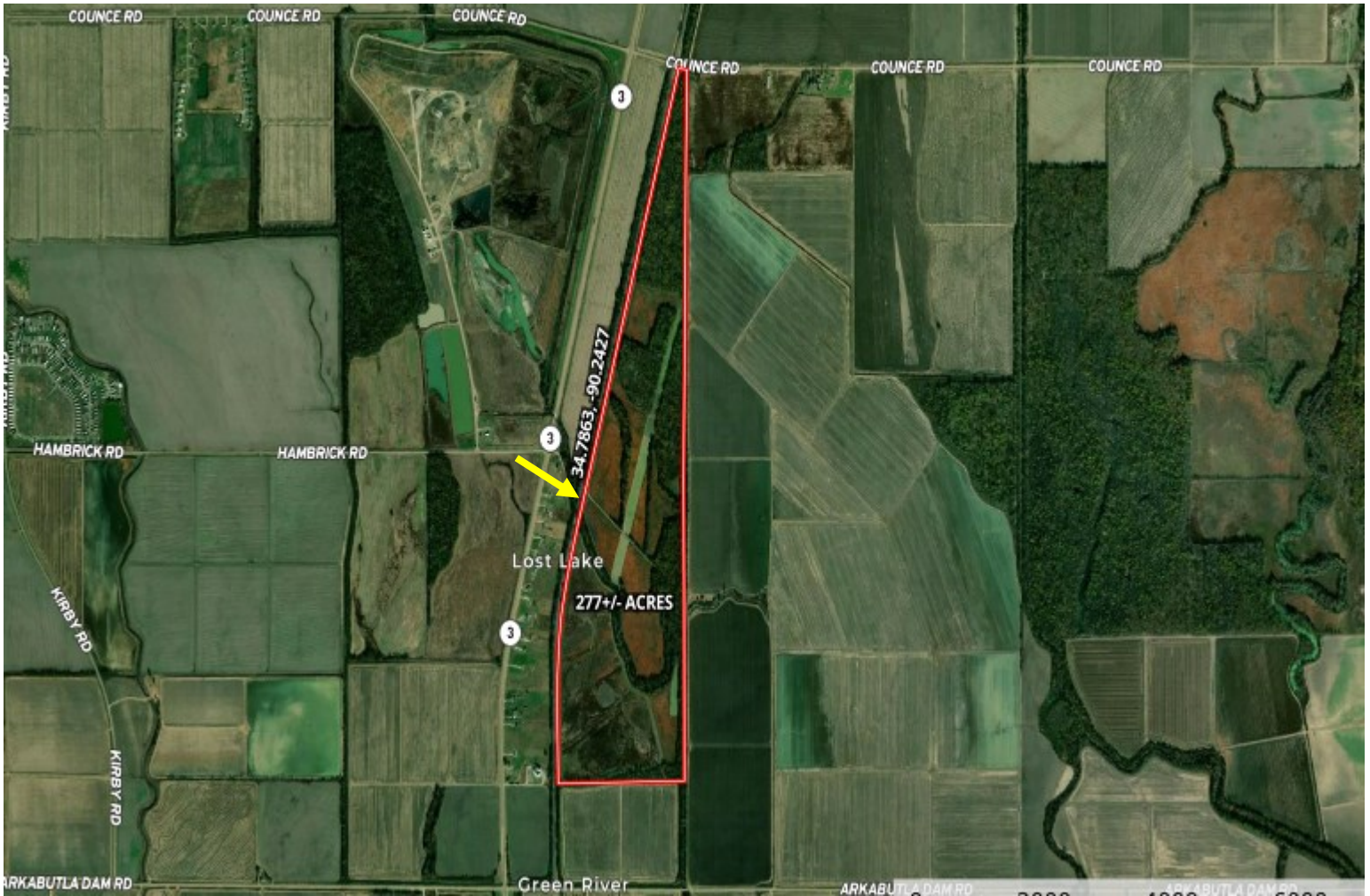


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AERIAL MAP



[Click Here for an Interactive Map Link](#)

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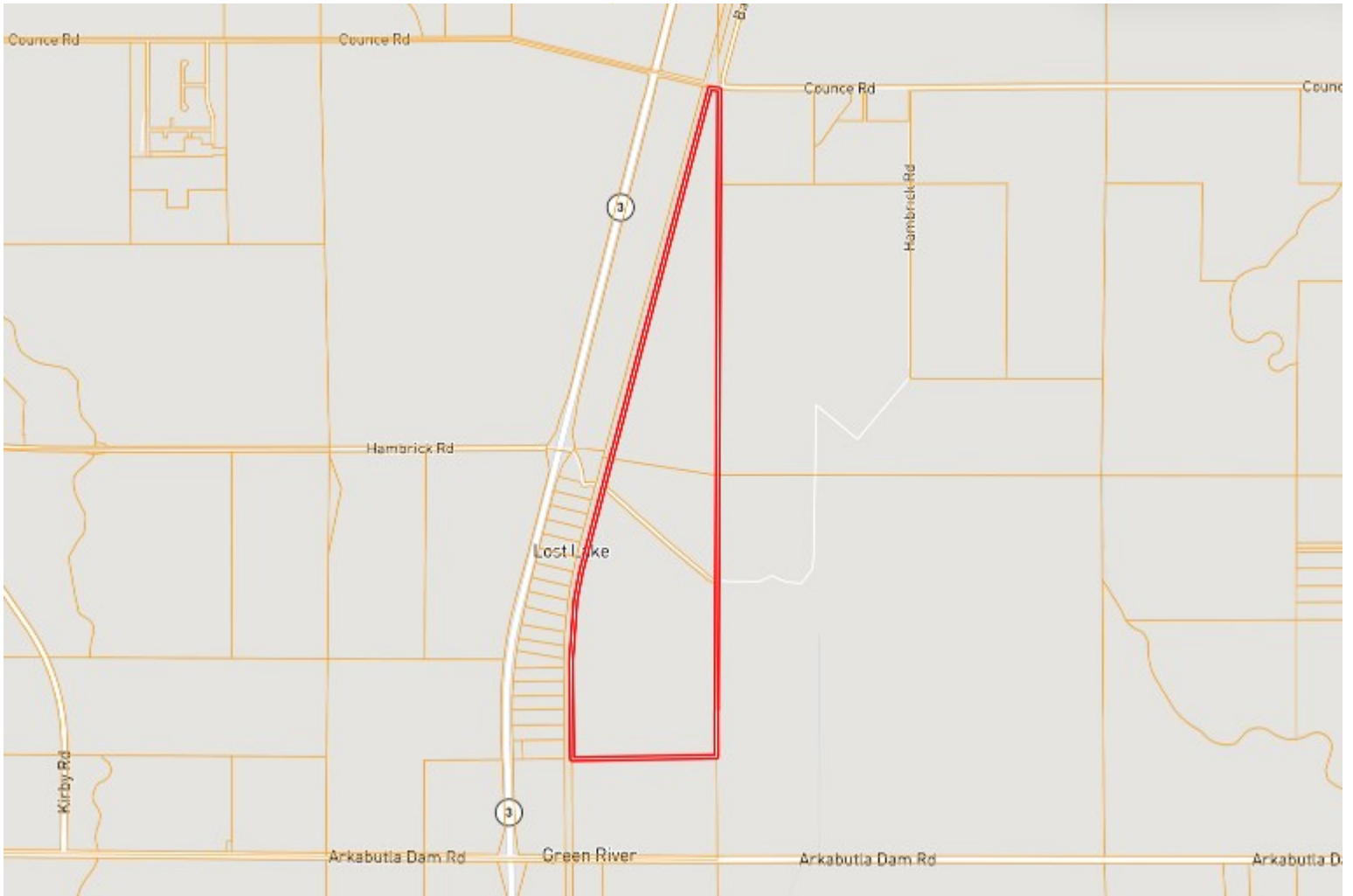


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OWNERSHIP MAP



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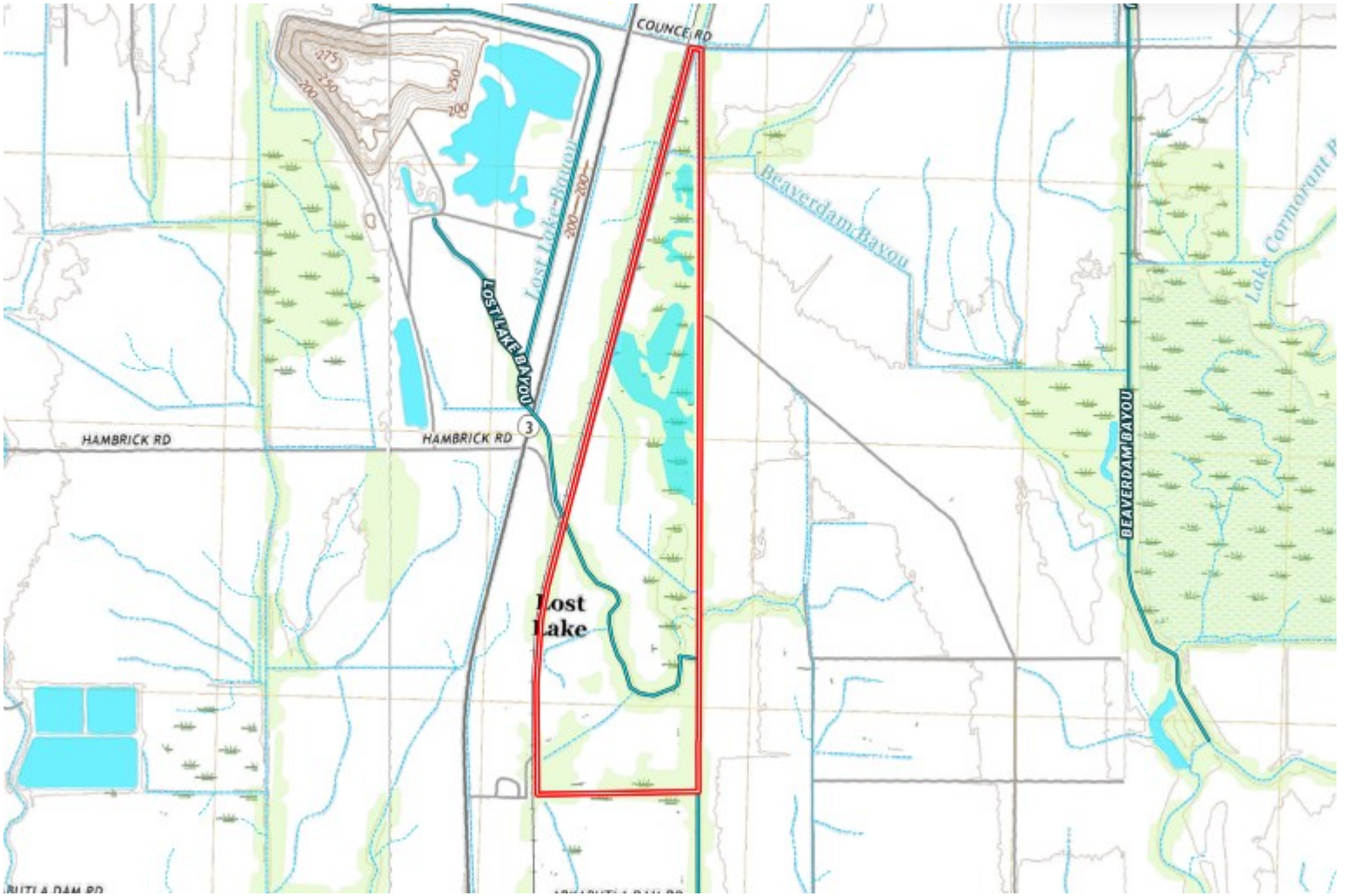


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TOPOGRAPHY MAP



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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
270	Sharkey clay, 0 to 1 percent slopes, rarely flooded, south	264.2 5	100	0	40	3w

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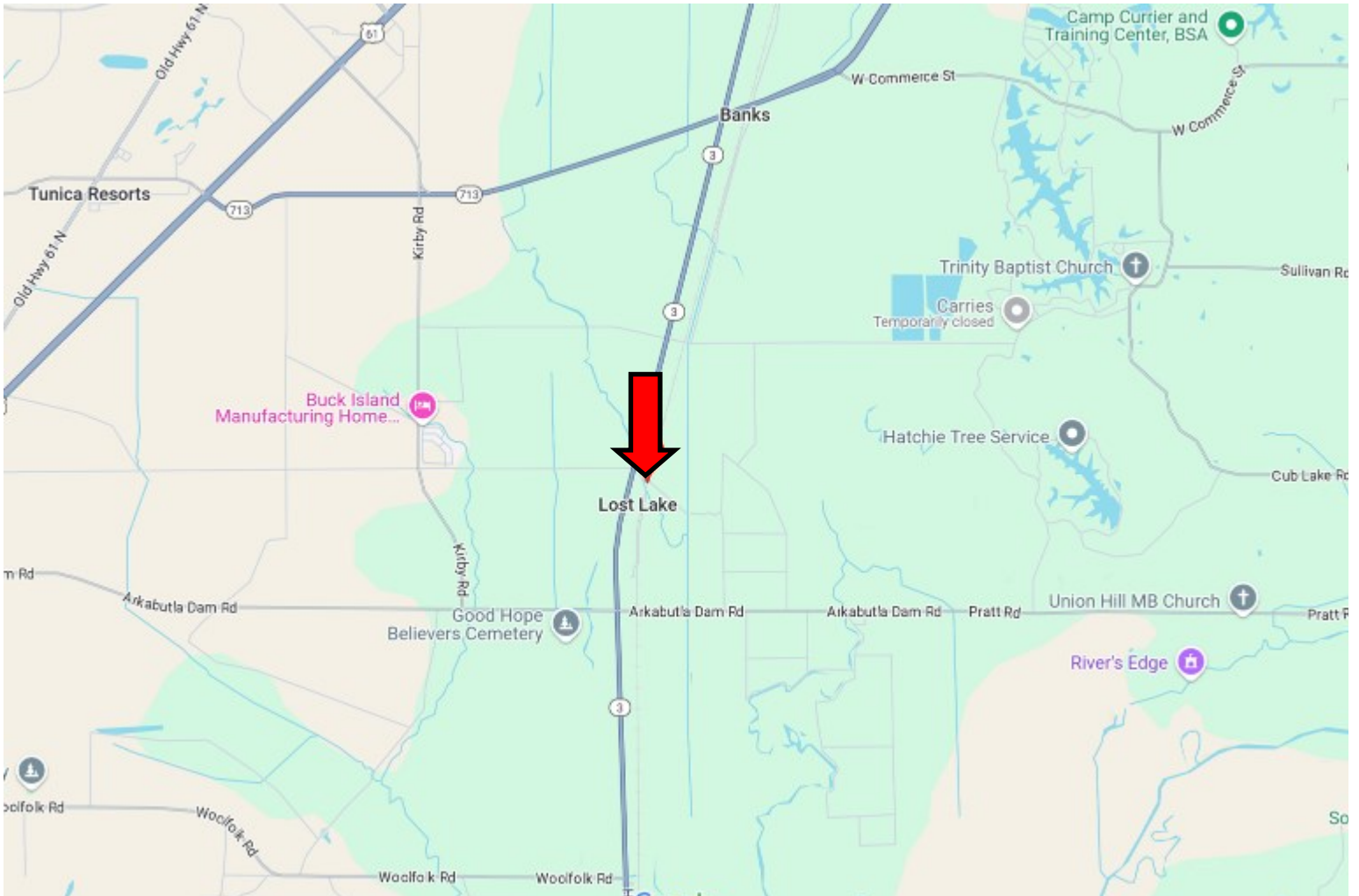


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DIRECTIONAL MAP



Directions from Hwy 61 in Tunica, MS: Travel North on Hwy 61 for 6.5 miles. Turn right onto Arkabutla Dam Rd. and travel 5.4 miles. Turn left onto Hwy 3 N and travel 1.1 miles. Turn right onto Hambrick Rd. The property will be on both sides of the road. [GOOGLE MAP LINK](#)



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