

738± Acres of Prime Recreational Land Along Lake Bolivar in Bolivar County, MS | \$1,250,000



This is a rare opportunity to own a true Delta hunting gem in Bolivar County, Mississippi. The 738± deeded acre tract is located right against the Mississippi River Levee, offering incredible whitetail deer, duck, and turkey hunting opportunities. Properties in this area seldom come on the market, making this a unique chance to secure a legacy recreational property in the heart of the Mississippi Delta.

Duck Hunting | Deer Hunting | Turkey Hunting | Dove Hunting | Fishing – Catfish, Crappie, Bream



**CHARLIE
HEINSZ**

REALTOR®

Office: 662.441.2500

Cell: 662.719.7218

Charlie@TomSmithLand.com



Expect More. Get More.

A Real Estate Expert You Can Trust

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





The landscape is a rich blend of mature hardwood woodlands, natural sloughs, and portions of Lake Bolivar. Depending on rainfall, the dry and wadeable hunting acreage consists of approximately 500-550 wooded acres along the lake's western shoreline. Additionally, the property includes 16 acres of open farmland on the southern end — an ideal location for building a cabin with lake views or establishing a dove field along the water's edge.

Wildlife plots are positioned in the central portion of the property, while the woodlands and field edges are absolutely covered in deer signs. The property adjoins the Mississippi River Levee and is conveniently located near two of the River's most renowned equity-share hunting clubs. This portion of the Delta has been coveted for its trophy deer hunting for decades. The property also boasts over 15,000 feet of frontage along Lake Bolivar, providing natural waterfowl flyway advantages during the winter migration.

A massive, unhunted agricultural block to the west of the property, extending up to the levee, serves as a natural sanctuary, allowing deer to feed safely and travel back into the timbered bottoms without hunting pressure. Access is made easy with frontage along Bolivar Road on the south side, as well as proposed deeded easements along the west side, giving you low-impact entry to your hunting stands and blinds throughout the property. There is a great income potential from harvesting mature timber on the property such as cypress, pecan, ash, and several varieties of oak, which are abundant on the property.

Located approximately 15 miles north of Greenville, MS, and about 20 miles southwest of Cleveland, MS, this property offers both seclusion and accessibility.

If you've been searching for that near-impossible-to-find recreational timberland tract along the Mississippi River in Bolivar County, this could be the one. Call Charlie today to see this tract for yourself!



CHARLIE HEINSZ
REALTOR®

Office: 662.441.2500

Cell: 662.719.7218

Charlie@TomSmithLand.com

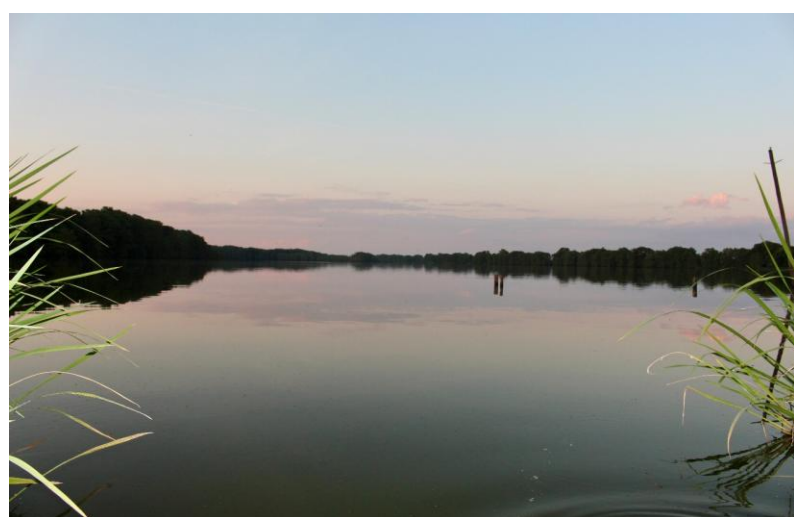


A Real Estate Expert You Can Trust

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





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.





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.





CHARLIE HEINSZ
REALTOR®

Office: 662.441.2500

Cell: 662.719.7218

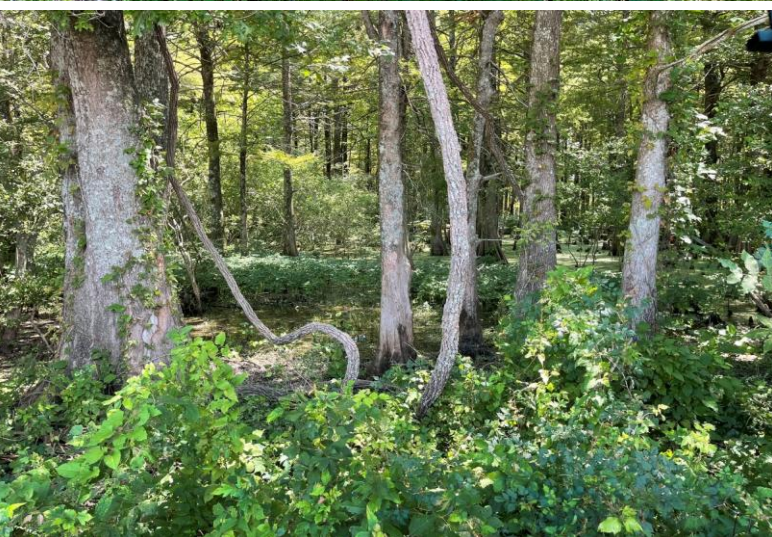
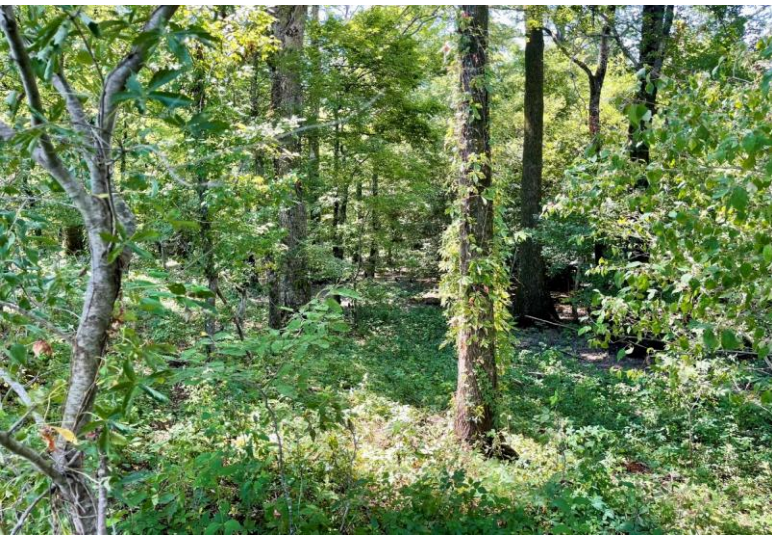
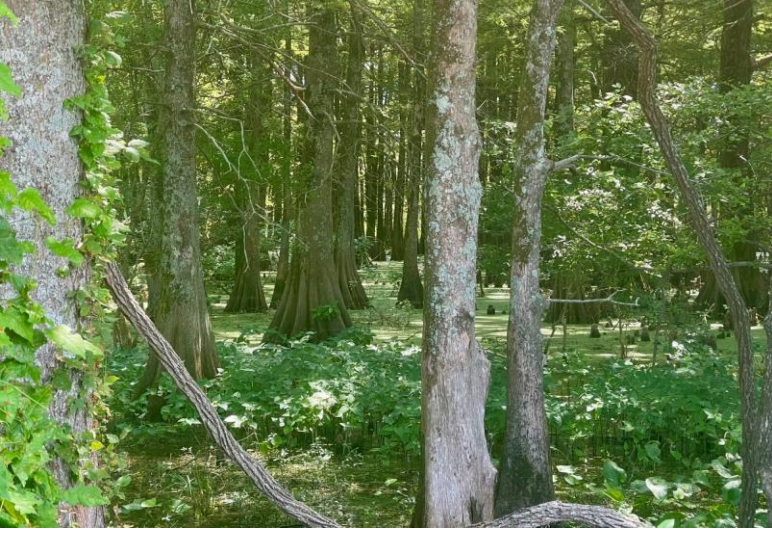
Charlie@TomSmithLand.com



A Real Estate Expert You Can Trust
TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





CHARLIE HEINSZ

REALTOR®

Office: 662.441.2500

Cell: 662.719.7218

Charlie@TomSmithLand.com

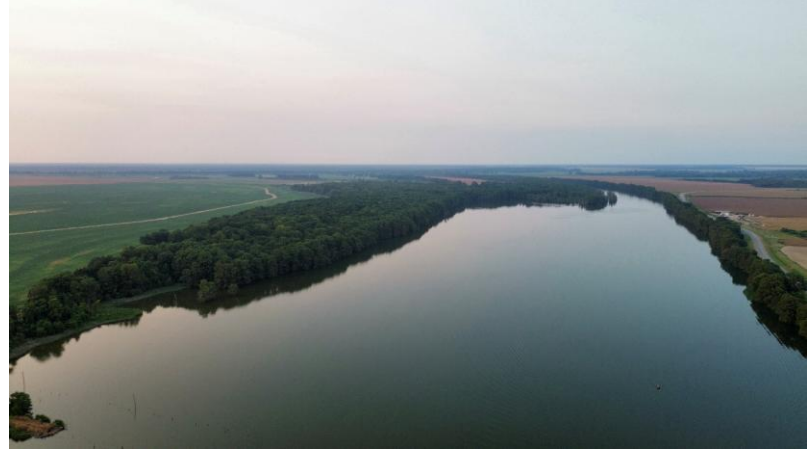


A Real Estate Expert You Can Trust

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





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.





CHARLIE HEINSZ
REALTOR®

Office: 662.441.2500

Cell: 662.719.7218

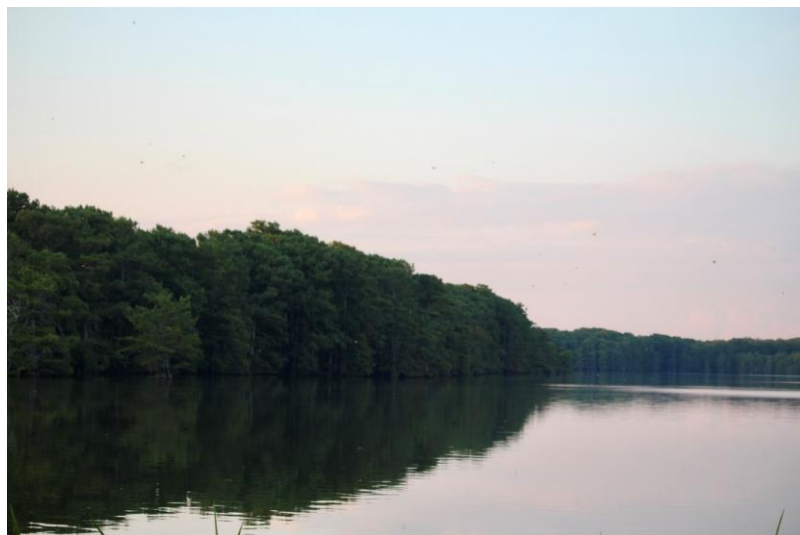
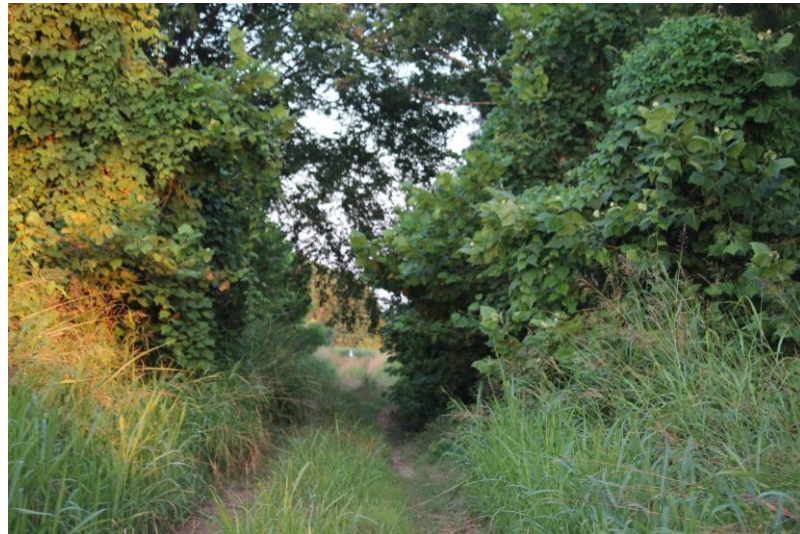
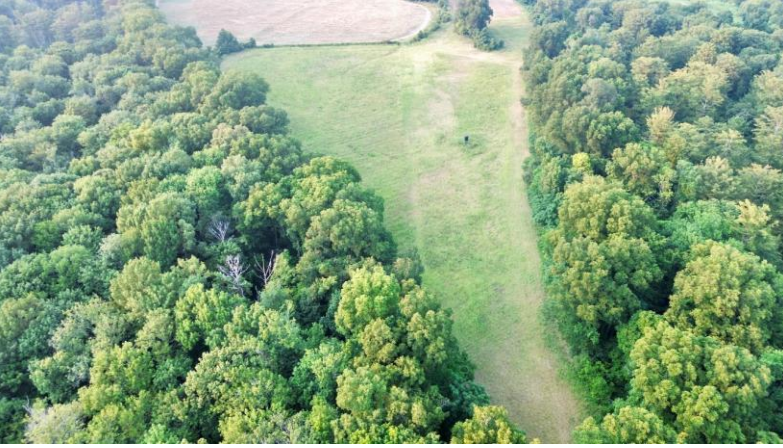
Charlie@TomSmithLand.com



A Real Estate Expert You Can Trust
TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





CHARLIE HEINSZ
REALTOR®

Office: 662.441.2500

Cell: 662.719.7218

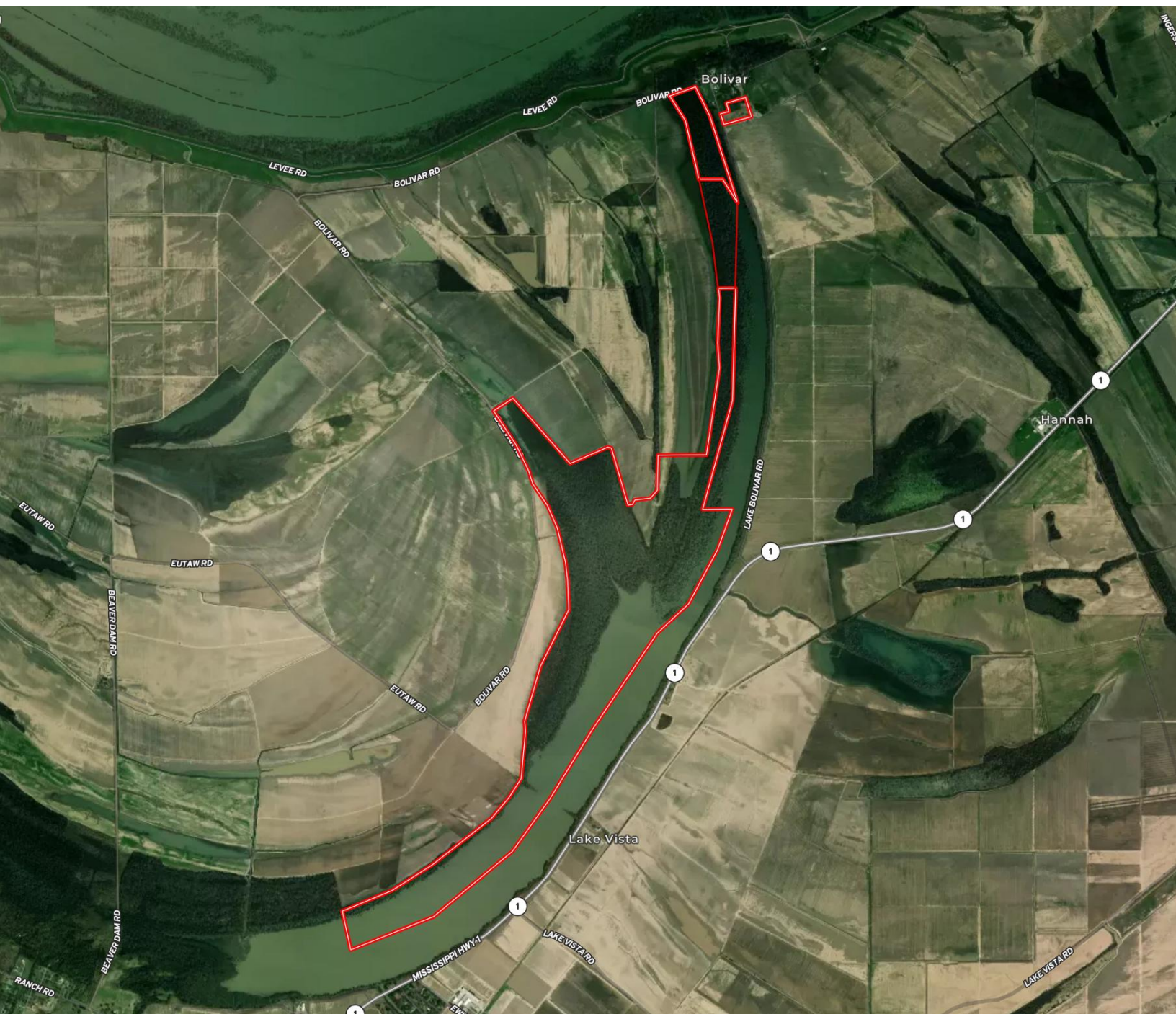
Charlie@TomSmithLand.com



A Real Estate Expert You Can Trust
TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





CHARLIE HEINSZ

REALTOR®

Office: 662.441.2500

Cell: 662.719.7218

Charlie@TomSmithLand.com



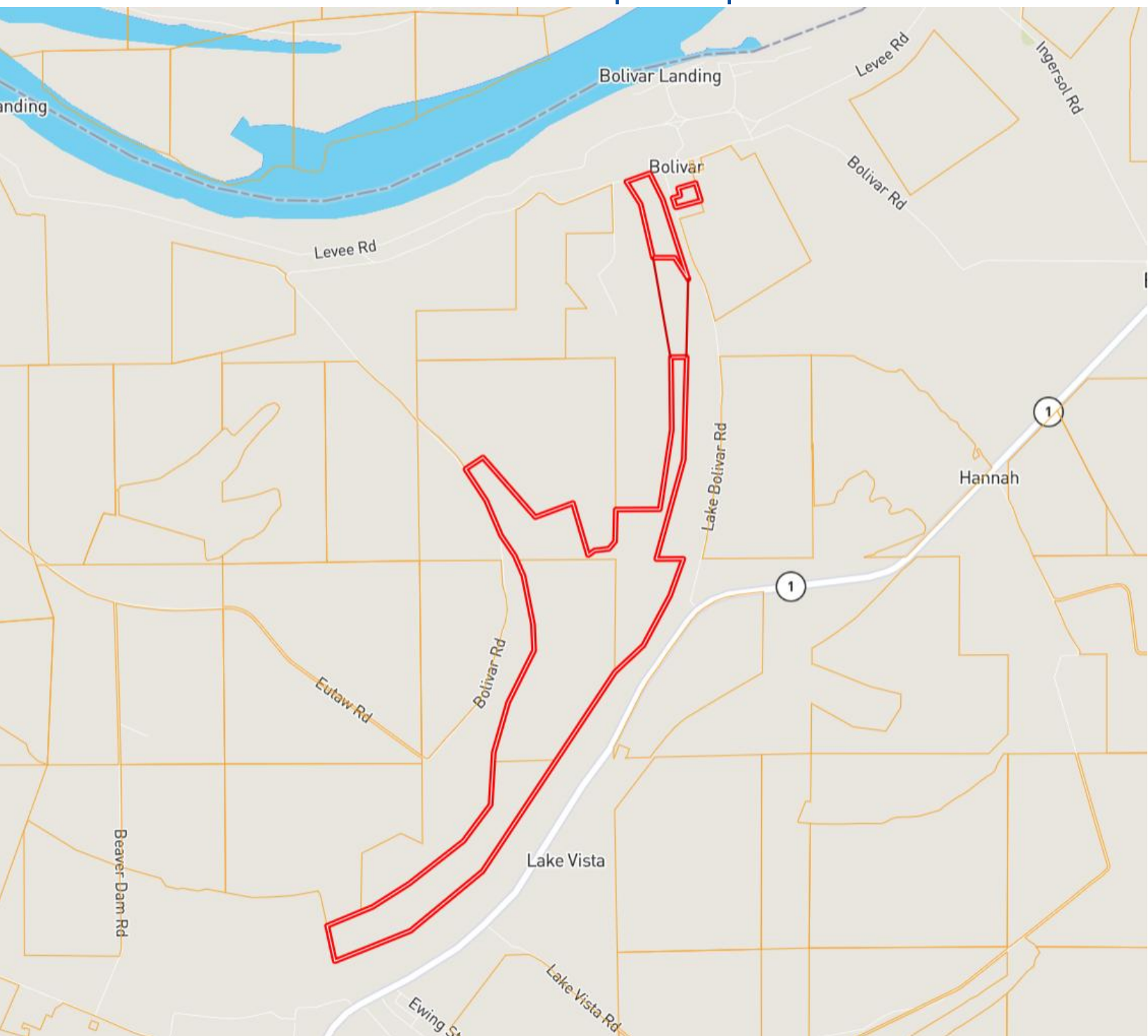
A Real Estate Expert You Can Trust

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



Ownership Map



CHARLIE HEINSZ

REALTOR®

Office: 662.441.2500

Cell: 662.719.7218

Charlie@TomSmithLand.com



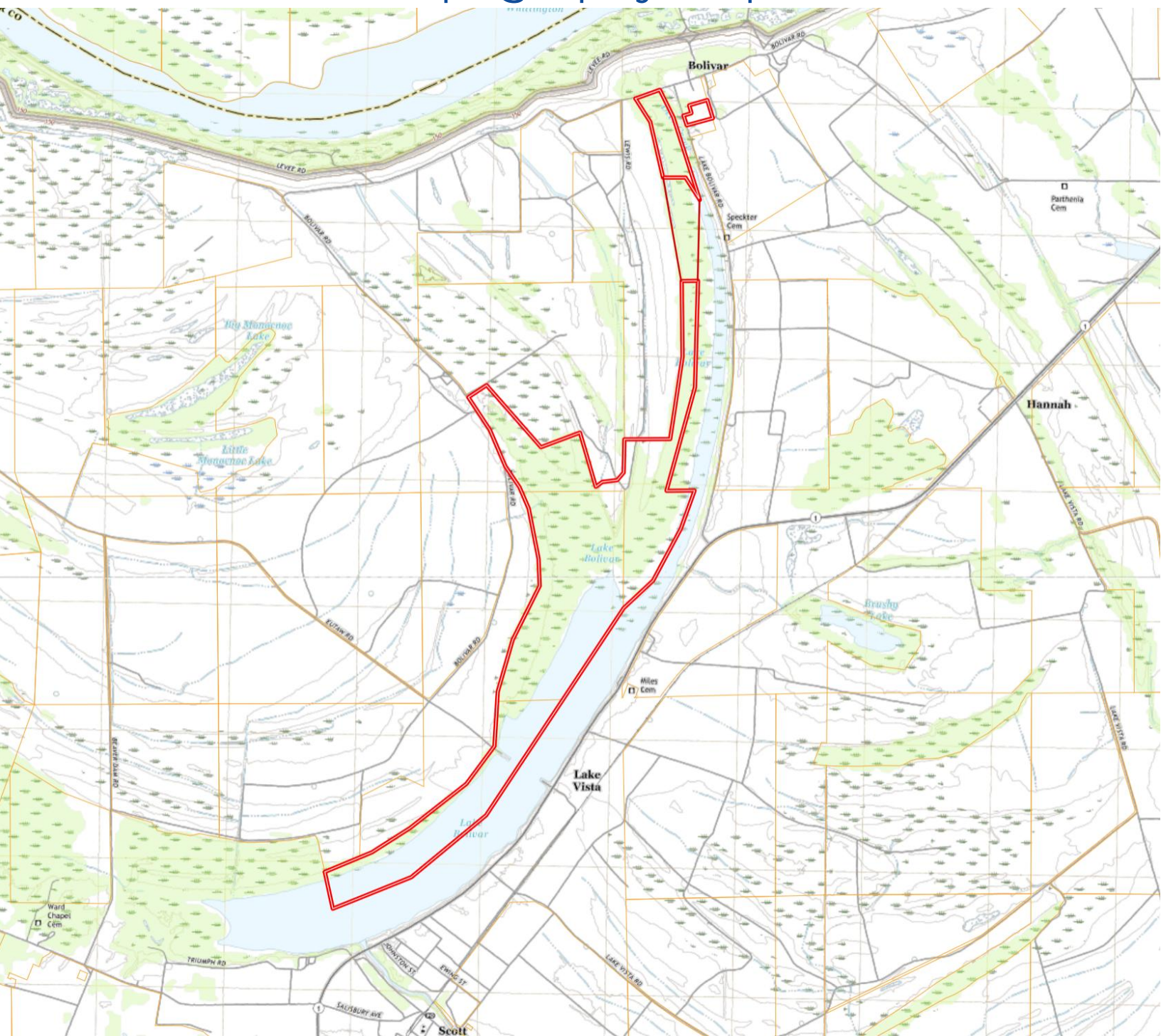
A Real Estate Expert You Can Trust

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



Topography Map



CHARLIE HEINSZ

REALTOR®

Office: 662.441.2500

Cell: 662.719.7218

Charlie@TomSmithLand.com

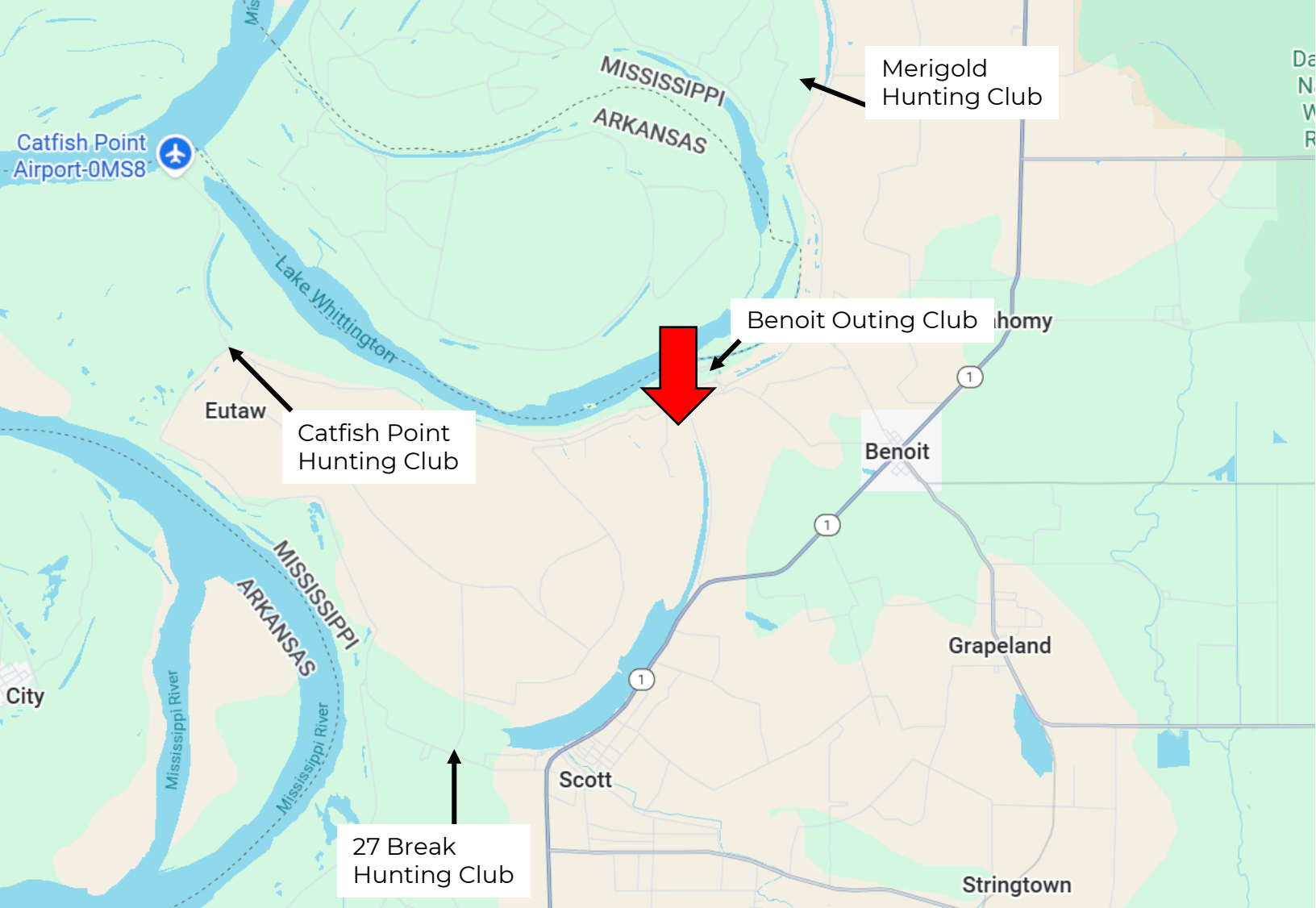


A Real Estate Expert You Can Trust

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





Directions from HWY 1 & HWY 448 in Benoit, MS:

Travel south on HWY 1 for 3.1 miles, then turn right onto Lake Bolivar Road. After 2.3 miles, turn left onto Bolivar Road. The property will be on your left in 295 feet.

[Click for Google Maps.](#)



**CHARLIE
HEINSZ**
REALTOR®

Office: 662.441.2500

Cell: 662.719.7218

Charlie@TomSmithLand.com



Expect More. Get More.

A Real Estate Expert You Can Trust

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

