

Welcome to **DIXIE BRAKE**

1,540 ACRES LOCATED IN
LEFLORE AND CARROLL COUNTIES

\$7,500,000



**ANTHONY
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Dixie Brake is located in both **Leflore and Carroll Counties**. Established in 1978, a group of gentlemen set out to create a world-class destination in the Mississippi Delta. The property boasts an abundance of wildlife, including deer, ducks, rabbits, squirrels, turkeys, and alligators.

Over the decades, Dixie Brake has earned a reputation as a premier destination for waterfowl and upland hunting. The owners transformed the land from open croplands to plantation hardwoods through the Conservation Reserve Program. This initiative allowed them to design a well-thought-out infrastructure, incorporating wetland units with floodgates across more than eight duck holes and multiple timber holes.

There are over nine miles of well-maintained roads, making it easy to navigate the property by vehicle. Utilizing the natural landscape, the property features a scenic blend of cypress sloughs rolling between plantation hardwood ridges and open wildlife fields.

At the heart of the property lies a large field, over 2,100 feet long, which could accommodate a runway for those wishing to fly in their private planes, with the potential to extend another 400 feet for additional space.

The property includes a spacious 9,000 square foot lodge cabin that contains 12 beds and 6 baths. The vaulted ceiling living room opens to the kitchen, creating a great space for gathering and cooking with friends and family. Just outside the living room, you can relax on your own pier and enjoy fishing all day long. If you're looking for a property that meets all your needs or considering a site for an equity share, Dixie Brake fits the bill!

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Click Here for a Video of the Property

Improvements:

- Lodge
- Interior Roads: 9+/- miles
- Upland Food Plots: 55+/- acres
- Wetland Food Plots: 40+/- acres
- Deep Water Hunting Lakes: 65+/- acres
- Bee Lake: a 25+/- acre fully stocked lake with bream, crappie, and catfish

Land Breakdown:

- Natural Timberland
- CRP – Hardwood Plantation
- Croplands



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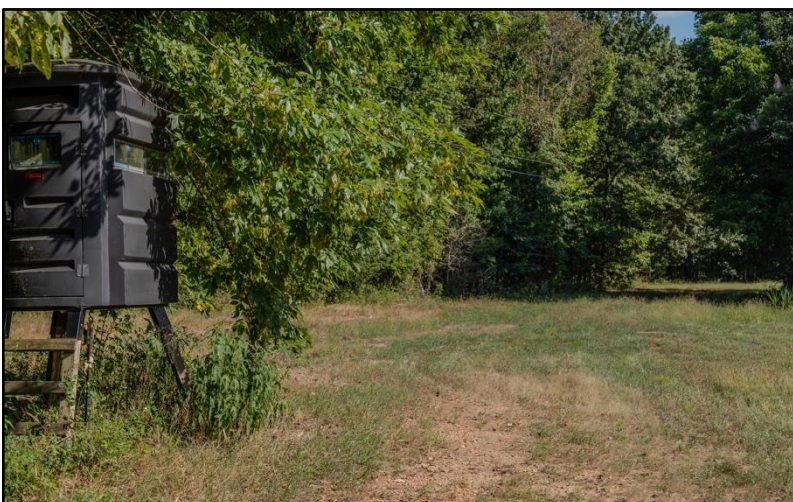
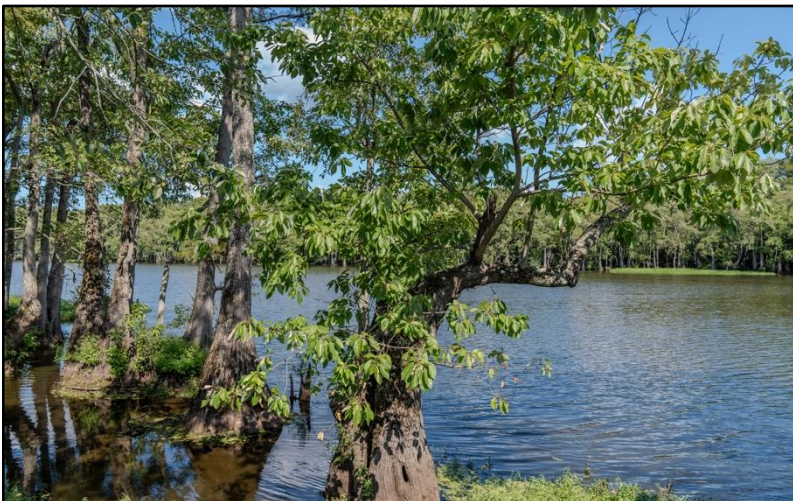
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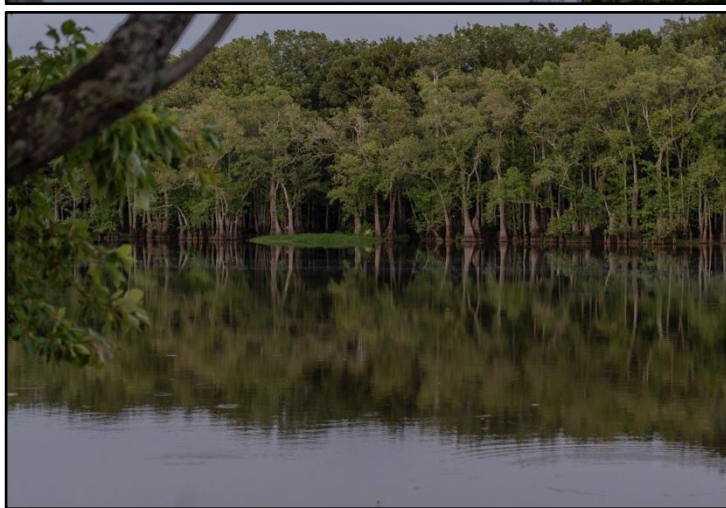
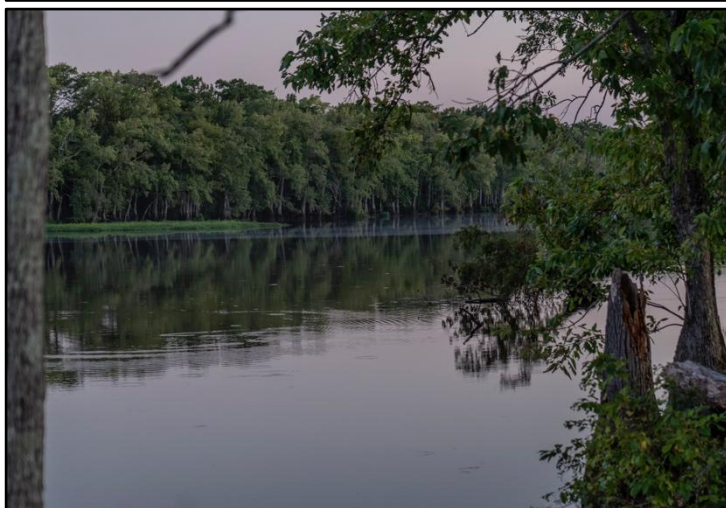
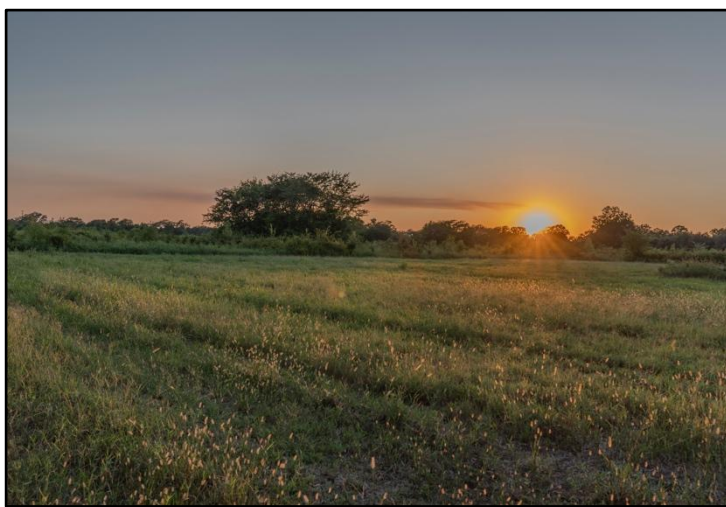
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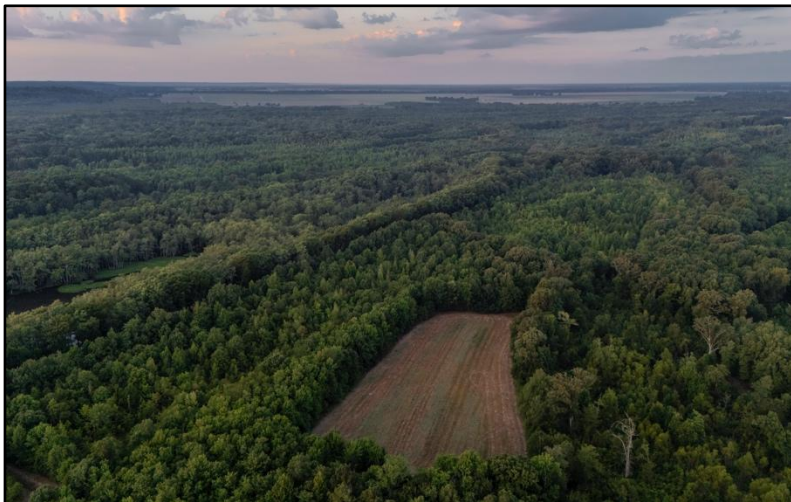
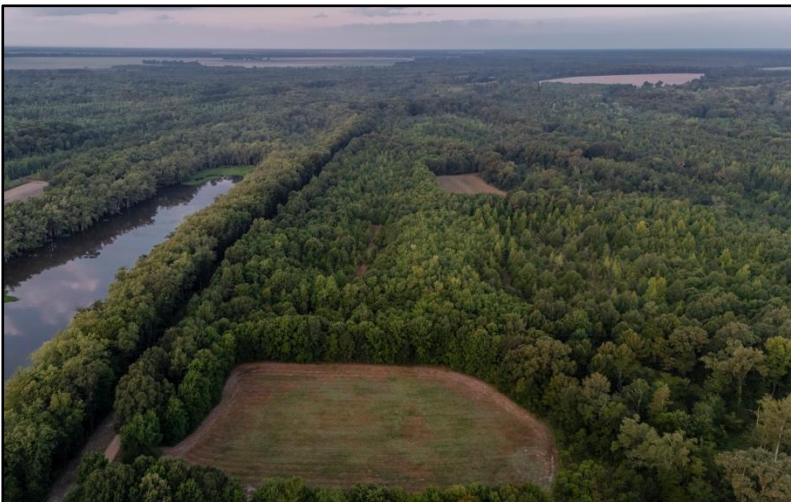
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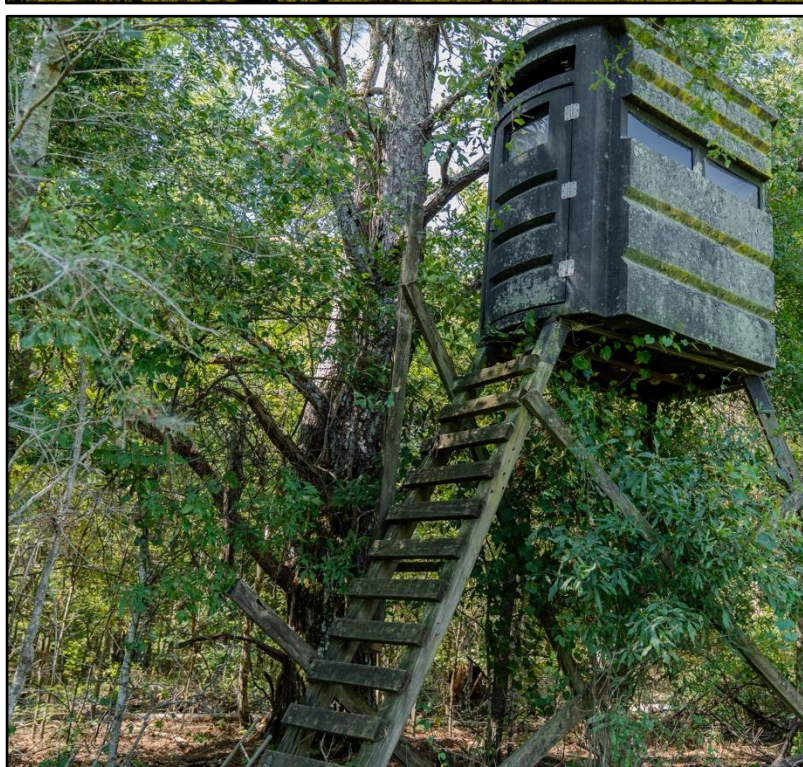
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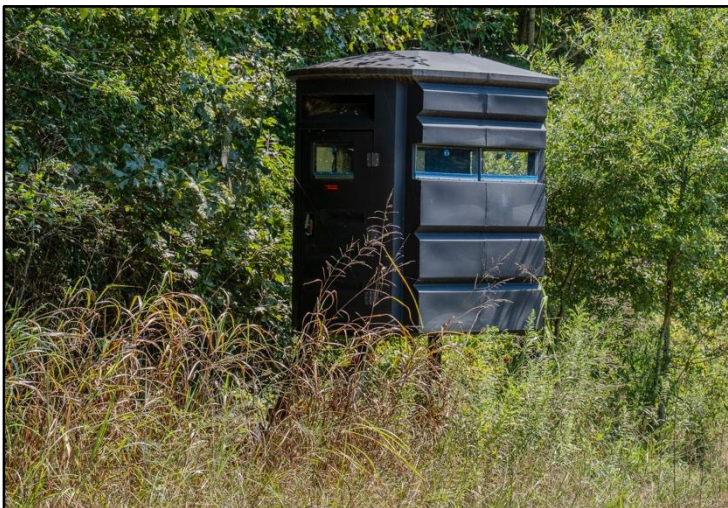
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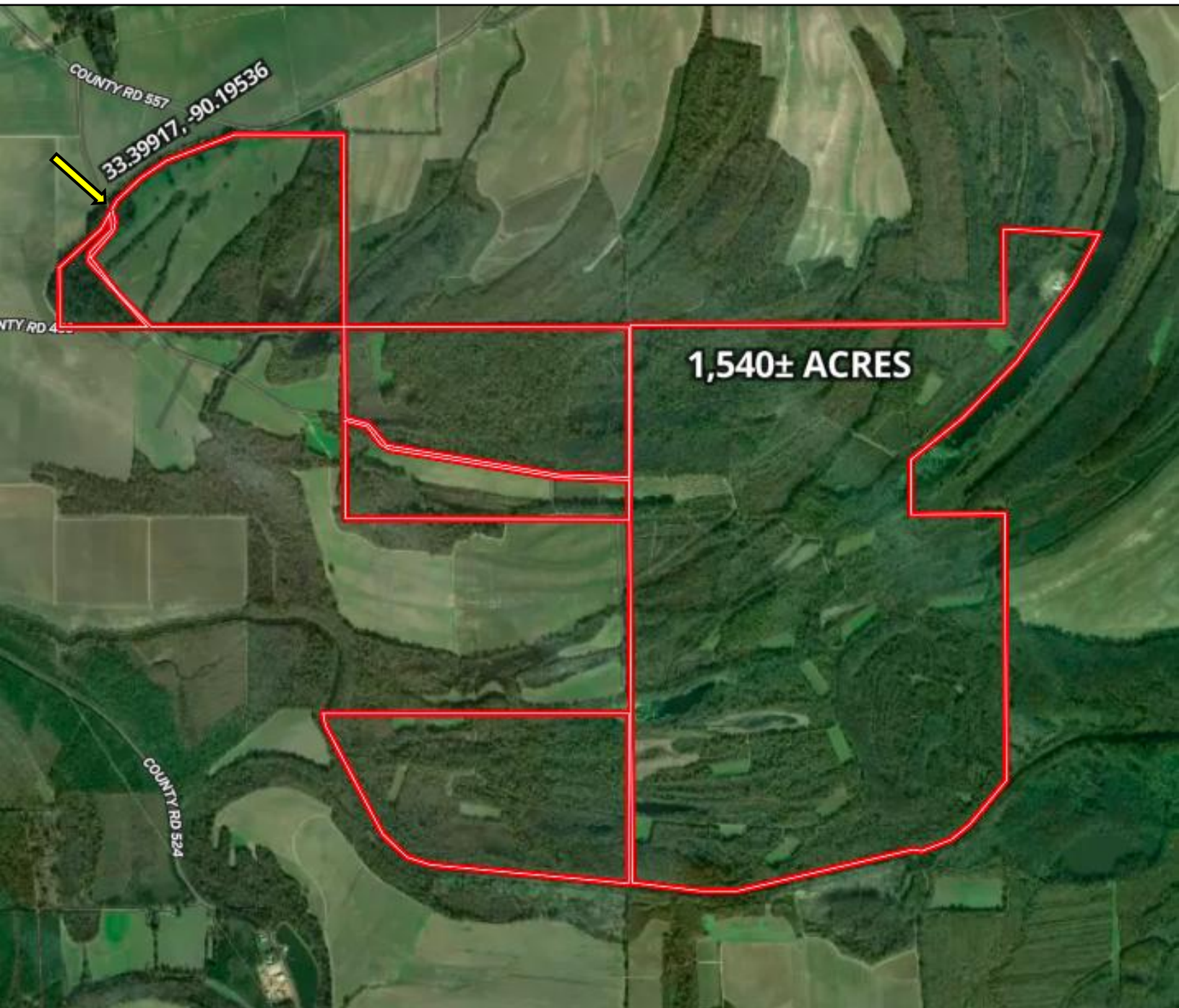
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AERIAL MAP |

[Click for the Interactive Map](#)



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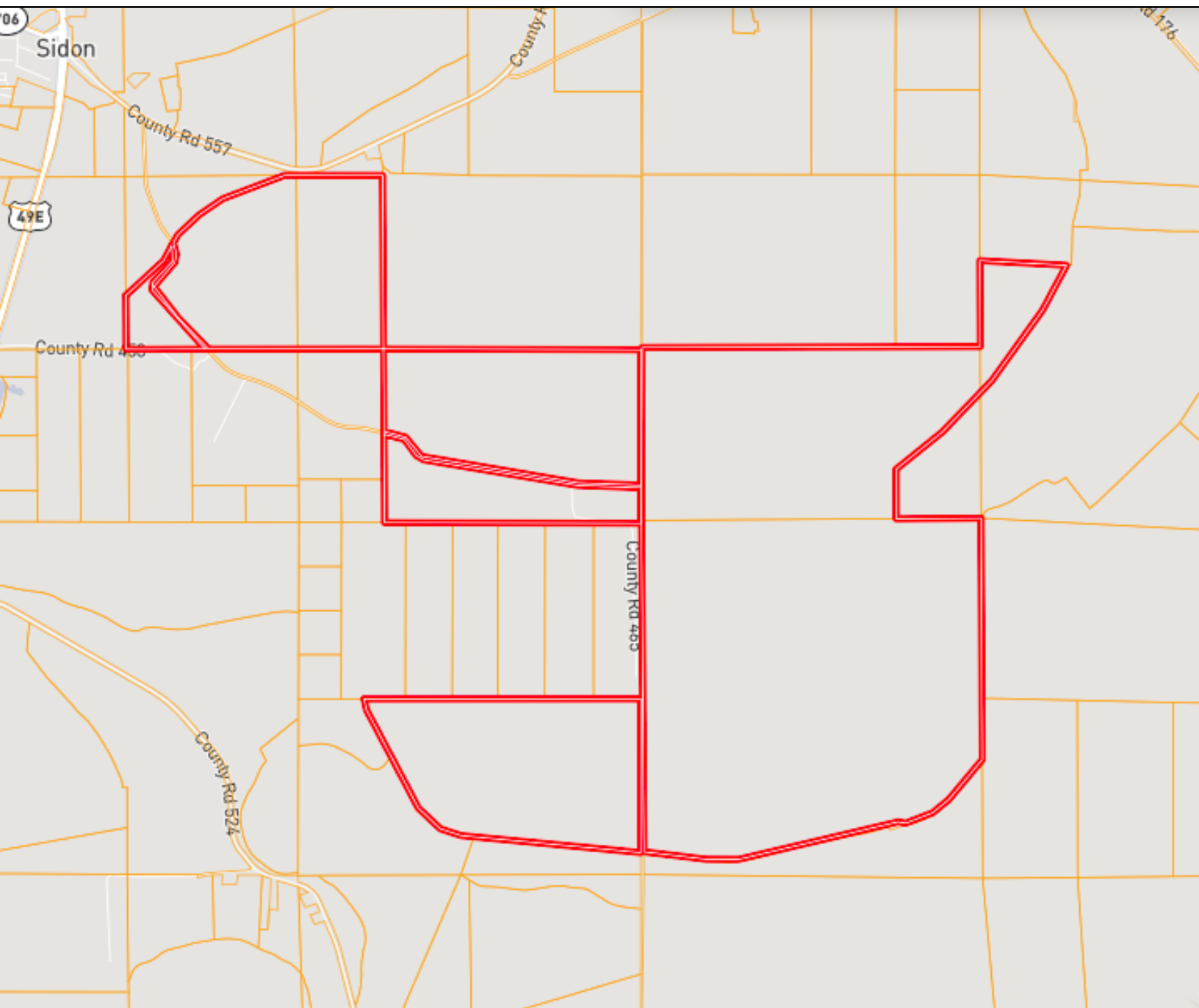


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OWNERSHIP MAP



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This topographic map displays the LeFlore and Carroll County area in Oklahoma. A red outline delineates a project area that spans across the county line. The map features several geographical elements:
 - **Lakes:** Third Bridge Lake, Round Lake, and Round Lake are labeled.
 - **Roads:** CO RD 271, CO RD 465, CO RD 324, and CO RD 294 are marked.
 - **County Line:** The boundary between LeFlore CO and Carroll CO is clearly indicated.
 - **Topography:** Contour lines and elevation markers (e.g., 1025, 1020, 1015, 1010, 1005, 1000, 995, 990, 985, 980, 975, 970, 965, 960, 955, 950, 945, 940, 935, 930, 925, 920, 915, 910, 905, 900, 895, 890, 885, 880, 875, 870, 865, 860, 855, 850, 845, 840, 835, 830, 825, 820, 815, 810, 805, 800, 795, 790, 785, 780, 775, 770, 765, 760, 755, 750, 745, 740, 735, 730, 725, 720, 715, 710, 705, 700, 695, 690, 685, 680, 675, 670, 665, 660, 655, 650, 645, 640, 635, 630, 625, 620, 615, 610, 605, 600, 595, 590, 585, 580, 575, 570, 565, 560, 555, 550, 545, 540, 535, 530, 525, 520, 515, 510, 505, 500, 495, 490, 485, 480, 475, 470, 465, 460, 455, 450, 445, 440, 435, 430, 425, 420, 415, 410, 405, 400, 395, 390, 385, 380, 375, 370, 365, 360, 355, 350, 345, 340, 335, 330, 325, 320, 315, 310, 305, 300, 295, 290, 285, 280, 275, 270, 265, 260, 255, 250, 245, 240, 235, 230, 225, 220, 215, 210, 205, 200, 195, 190, 185, 180, 175, 170, 165, 160, 155, 150, 145, 140, 135, 130, 125, 120, 115, 110, 105, 100, 95, 90, 85, 80, 75, 70, 65, 60, 55, 50, 45, 40, 35, 30, 25, 20, 15, 10, 5, 0) are shown, indicating the terrain's elevation.
 - **Other Features:** A red outline marks the project area, which includes a large section in the north and a smaller section in the south, separated by a vertical line. The map also shows various smaller roads and geographical features.

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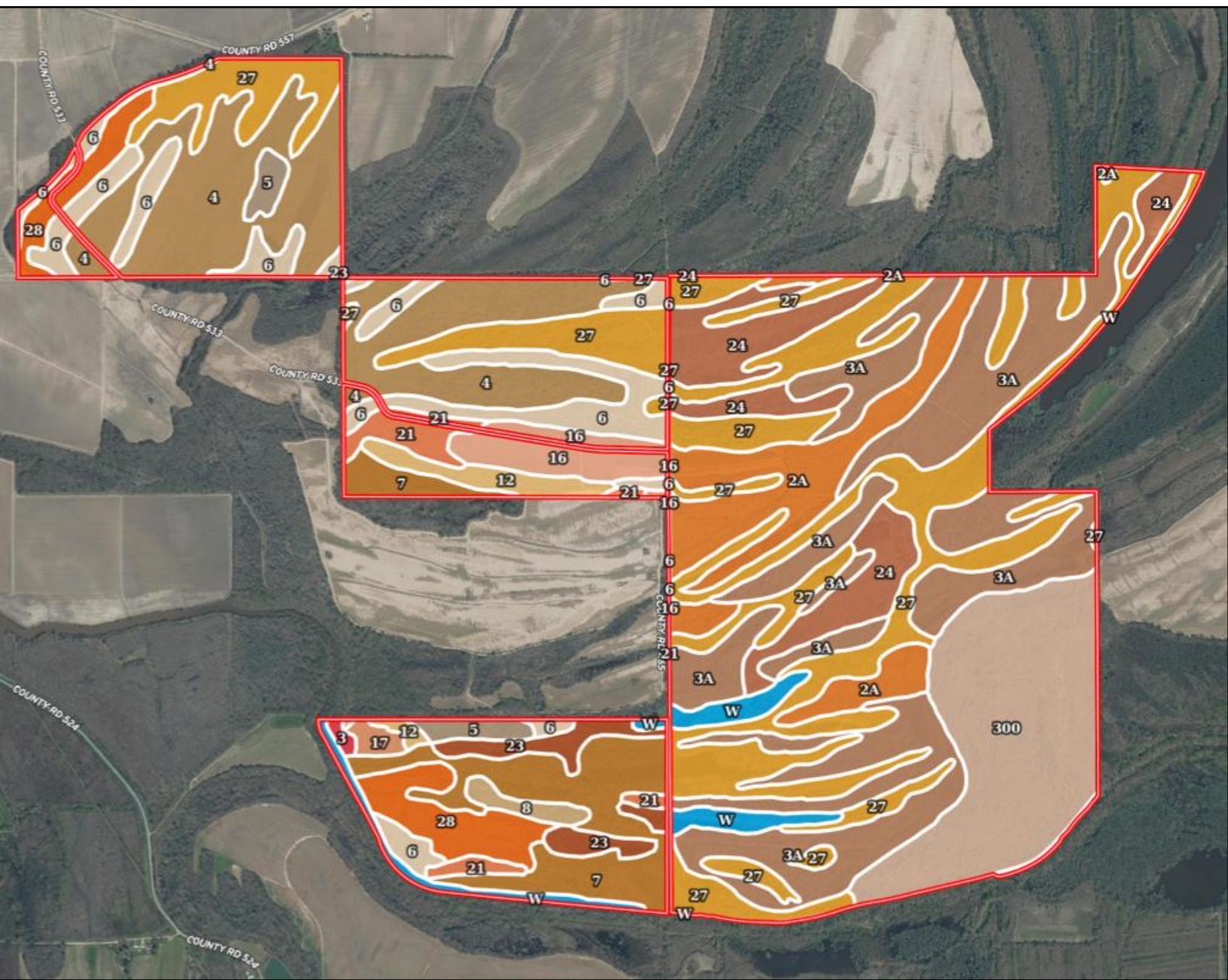


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SOIL MAP



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SOIL MAP

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
27	Tensas silty clay loam, 0 to 1 percent slopes	318.39	20.86	0	75	3w
3A	Dundee silt loam, 0 to 2 percent slopes	277.18	18.16	0	86	2w
4	Alligator clay, 0 to 1 percent slopes	185.18	12.13	0	49	3w
300	Sharkey clay, ponded	154.67	10.13	0	19	5w
2A	Dubbs silt loam, 0 to 2 percent slopes, rarely flooded	103.16	6.76	0	90	2e
24	Forestdale silt loam	92.61	6.07	0	64	3w
6	Alligator clay, depressional	91.67	6.0	0	22	5w
7	Alligator, Tensas, and Dowling soils, frequently flooded	91.03	5.96	0	37	5w
28	Tensas silty clay loam, 1 to 3 percent slopes	50.69	3.32	0	75	3e
W	Water	34.12	2.23	0	-	-
16	Dubbs loam, 0 to 1 percent slopes	31.4	2.06	0	90	1
23	Dowling muck	25.43	1.67	0	7	7w
21	Dundee loam, 0 to 1 percent slopes	21.94	1.44	0	86	2w
12	Askew silt loam, 1 to 3 percent slopes	19.51	1.28	0	86	2e
5	Alligator clay, 1 to 3 percent slopes	14.33	0.94	0	49	3e
8	Arkabutla silty clay loam, 0 to 2 percent slopes	8.02	0.53	0	77	2w
17	Dubbs loam, 1 to 3 percent slopes	5.2	0.34	0	90	2e
3	Alflic Udarents, loamy	2.12	0.14	0	-	3e
TOTALS		1526.65(*)	100%	-	60.58	3.19

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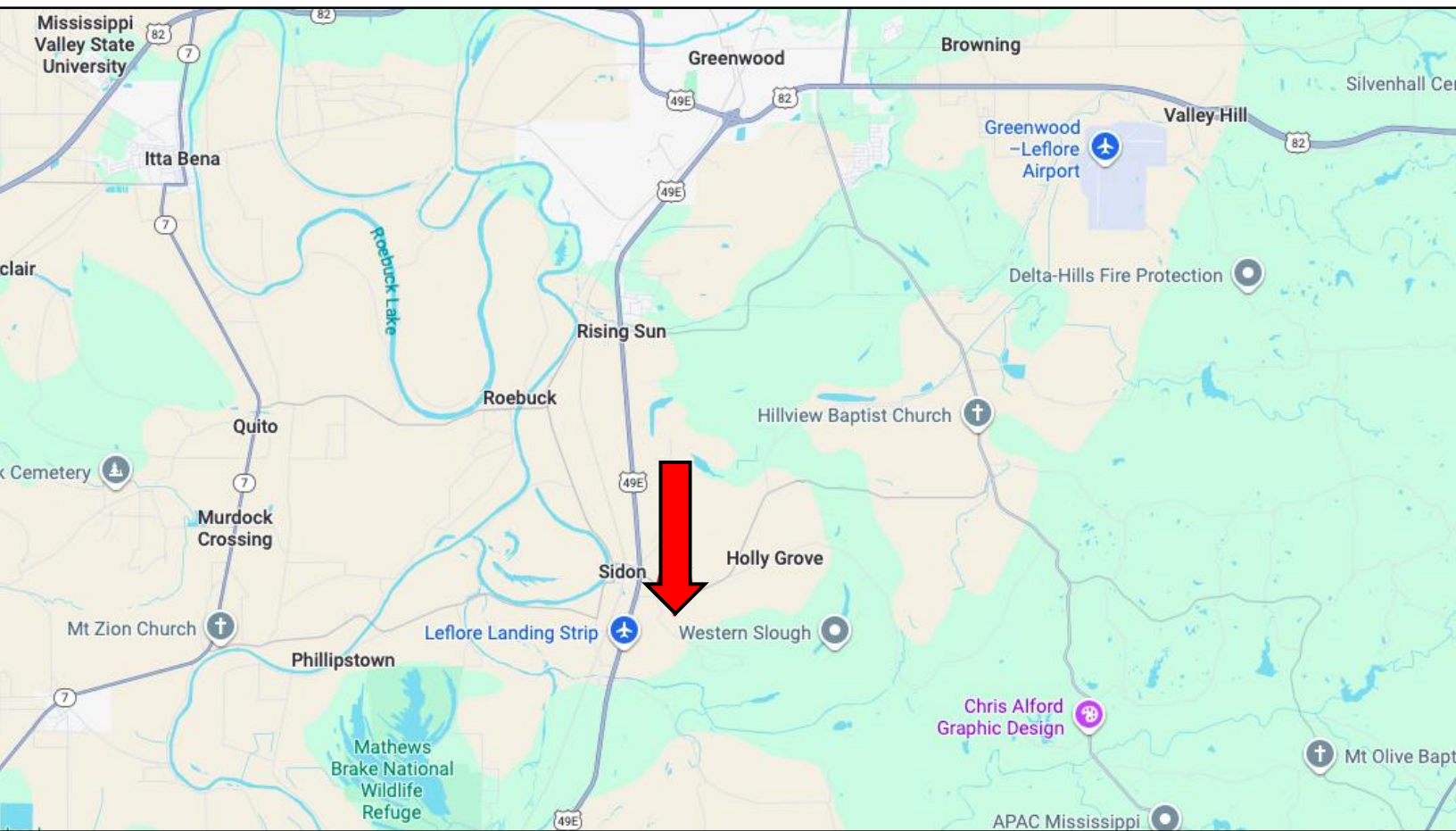
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DIRECTIONAL MAP



Address: Co Rd 533, Sidon, MS 38954

Directions from US-49E & US-82 in Greenwood, MS:

Travel southwest on US-49E for 7.1 miles. Turn left onto Front Street for 0.4 miles. Turn right onto Co Rd 533. After 0.6 miles, you have arrived. [Google Maps Link](#)



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