



HUNTER'S TROPHY PARADISE ON THE MISSISSIPPI RIVER

1,272± Acres in Washington County, MS



- 1,272± Acres on the MS River in Washington County
- Trophy Deer
- One Acre Home/Cabin Site across Levee
- 12 Established Food Plots
- 6 Shooting Houses
- 7 Ladder Stands

- One Pitt Blind
- 2 Duck Structures and Sloughs
- Barr Pitt
- Excellent Fishing on the MS River
- Established Road System
- Mature Timber

DIRECTIONS FROM GREENVILLE, MS: Travel Highway 1 for 19 miles. Turn right on Roy's Store Rd. and travel 1.3 miles. Turn right on Eastside Lake Washington and travel 1.3 miles then continue on Leota Rd. for 3 miles. The property will be on the right. [Google Maps Link](#)

Call The Land Man today!

TOM SMITH, ALC, BROKER®

Tom@TomSmithLand.com

601.898.2772 office | 601.454.9397 cell



TomSmithLand.com

Information is believed to be accurate but not guaranteed.

1,272+/- ACRES IN WASHINGTON COUNTY, MS

This diverse Washington County, MS property is located just four miles from the famous “Roy’s Store”. To understand the beauty and abundance of game this tract offers, you will have to come see it with your own eyes. Of the 1,272± acres, all but two lie inside the Mississippi River levee. There is a two-acre headquarters with a completely furnished mobile home, a storage yard, covered R.V. and motor home parking, equipment storage, and plenty of parking for you and your guests.

Once on top of the levee you will see the massive, mature hardwood timber. There is a fantastic road system, which leads you throughout the mainland tract directing you to one of the twelve established food plots or four duck holes. The food plots are exceptional, with feeders, minerals, several licks, and six of the plots feature nice shooting houses. The duck holes have control pipes, structures, a pit blind, two stationary blinds, and a Barr Pit that provides outstanding duck hunts. In addition to the structures, there are two sloughs with blinds that provide an abundance of ducks! The owner of this property has done an outstanding job of laying it out and managing for trophy whitetail! The duck hunting history has been excellent over the last several years but has not been a priority like the deer. There are no easements or encumbrances on this property. A survey was recently performed, detailing 665± acres on the mainland and 607± acres lying in the Mississippi River—which has unbelievable white sand beaches, food plots, and potential duck holes.

If you and your family have been looking for the perfect place to encounter some of the best hunting and wildlife experiences this is it! A diverse property such as this not only provides trophy opportunities but also family fun such as riding ATV’s, beach volleyball on the sugar sand beaches, cook-outs on the river, and watching the most amazing sunsets you will ever see! Call Tom Smith today for your private showing of this very rare property on The Mighty Mississippi!



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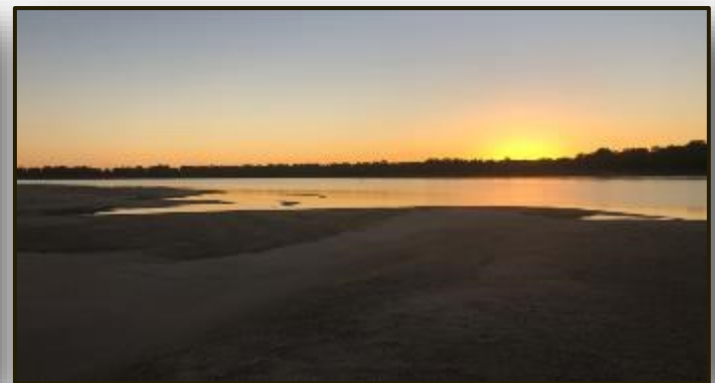


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AERIAL MAP



Click [HERE](#) for an Interactive Map



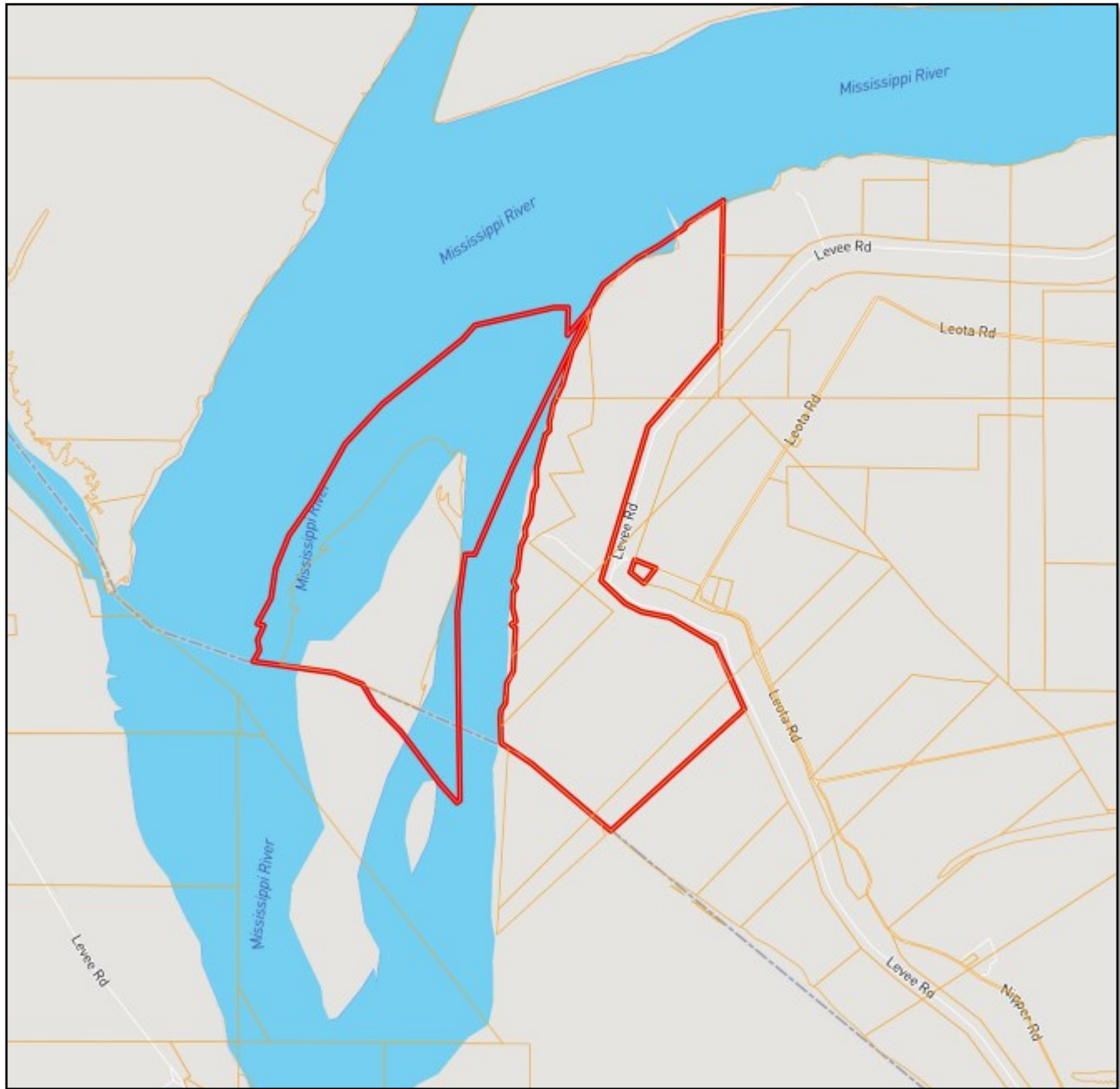
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OWNERSHIP MAP



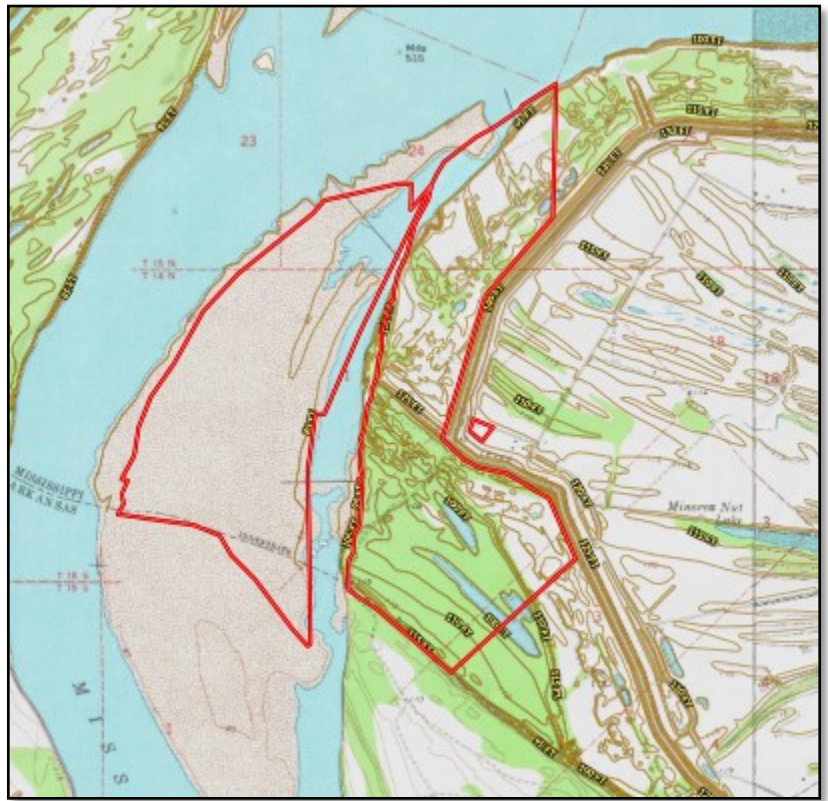
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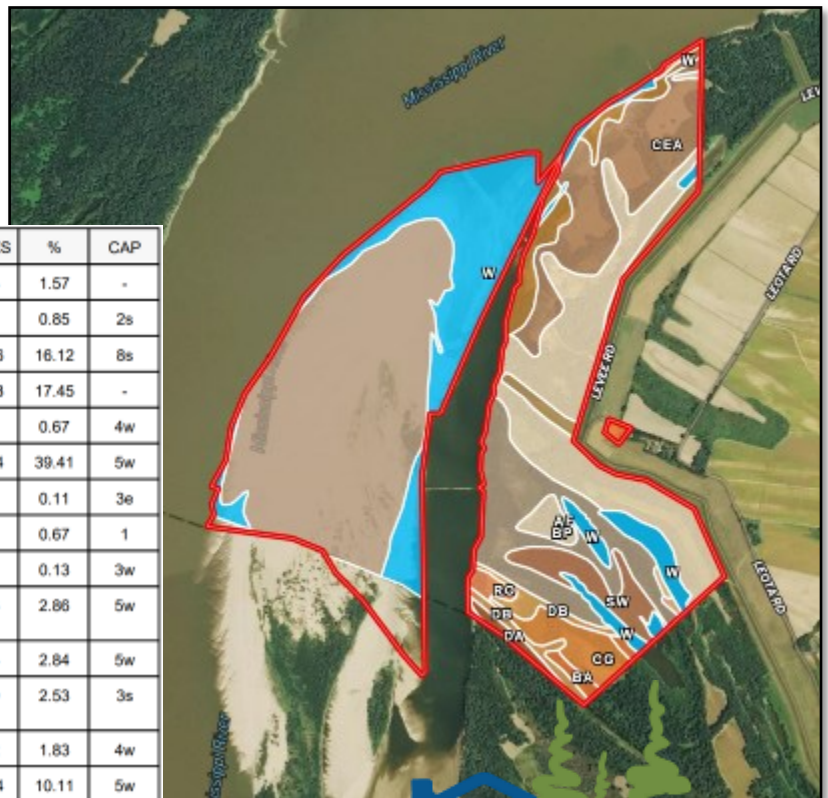
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TOPO MAP



SOIL MAP

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
Lv	Levee	17.3	1.57	-
Ba	Beulah very fine sandy loam, 0 to 2 percent slopes	9.3	0.85	2s
Bp	Borrow pits	177.6	16.12	8s
W	Water	192.3	17.45	-
Da	Dowling clay (sharkey), 0 to 2 percent slopes, occasionally flooded	7.4	0.67	4w
Af	Alluvial land, frequently flooded	434.4	39.41	5w
Sb	Sharkey clay, 0.5 to 2 percent slopes	1.2	0.11	3e
Ro	Robinsonville very fine sandy loam, 0 to 2 percent slopes	7.4	0.67	1
Ta	Tunica clay, 0 to 2 percent slopes	1.4	0.13	3w
CpA	Commerce very fine sandy loam, 0 to 2 percent slopes, frequently flooded	31.6	2.86	5w
Sw	Swamp	31.3	2.84	5w
Cg	Crevasse sandy loams and Loamy sands (Bruno), 0 to 2 percent slopes, occasionally flooded	27.9	2.53	3s
Db	Dowling soils (sharkey), 0 to 2 percent slopes, occasionally flooded	20.2	1.83	4w
CeA	Commerce silty clay loam, 0 to 2 percent slopes, frequently flooded	111.4	10.11	5w



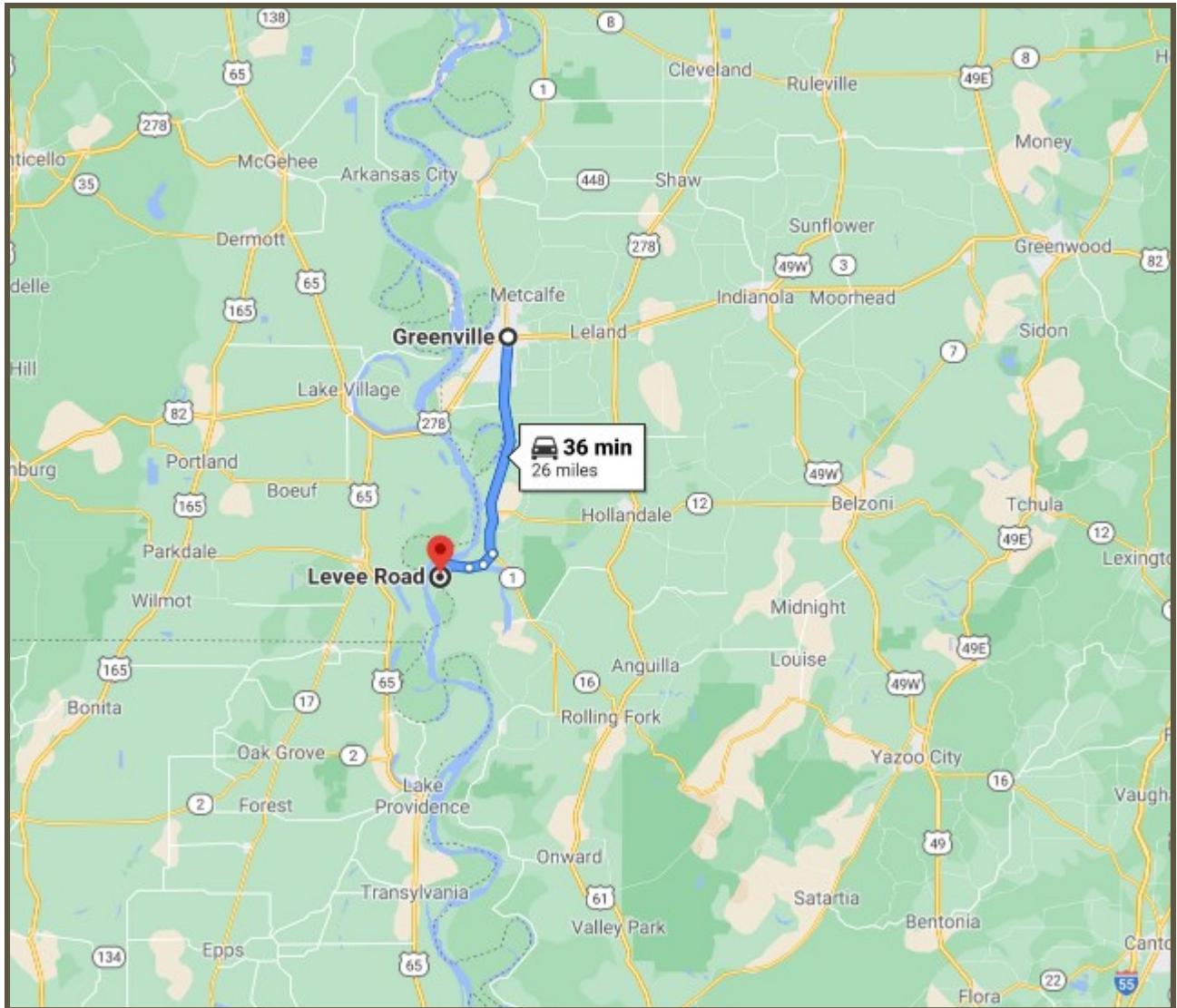
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DIRECTIONAL MAP



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156C Leota Rd. Chatham, MS



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