

\$950,000

Inside the Mississippi River Levee
270+/- Acres
Desha County, AR



Call me today!

CHARLIE HEINSZ, REALTOR®
Charlie@TomSmithLand.com
662.441.2500 office | 662.719.7218 cell



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

Mississippi River 270

Welcome to the Mississippi River 270 in Desha County, Arkansas! This is truly a rare opportunity to own a reasonably sized property inside the Mississippi River Levee. The mature timber is growing, the thicker areas are holding the big bucks, and food plots are in place. The road system is extensive and will lead you anywhere you want to go on this property. A few older deer stands are in place but could easily be replaced with newer models. The southern end of this property adjoins Beulah Lake (public lake with good fishing) and when the water level is right, the ducks should be all over you. The location is perfect with this river tract adjoining a well managed equity share club and one other private owner. The property is accessed by deeded easement from the Mississippi side of the river, just a couple of miles south of Rosedale. A public boat ramp to the Mississippi River is less than 3 miles north of this property. If you have been looking for a place to chase big Mississippi River Bottom bucks, swamp bottom turkeys, wintering water fowl, big boars, and nearly all small game, come take a look at the Mississippi River 270! Call Charlie Heinsz for your private tour today!

Directions from Rosedale, MS: Travel south on MS-1/Main Street toward Bruce Street for 1.6 miles. Turn right onto David Work Drive and travel for 2.1 miles. Continue onto Beulah Island Road. Click [here](#) for directions.



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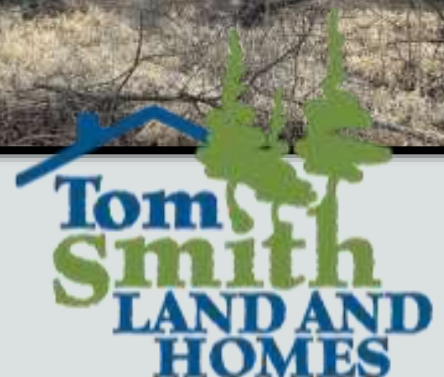


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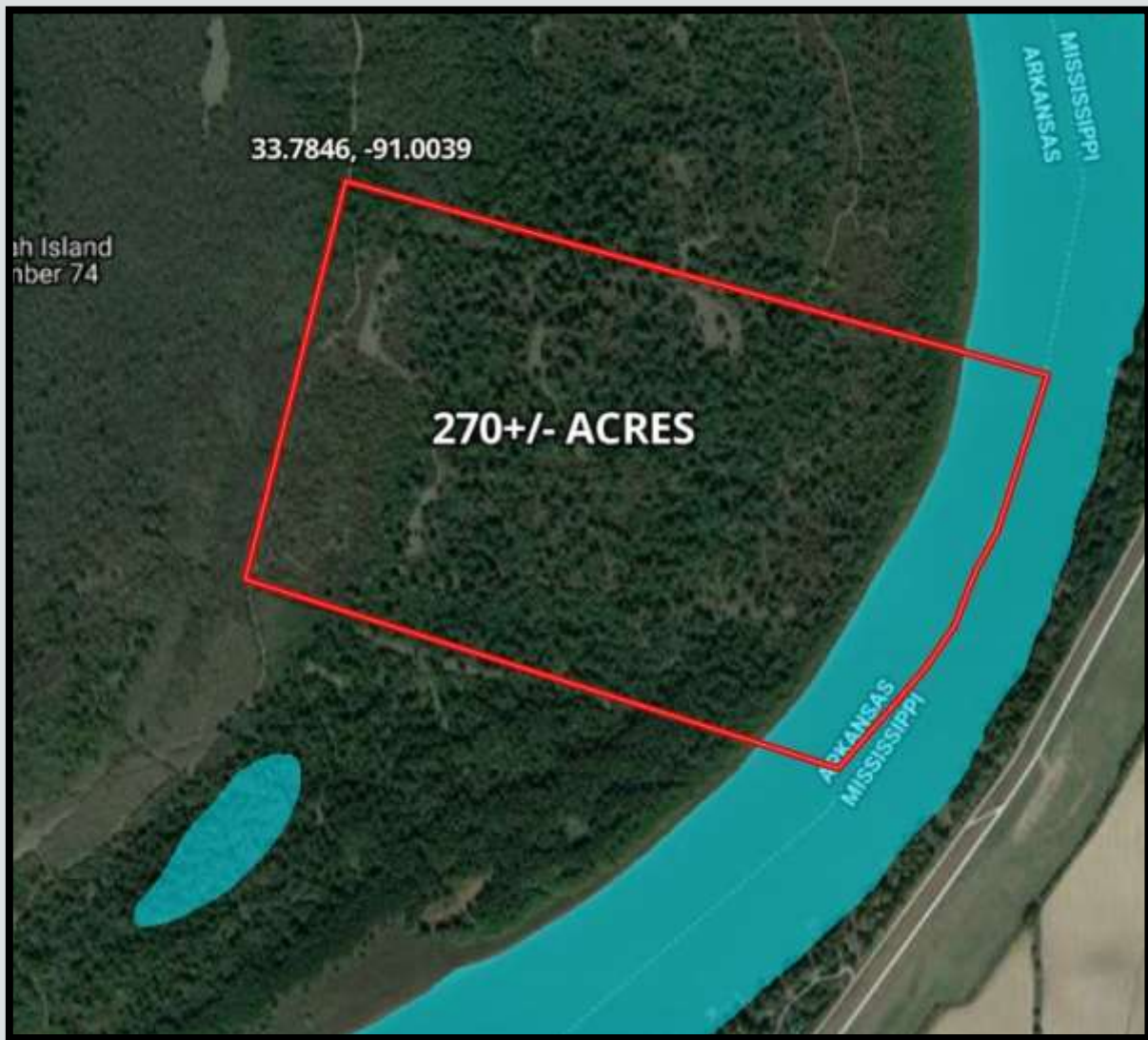
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AERIAL MAP

Click [HERE](#) for an Interactive Map

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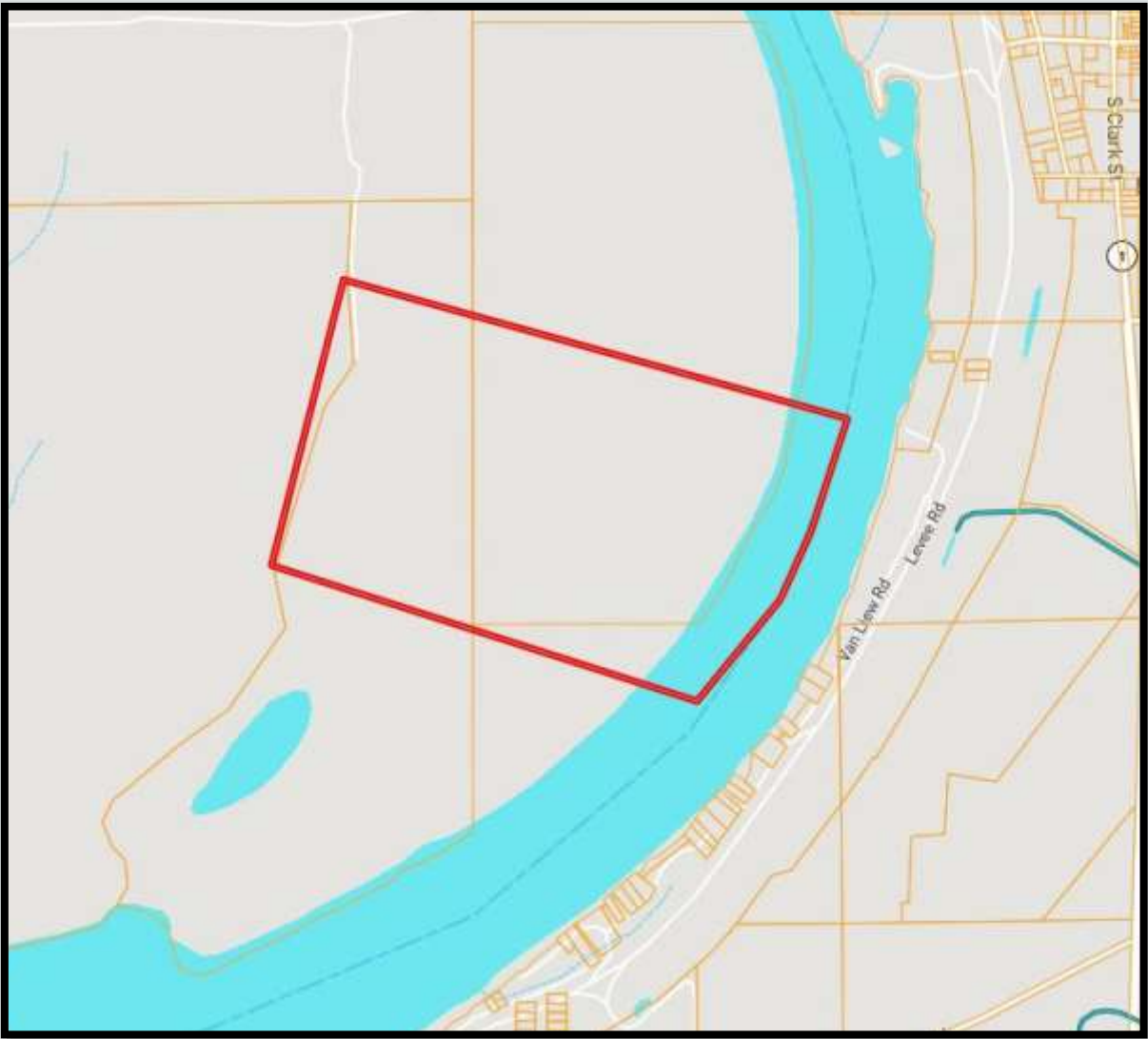
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OWNERSHIP MAP

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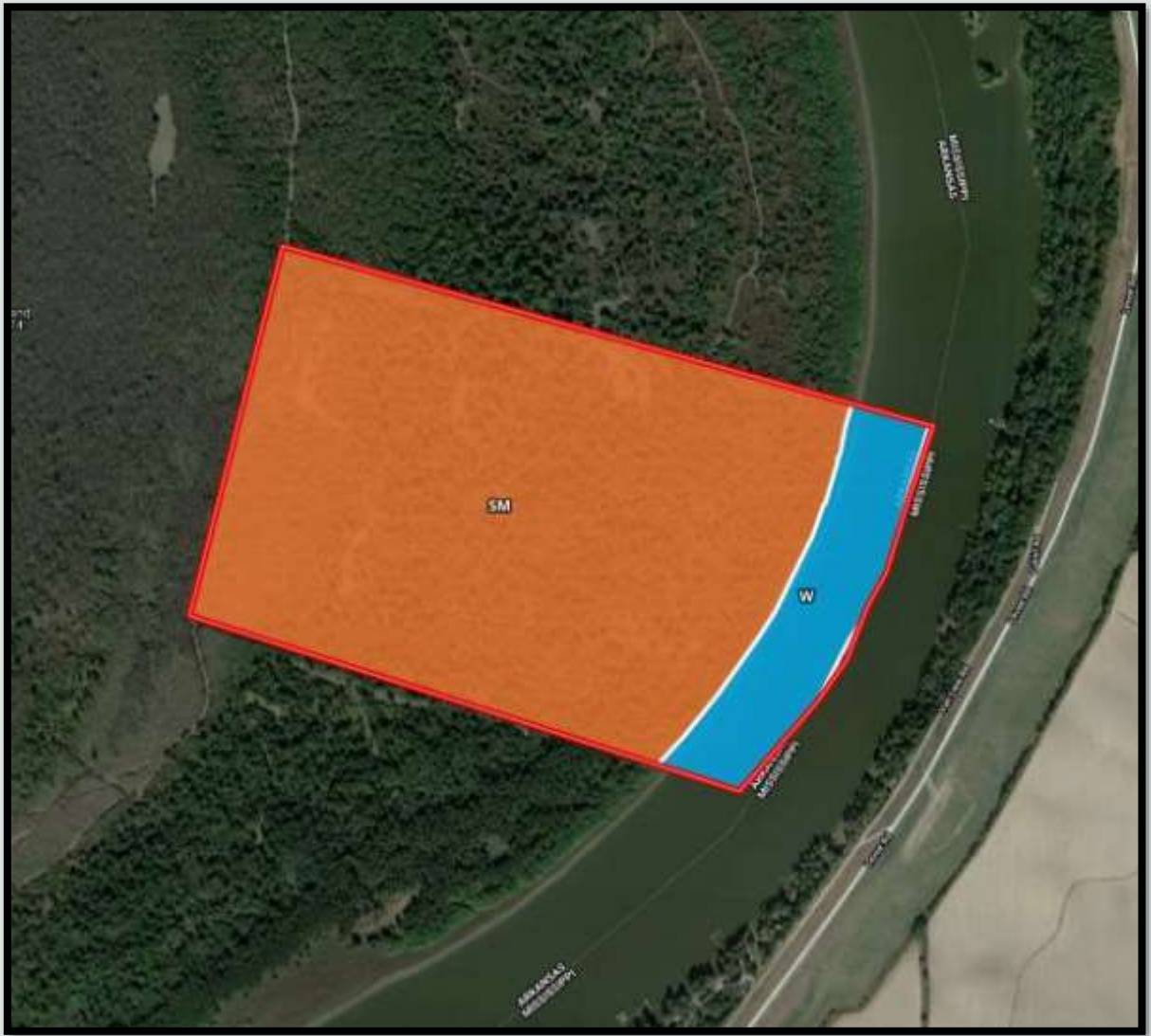
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SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
W	Water	35.6	13.14	-
Sm	Sharkey-Commerce-Coushatta association, frequently flooded	234.5	86.57	5w
TOTALS		270.1	100%	4.33

SOIL MAP

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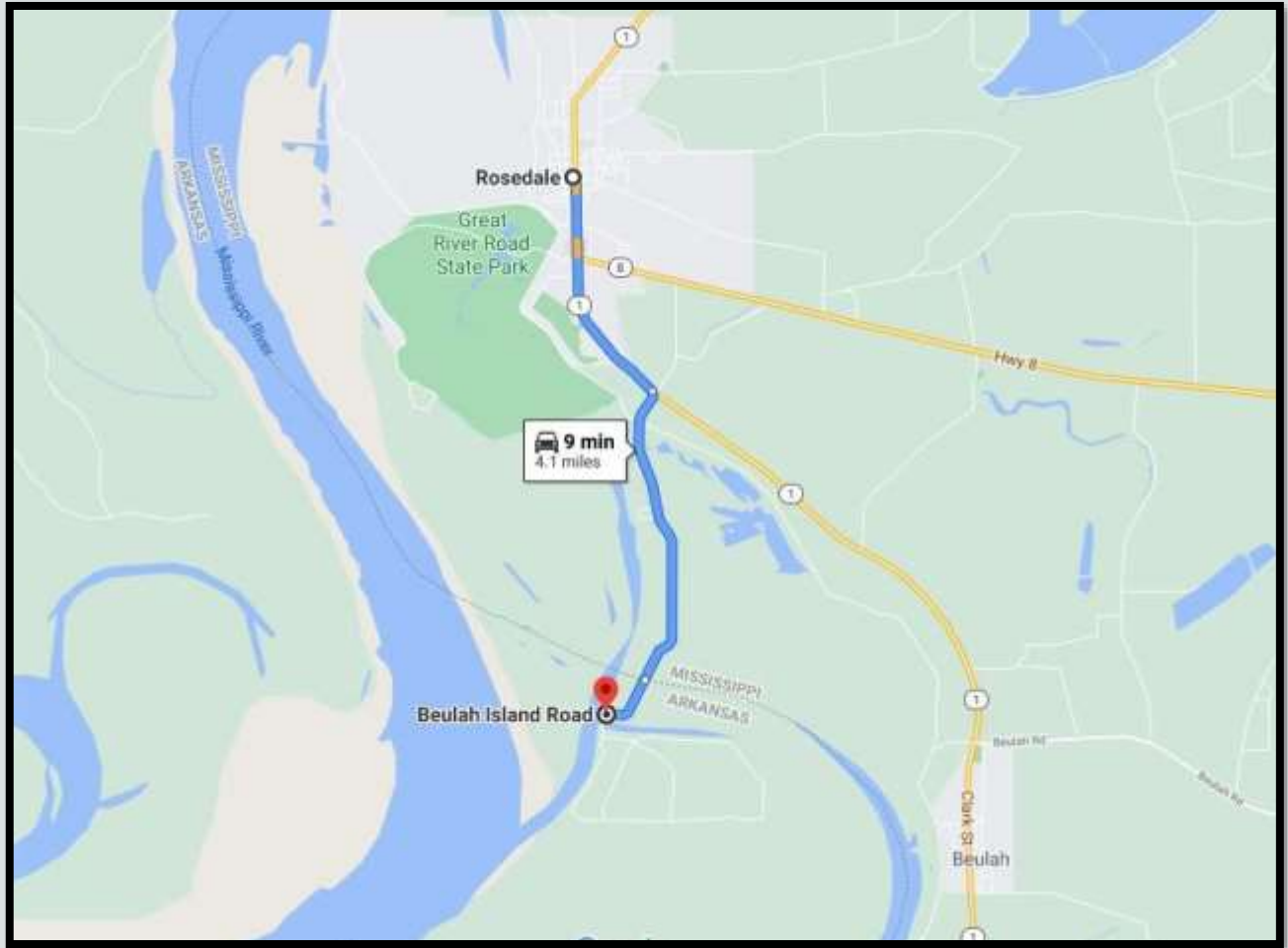
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DIRECTIONAL MAP

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