

R&R DUCK HOLE FARMS

75.6+/- ACRES IN TALLAHATCHIE COUNTY, MS



\$395,000

DIRECTIONS FROM CROWDER, MS: Travel East on 3rd Street for 0.9 miles toward Vance Ave and turn right at the 2nd cross street onto Quitman Ave. Continue straight onto Dummy Line Road for 0.7 miles and the property is on the left . [GOOGLE MAPS LINK](#)



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Call me today!

MICHAEL OSWALT, ASSOC. BROKER
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Licensed in MS, AR & MO



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

Have you been searching for a small deer and duck tract in the Mississippi Delta? “R&R Duck Hole Farms” in Tallahatchie County, MS, may fit the bill! This tract is set up and ready to go. The camp has been renovated, the new well is in place, the duck blind is in the water, and the wildlife plots are ready to be planted for the deer. As you will see upon arrival, you can sit on the front porch of the cabin and watch ducks come in and the deer feed. The property offers one duck hole equipped with one big duck blind and three food plots, one equipped with a box stand. You can plant approximately 20 acres for the ducks. With the push of a button on the three- phase well installed in 2019, you are guaranteed water every year. The water control structures are in place allowing you to easily manage your water levels throughout the season. The northern 35.25+/- acres is currently in CRP (Conservation Reserve Program) paying \$3,525 annually through 2035. The mini refuge, across the road to the west, does not allow deer or duck hunting so the deer should pour out during the rut. The location is perfect being less than 2 miles north of Coldwater Refuge. This area has been producing ducks for many years. The 1,050 square foot 1992 mobile home offers three bedrooms, two baths and is completely remodeled (new roof, new cedar walls, new tin ceiling, and new HVAC). All you have to do is show up, plant the food for the wildlife, and start enjoying the property. If you have been searching for that hard-to-find deer and duck tract with a camp house, call Michael Oswalt for your private showing today. 2020 Taxes \$1,501.05

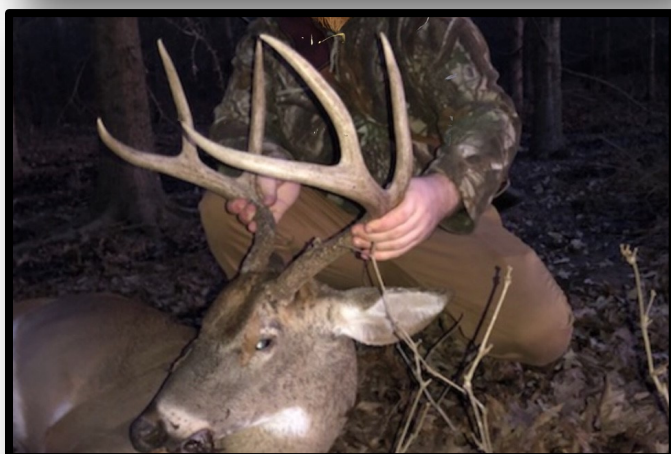


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AERIAL MAP



[CLICK HERE FOR AN INTERACTIVE MAP](#)



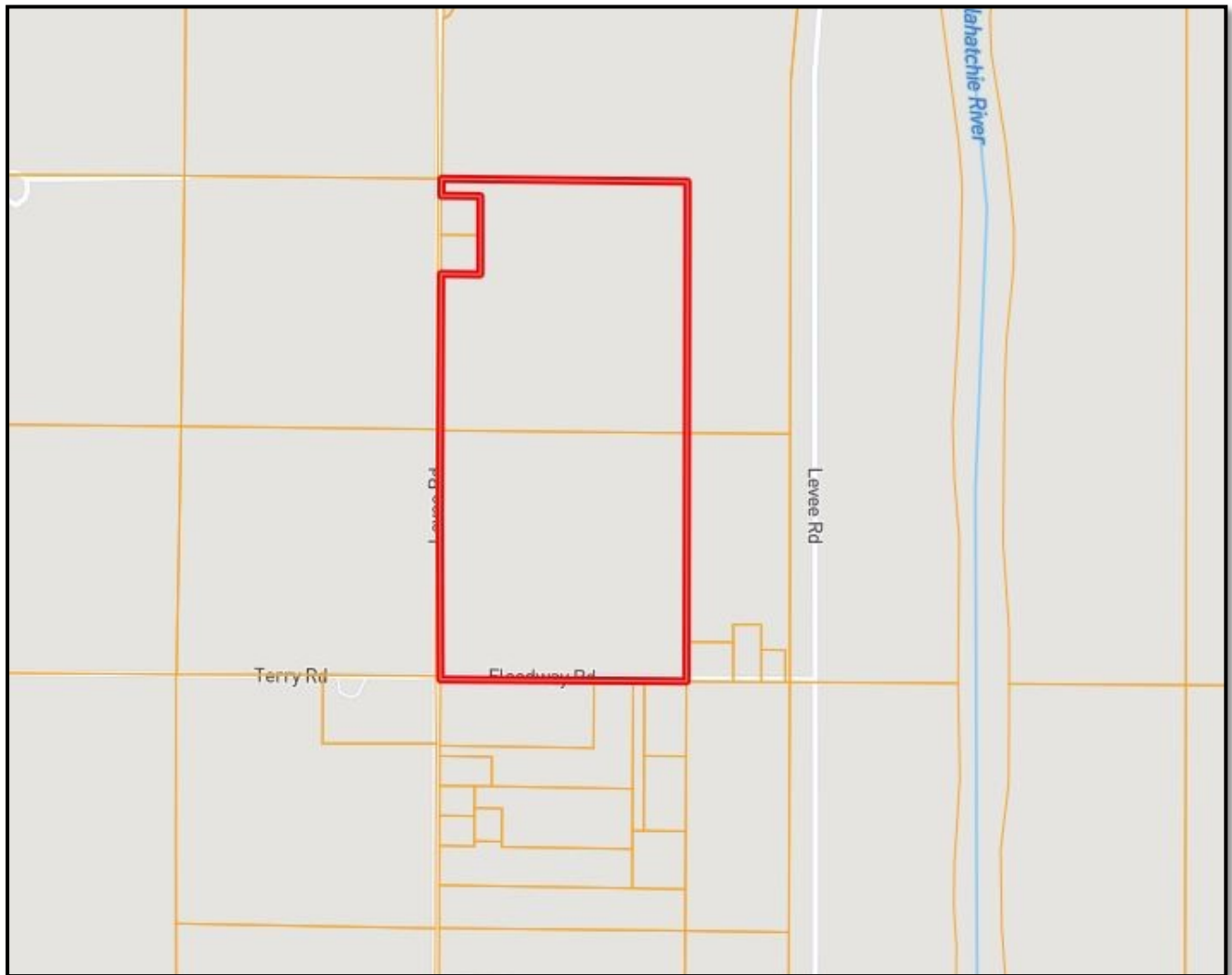
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OWNERSHIP MAP



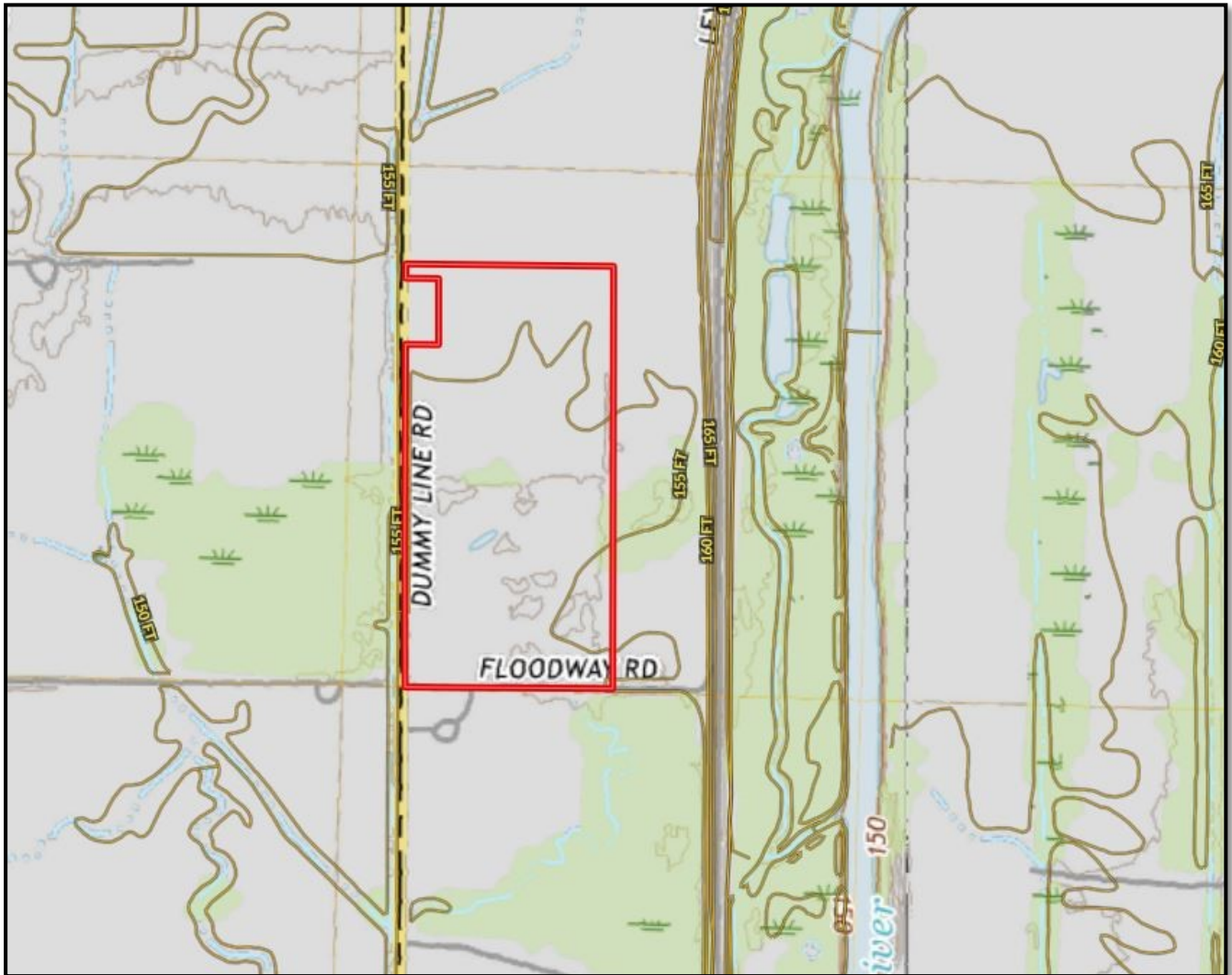
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TOPO MAP



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FLOOD MAP



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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
Vk	Vicksburg and Bruno soils	3.6	4.6	2w
Wv	Waverly silt loam	12.5	15.93	3w
Fa	Falaya silt loam	62.3	79.47	2w
TOTALS		78.3	100%	2.16



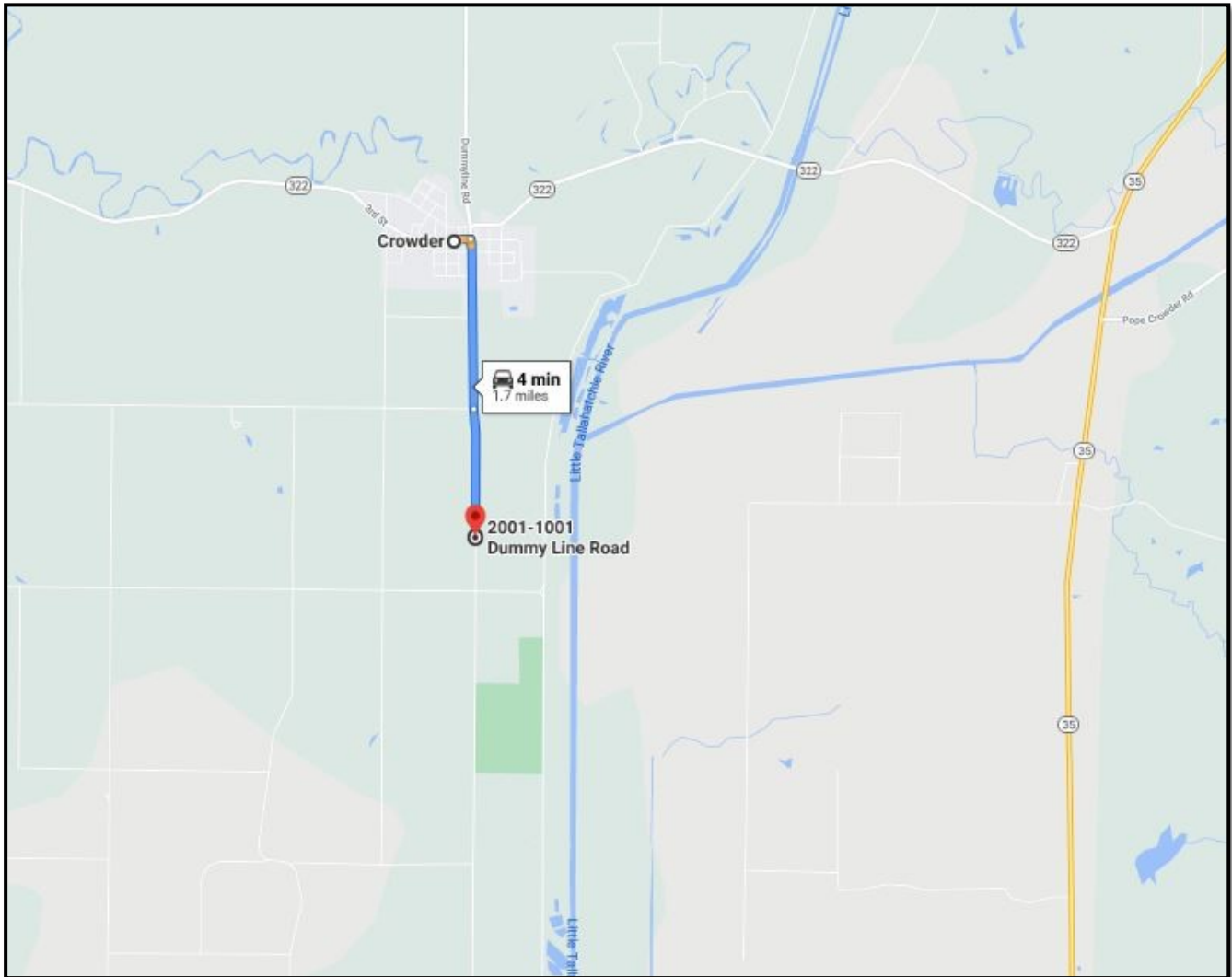
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DIRECTIONAL MAP



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