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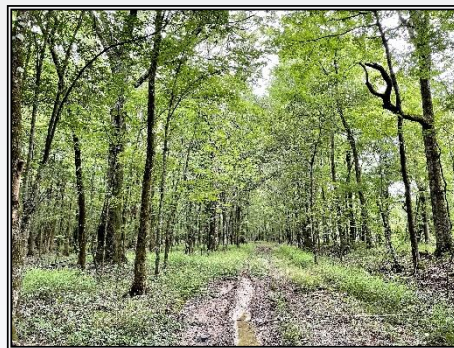
**SOUTHERN
STATES REALTY**



Deer, Ducks, Income all wrapped into 1 package! This 80 +/- acre tract in the MS Delta has everything you are looking for. Located just NE of Crowder, MS the first thing you see when you pull up to your new property is the 2 bedroom, 1 bath camp with a 3 year old, 30' X 40' shop to store all of your hunting gear and equipment... and it only gets better from there. The property contains 3 leveed duck holes with water control structures and an electric well to guarantee water for duck season. The 32 acres of hardwoods can also be partially flooded for duck hunting or left dry for deer hunting, whichever you prefer. This tract also has 32 acres that is enrolled in CRP, which bring you \$3,900 worth of income per year along with providing great habitat for your deer. Throw in the box stands and food plots already on this property and you have everything you could ask for in one place.

2373 Tinside Road, Batesville

34.211078, -90.113553 GPS



\$299,999

80 Acres
MLS #21-1707
UC #23042-11707

