

BERCLAIR FARM

707± Acres in
Leflore County, MS

\$2,900
per
Acre



- MS Delta Hunting
- 6 Bed, 3 Bath Cabin
- Duck/Deer /Turkey
- 2 Water Wells
- Multiple Food Plots
- 30 Acres in Gayden Brake
- Enrolled in Wetland Reserve Program
- 7 Miles SW of Greenwood, MS

Directions from US-82 in Itta Bena, MS: Travel west on US-82 W toward Provine Road for 3.9 miles. Turn left onto Berclair Road in .9 miles. Turn left on County Road 167/County Road 285 and travel for .5 miles. Turn left on County Road 167 in .5 miles. Turn right onto Co Rd 282 in 1.5 miles. Property will be located on the right.



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Call me today!

MICHAEL OSWALT, ASSOCIATE BROKER®
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601.898.2772 office | 662.719.3967 cell
Licensed in MS, AR & MO



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Information is believed to be accurate but not guaranteed.

Welcome to Berclair Farm located in the heart of the Mississippi Delta. When searching for a duck and big buck tract in Mississippi, the Mississippi Delta will quickly enter the criteria being some of the best all-around hunting our state has to offer. Berclair Farm is no different. Each year, this Leflore County tract consistently offers deer, duck, turkey (believe it or not), and small game hunting opportunities. When entering the farm, you will notice the six bedroom, three bath camp which offers plenty of room for everyone in the family. The spacious home features a mudroom, laundry room, and kitchen/living room combo. Outside you will enjoy a huge porch with a screened-in porch area, fire pit deck, shed for equipment, storage shed with built in dog kennels, and a skeet range area. On to the farm: the property was enrolled in WRP (Wetland Reserve Program) in 2013 & 2019 meaning it has been converted from low grade farmland back to its natural state, creating a hunting paradise. A 5-acre campsite area was left unencumbered. As you will notice the trees are growing, the wildlife plot areas are looking more defined, and it's all coming together with the original timbered areas. The deer hunting is top notch as this area has been known for big bucks for many years. The duck hunting, on the farm, can be great in the open areas along the older sloughs. However, one of the high points is going to be the 32± acres in Gayden Brake. You will enjoy private boat ramp access to brake with a big duck built in the timber already in place. These tupelo gum sloughs are some of the prettiest areas in the MS Delta. There is a well-maintained, interior road system leading throughout the property with multiple entrances from two public gravel roads... keeping you from blowing out your farm when getting to your favorite hunting areas. Central MS Delta best describes the location of Berclair Farm, being approximately 80 miles north of Jackson, MS, 120 miles south of Memphis, TN, and only 33 miles west of Interstate 55. If you have been on the hunt for a farm that provides nearly everything Mississippi has to offer, let's go take a ride around Berclair Farm today. Call Michael Oswalt for your private showing today.



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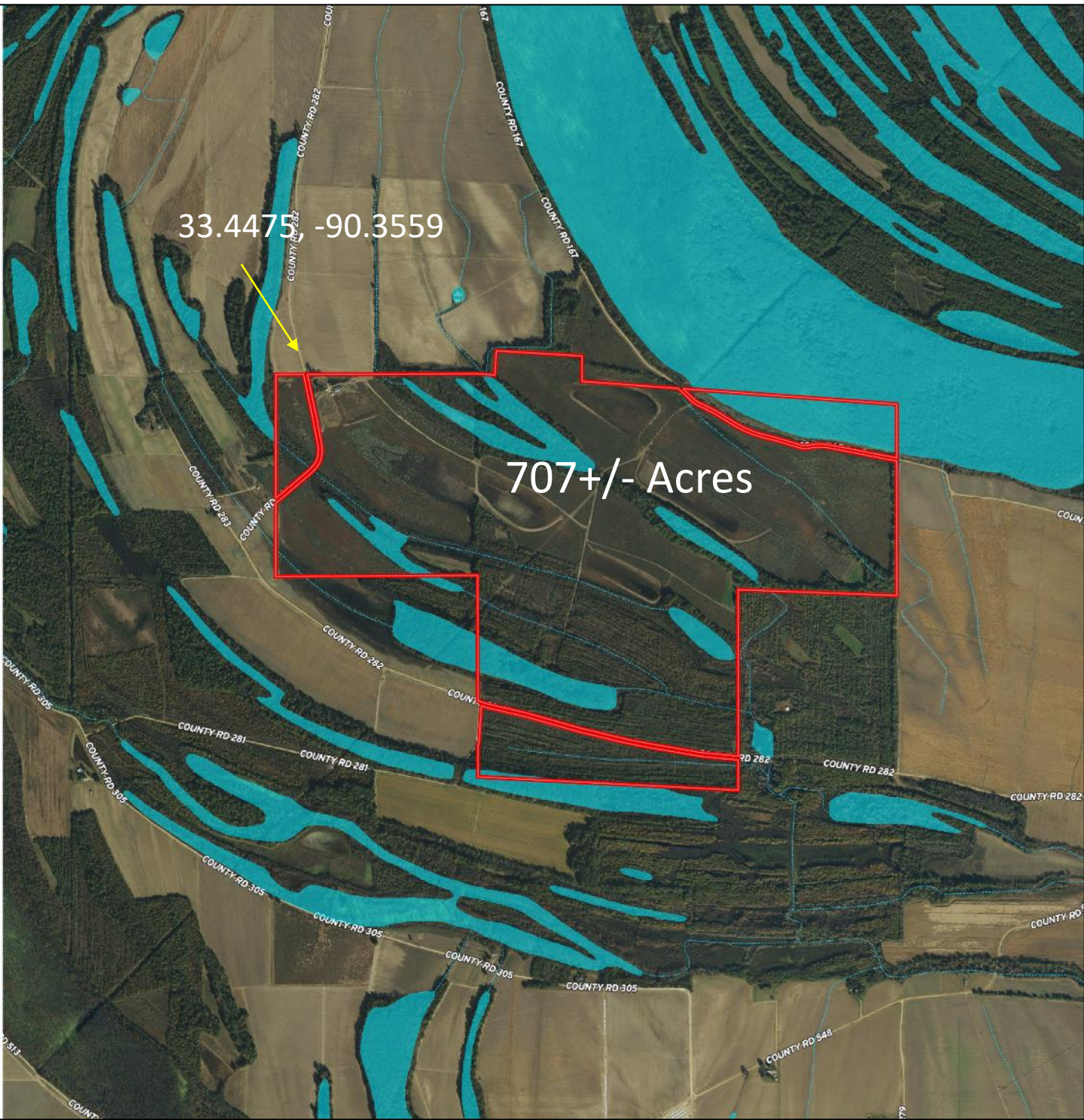
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33.4475, -90.3559

707+/- Acres

Aerial Map

Click [HERE](#) for an Interactive Map

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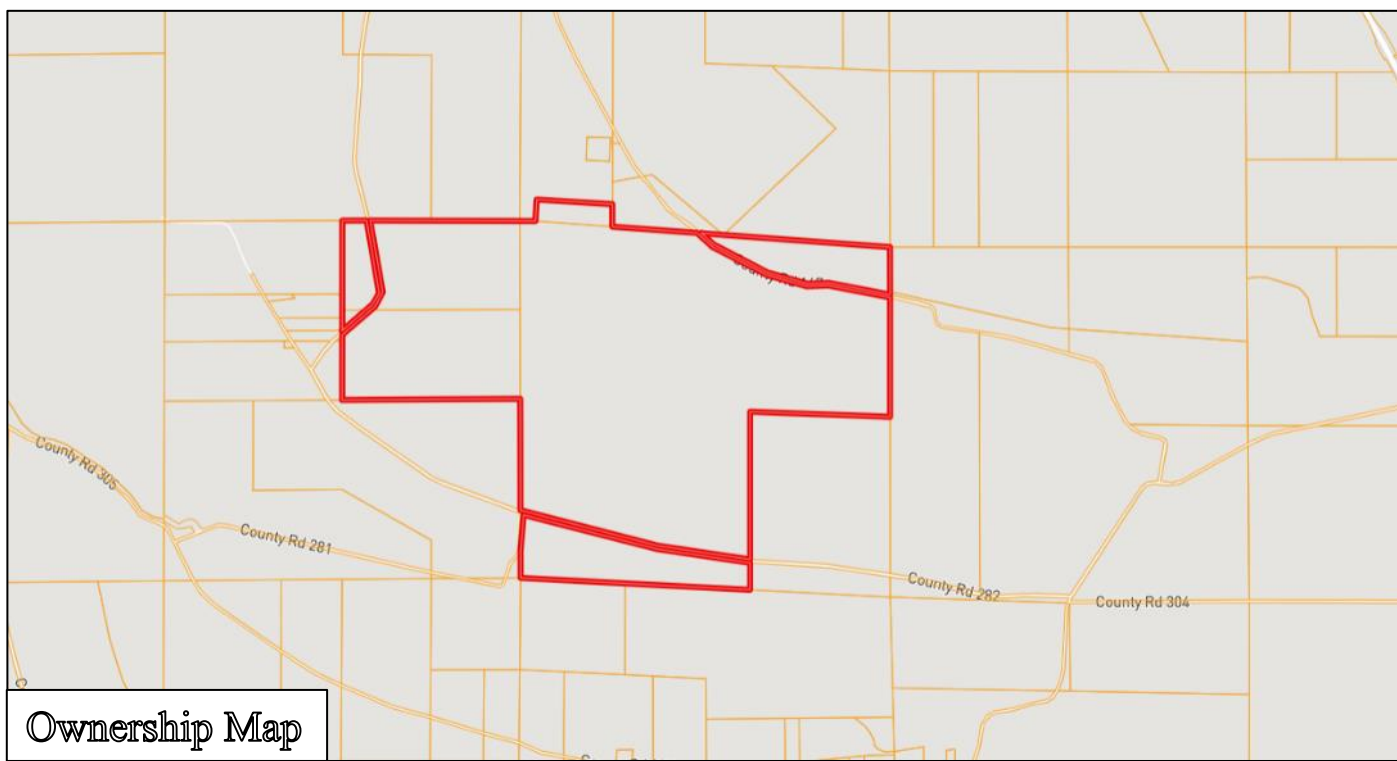
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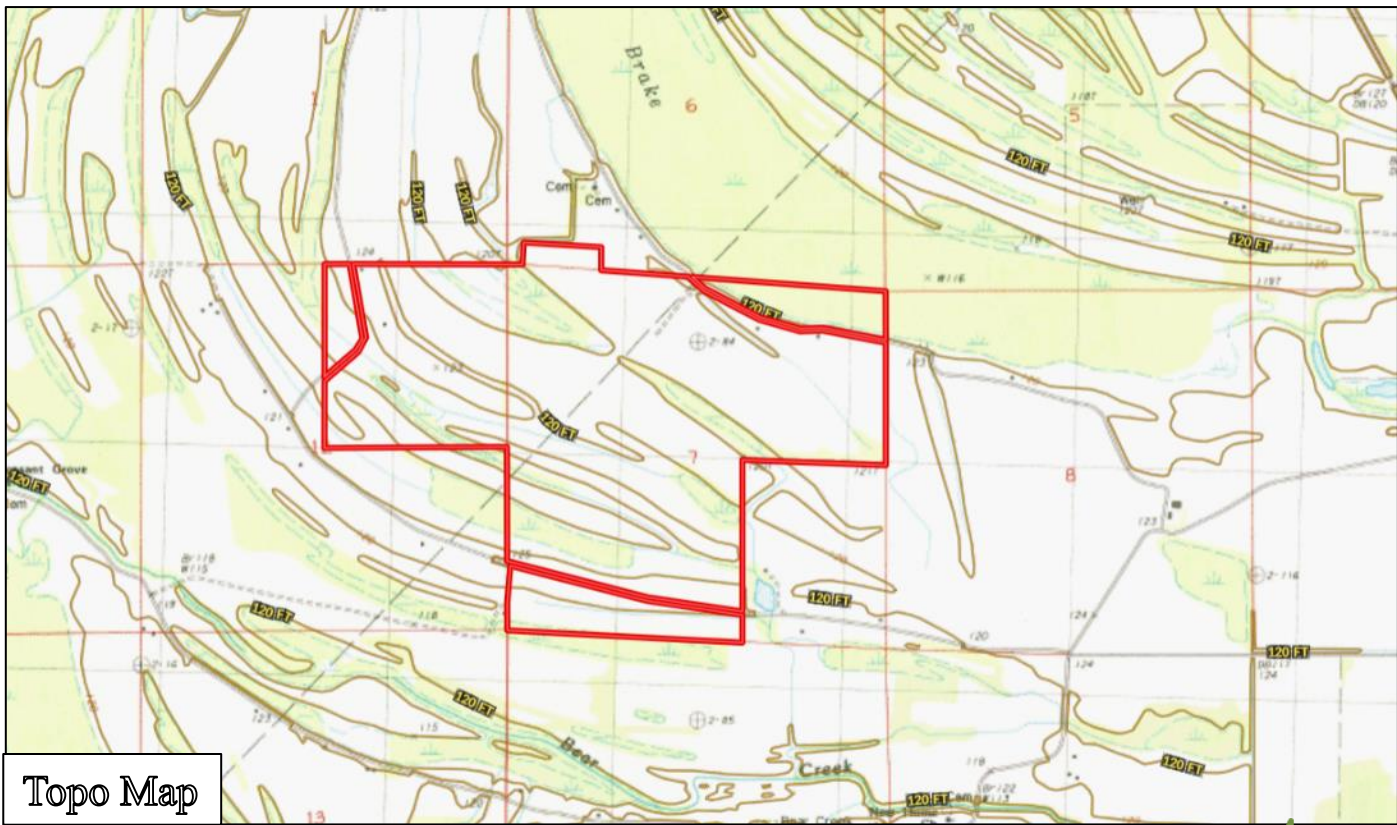
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Ownership Map



Topo Map

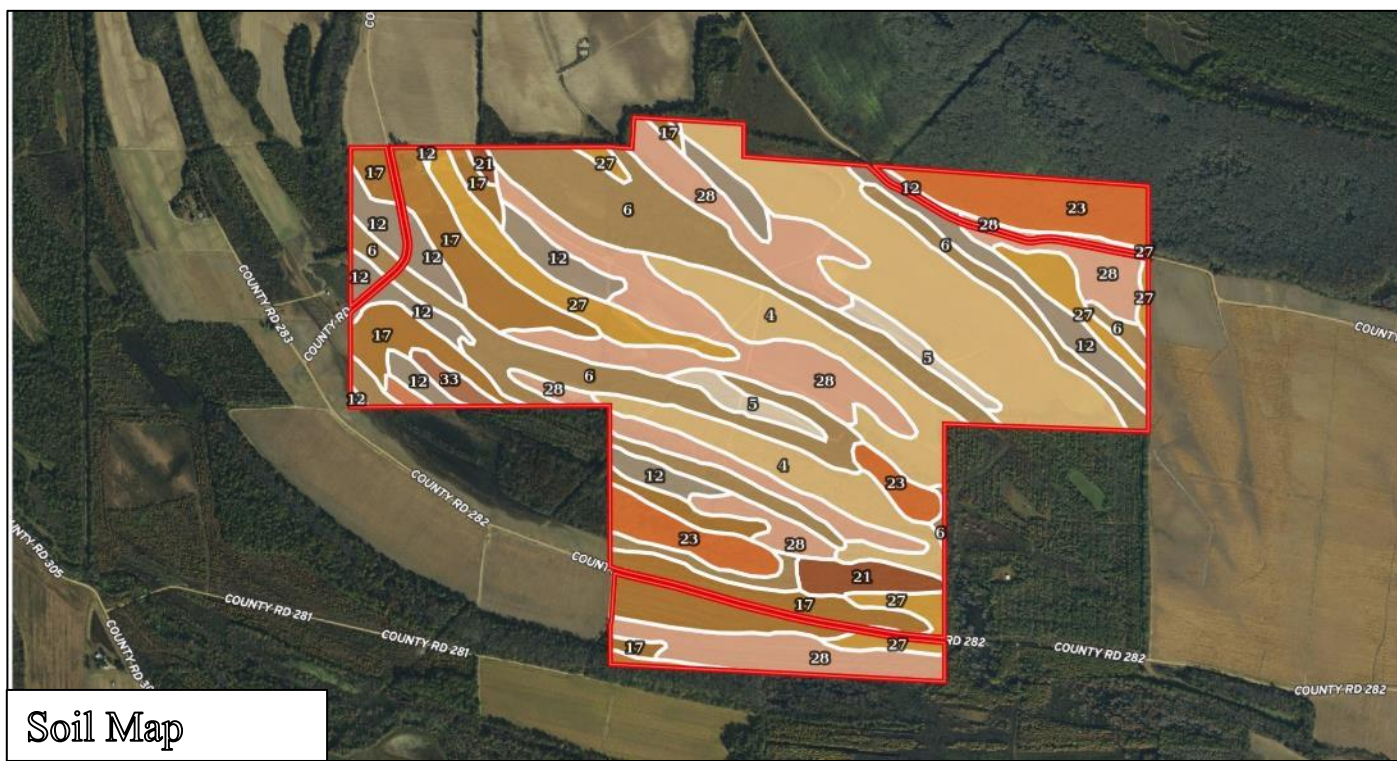


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Soil Map

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
6	Alligator clay, depressional	127.9	18.53	5w
23	Dowling muck	49.6	7.19	7w
5	Alligator clay, 1 to 3 percent slopes	13.2	1.92	3e
27	Tensas silty clay loam, 0 to 1 percent slopes	44.5	6.45	3w
21	Dundee loam, 0 to 1 percent slopes	12.0	1.74	2w
12	Askew silt loam, 1 to 3 percent slopes	61.6	8.93	2e
28	Tensas silty clay loam, 1 to 3 percent slopes	141.4	20.49	3e
14	Beulah fine sandy loam, 1 to 5 percent slopes	1.8	0.25	2s
4	Alligator clay, 0 to 1 percent slopes	145.7	21.11	3w
17	Dubbs loam, 1 to 3 percent slopes	86.1	12.48	2e
33	Tutwiler very fine sandy loam, 3 to 6 percent slopes	4.3	0.62	2e
7	Alligator, Tensas, and Dowling soils, frequently flooded	1.9	0.27	5w
TOTALS		690.1	100%	3.42

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LandReport
2011-2021
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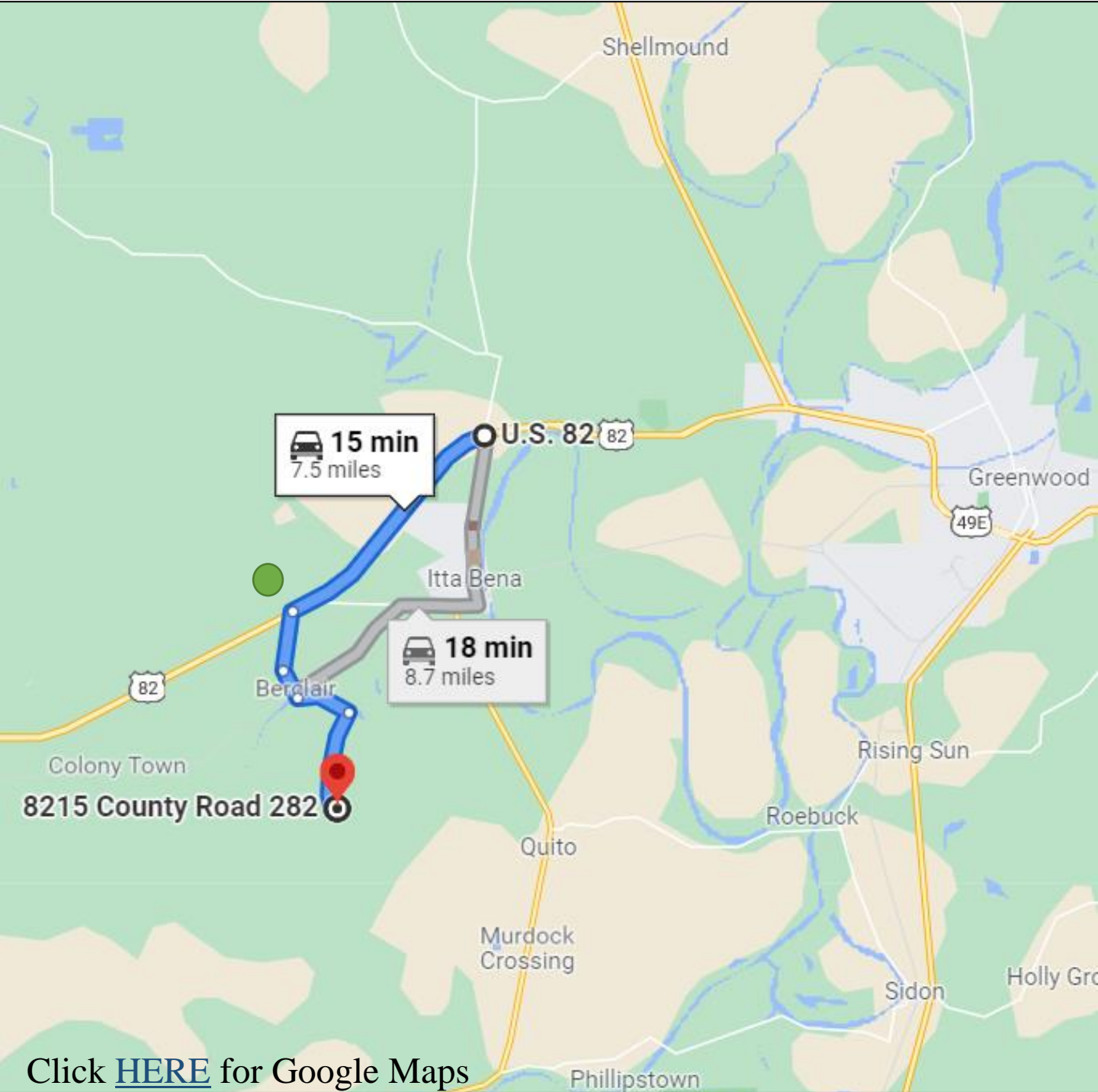
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Property address: 8215 County Road 282, Itta Bena, MS 38941

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