

# Lone Cypress

Duck Hunting in the Heart of Tallahatchie County, MS



- 1,210± Acres
- 500 ± Tillable Acres
- Guaranteed Water w/7 Wells
- Endless Ducks Holes
- Field and Ambush Style Hunting
- Public Road Buffers in Place
- Unbelievable Duck Hunting
- CRP, Butterfly, & Rice Base Income
- “Farmed for Ducks” since 1982
- Same Ownership since 1982



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*Call me today!*

**MICHAEL OSWALT**, ASSOC. BROKER  
Michael@TomSmithLand.com  
601.898.2772 office | 662.719.3967 cell  
Licensed in MS, AR & MO



**TomSmithLandandHomes.com**

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The Heart of Mississippi Delta Duck Hunting is now available for purchase. Welcome to Lone Cypress, located within the Tallahatchie National Wildlife Refuge in Tallahatchie County, MS. Lone Cypress was developed into a duck club in 1982 and has been “farmed for ducks” ever since. When you arrive at Lone Cypress you will immediately notice the pride of ownership and workmanship that has gone into making this one of the top duck hunting destinations in the state of Mississippi. The farm encompasses 1,210± acres, of which approximately 500± acres is tillable. Each year the farm has been planted in corn, rice, and millet that was left just for ducks, and multiple fields are fenced and gated to keep hogs out. The farm enjoys guaranteed water with 7 wells—6 diesel and 1 electric. Lone Cypress has been farmed by the same local “duck farmer” for 13 years, and this farmer would certainly be willing to keep farming for the new owners. The turn rows are built up to cut down on ruts throughout the property, and large raised pads that are annually planted in Sudan Grass as well as Willow Tree Clusters have been strategically placed throughout the fields for comfortable “folding chair” and muck stool hunting. Majority of the time you won’t actually have to get in the water to hunt. As you will quickly notice Lone Cypress has been set up for easy access hunts. The owners have also installed CRP buffers along the public road so the ducks won’t be bothered while feeding and roosting on the property (historically folks stopped to watch the ducks fall in). The deer hunting on Lone Cypress is typical of the MS Delta with good genes and plenty of cover; however, it hasn’t been deer hunted much in the past. The farm is surrounded by landowners with the same mindset on duck and deer hunting, especially allowing the deer to reach their full potential (see trail camera photos). The small game hunting on the farm is great as well (rabbits, doves, etc.). Additional amenities include: 282.27± Acres enrolled in the Conservation Reserve Program (CRP) paying \$20,021 annually through 9/30/2033; 24± Acres enrolled in the Butterfly Program paying approximately \$75,000 annually through 2022; and Rice Base Acres paying up to \$75,000 annually. An offsite cabin (3 minutes from the farm) can be purchased separately if a place to stay is needed. The access to the farm is easy from gravel roads right off Highway 35 and Highway 8, and the location of Lone Cypress is perfect being just 92 miles south of Memphis, TN, 104 mile Northeast of Jackson, MS, 325 miles West of Atlanta, GA, 246 miles Southwest of Nashville, TN, and 267 miles north of New Orleans, LA. You can be at your farm in no time from the city. This place is truly something special for the avid duck hunter! There is not too many places like duck hunting over a flooded rice or corn field on Lone Cypress in Tallahatchie County, MS. If you have been waiting for one of the top duck properties in Mississippi to come be available for purchase, here is your chance! Call Michael Oswalt to set up your private tour of Lone Cypress today!

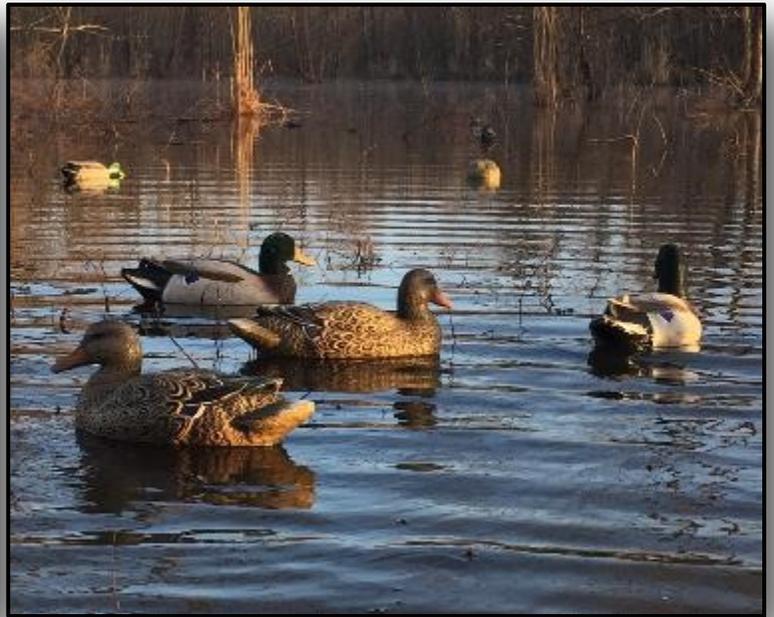


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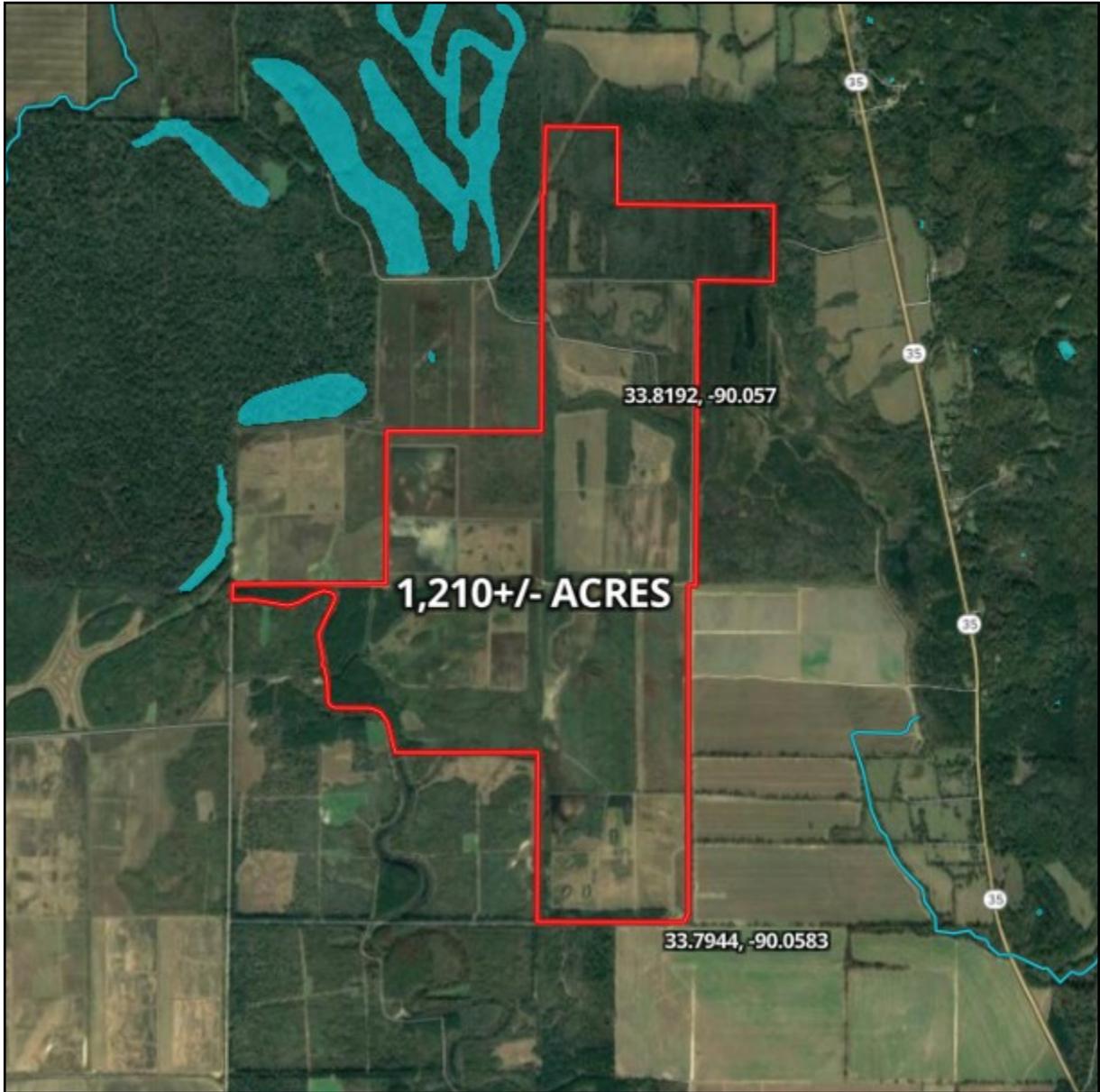


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# AERIAL MAP



Click [HERE](#) for an Interactive Map

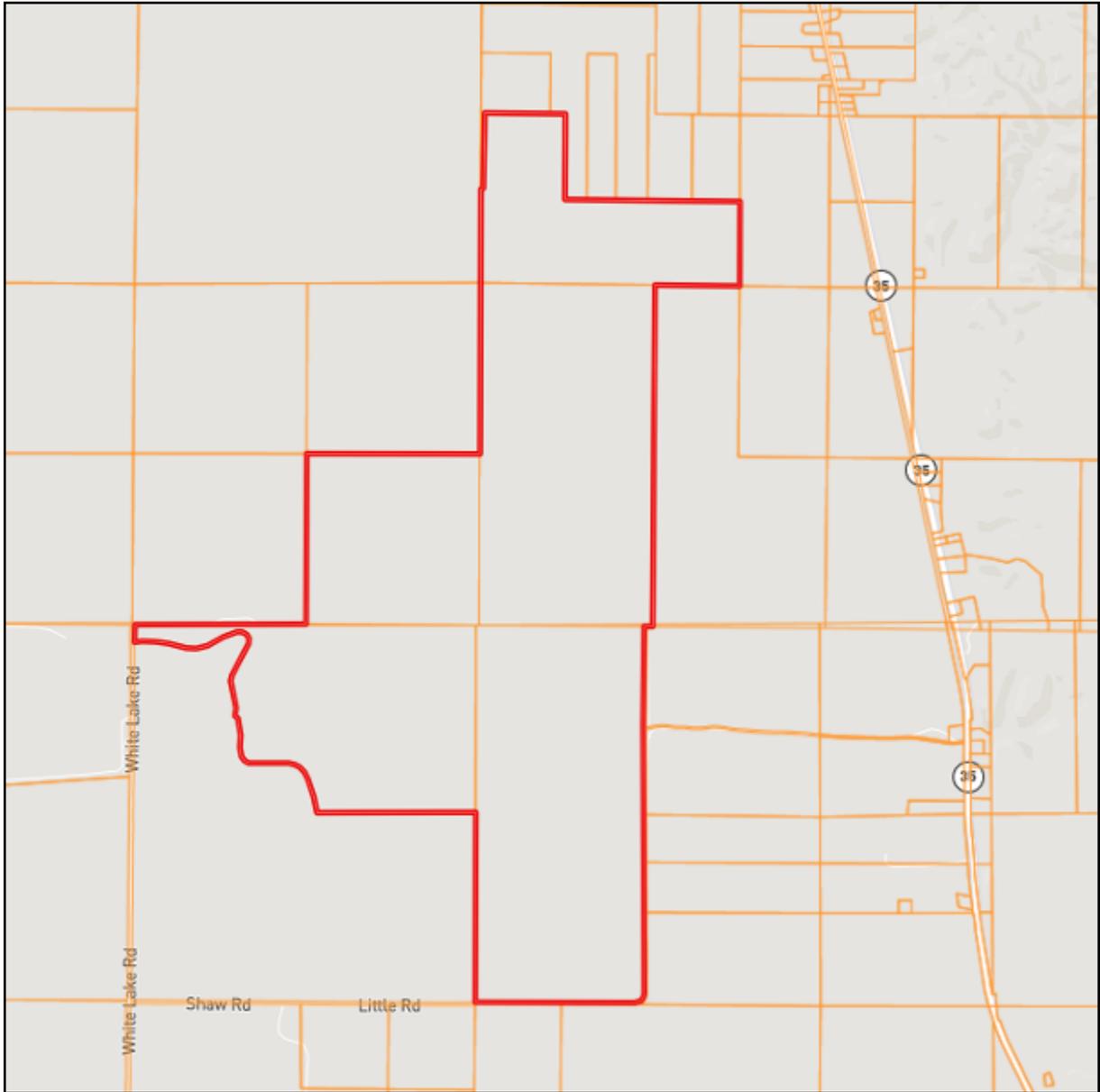
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# OWNERSHIP MAP



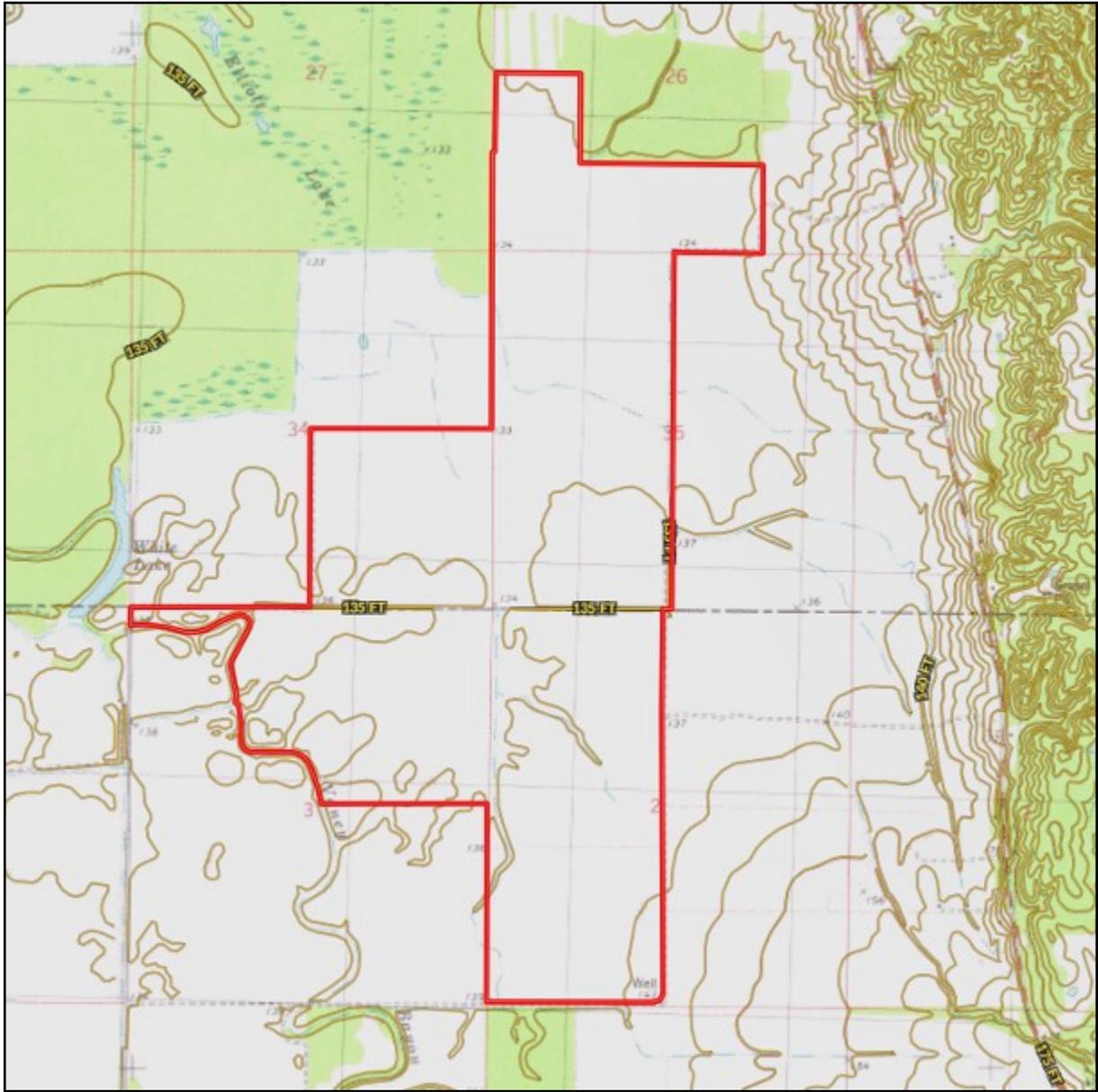
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# TOPO MAP

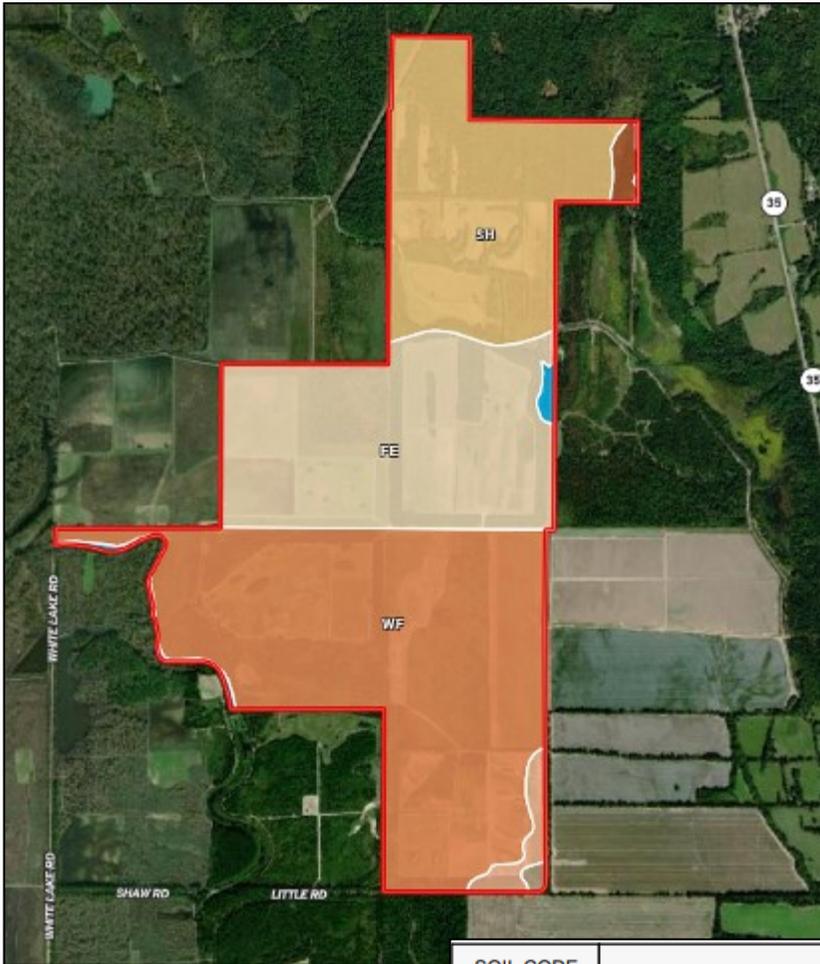


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# SOIL MAP

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
Fa	Falaya silt loam	0.1	0.01	2w
W	Water	11.9	0.98	-
Fe	Falaya-Waverly association	341.8	28.11	4w
TwB	Tutwiler-Bruno complex, 0 to 5 percent slopes	0.3	0.02	2e
Wv	Waverly silt loam	10.6	0.87	3w
Cm	Collins silt loam	3.4	0.28	2w
Ff	Falaya silt loam	19.6	1.61	2w
Wf	Waverly-Falaya association	549.2	45.16	5w
Sh	Sharkey clay	279.3	22.97	3e

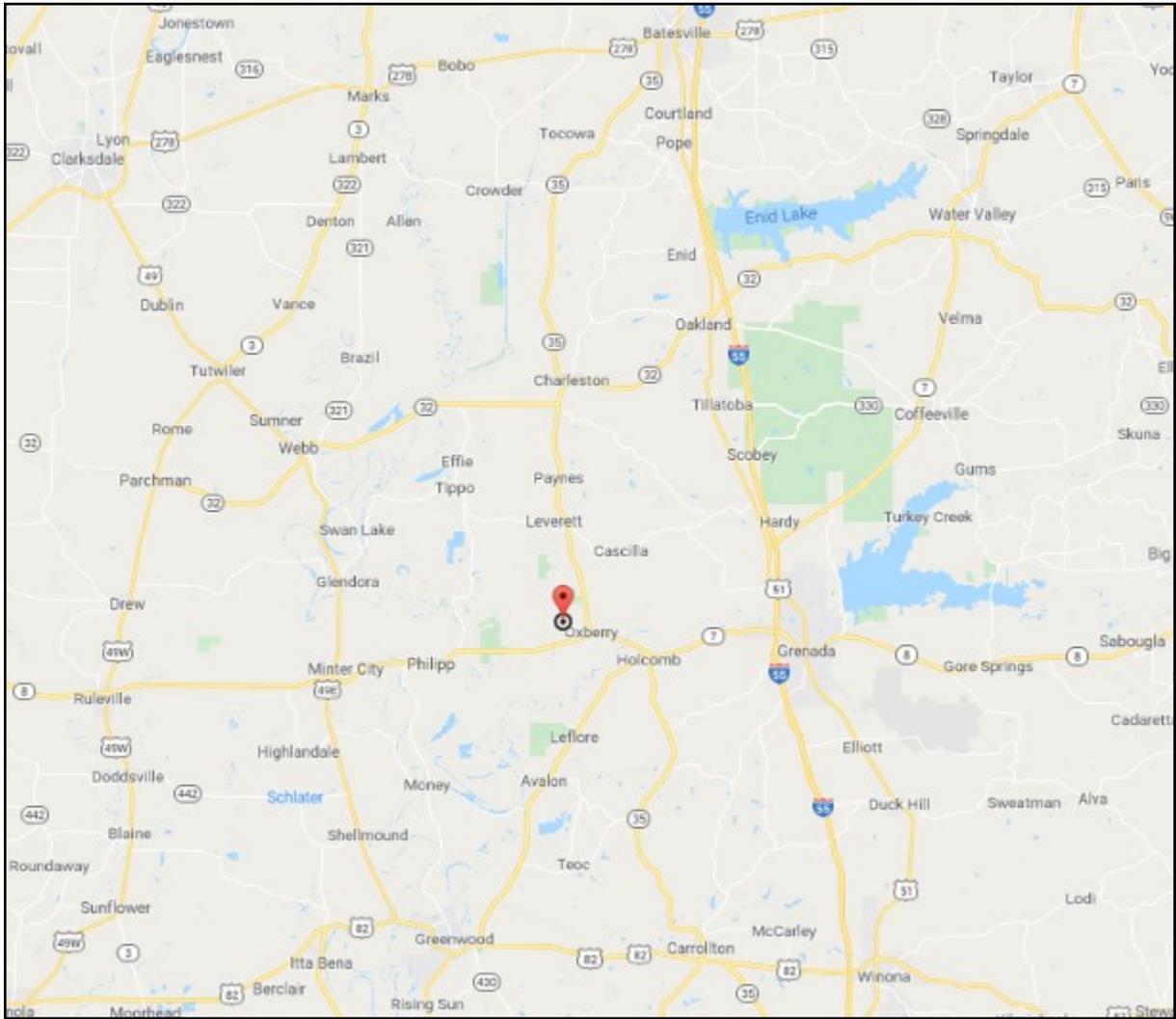
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# DIRECTIONAL MAP



**DIRECTIONS:** From the intersection of Hwy 35 and Hwy 8 in Oxberry, MS travel Hwy 35 North for 1.6 miles. Turn left on Grain Bin Road and travel .9 miles. The property will be on the left.

[GOOGLE MAPS LINK](#)



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