

# BIG SLOUGH FARMS

610.48± Acres in Issaquena County, MS



\$2,579,000



DIRECTIONS FROM ROLLING FORK, MS: TRAVEL HWY 14 WEST FOR 6.9 MILES. TURN LEFT ON GIBSON LAKE ROAD, THE ENTRANCE TO THE PROPERTY WILL BE ON YOUR RIGHT.

[GOOGLE MAPS LINK](#)



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*Call me today!*

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Welcome to Big Slough Farms in Issaquena County, MS. Big Slough Farms is home to big gobblers in the spring, stringers full of bass and bream in the summer, MS Delta trophy bucks in the fall, and some of the best duck you could want in the winter. Good turkey and duck hunting usually doesn't coincide on a 610± acre tract, but you will find it true at Big Slough Farms. You may ask about flooding. This one hasn't flooded in the 2019 & 2020 Backwater Floods; the bottoms fill up on heavy rains and drain out. This is one of those you may only see on the market every 20 to 30 years. The farm has the perfect recipe for everything the MS Delta has to offer: approximately 1/3 mature timber (great for the turkeys on roosting, raining acorns for the deer & ducks, and of course squirrels), approximately 1/3 Wildlife Cuts, Wildlife Plots, and CRP (102.22± acres in CRP with various contract expirations paying \$10,349 annually, the wildlife cuts are around most of the wildlife plots, 10 wildlife plots with 2 currently being planted in corn), and 1/3 in duck slough and brakes. Deer hunting is conducted from 15 Box stands, 8 double millenniums or 12 Loc ons to suit all your bowhunting needs (biggest deer 161 inches). Duck hunting doesn't require planting or flooding. The 4 duck holes are made up of natural sloughs and brake; which require no planting or flooding. The current owners duck hunt all the holes by a ranger but you can use a boat on the big slough if wanted (400 to 500 harvested 2019/2020 season & about 250 harvested 2018/2019 season). In the spring, turkeys roost in the big timber then meander the entire tract. As you pull through the gate you will notice the summer time appeal to the left: the 2.4± acre stocked pond. The pond will have your kids and grandkids occupied from sun up to sun down; it's loaded with northern bass and bluegill and Redear bream. The main road is an abandoned gravel county road in great shape with miles of woods roads leading to the remainder of the property. As you have read, not too many of these properties exist in the Mississippi Delta without buying 2 to 3,000± acres.

### The Cabins:

The 35'x85' 2-story (approximately 4000 square feet) cabin was built in 2004 with the hopes of entertaining hunting families for years to come, and it has done just that. As you walk in the front door under the high ceiling porch you will immediately be drawn to the mounts, most of which came from the property. The wall above the kitchen is the "kid wall". You will be impressed! The real wood-burning fireplace will be a joy to sit around on a cold winter night. The large great room is sure to fit all your friends or clients. The cabin enjoys 5 bedrooms/4.5 bathrooms with an indoor skinning room on the back. The cabin is being sold furnished. They walk out, you walk in. Outside you will find a screened-in porch, firepit area, and shed for all your maintenance needs. The property has its own well and water treatment system. There is also a 2 Bedroom/1 Bath caretaker's home located near the property's frontage along Gibson Lake Road. It sits on a large yard and comes equipped with a small shed. What more could you want? It's all here and set up ready to go.

You will quickly realize Big Slough Farms is an extraordinary place in the Mississippi Delta that offers it all. If you have been searching for that needle in the haystack for the whole family or company to enjoy, give Michael Oswalt a call for your private showing today. Whether you buy it or not, you are sure to enjoy the tour.



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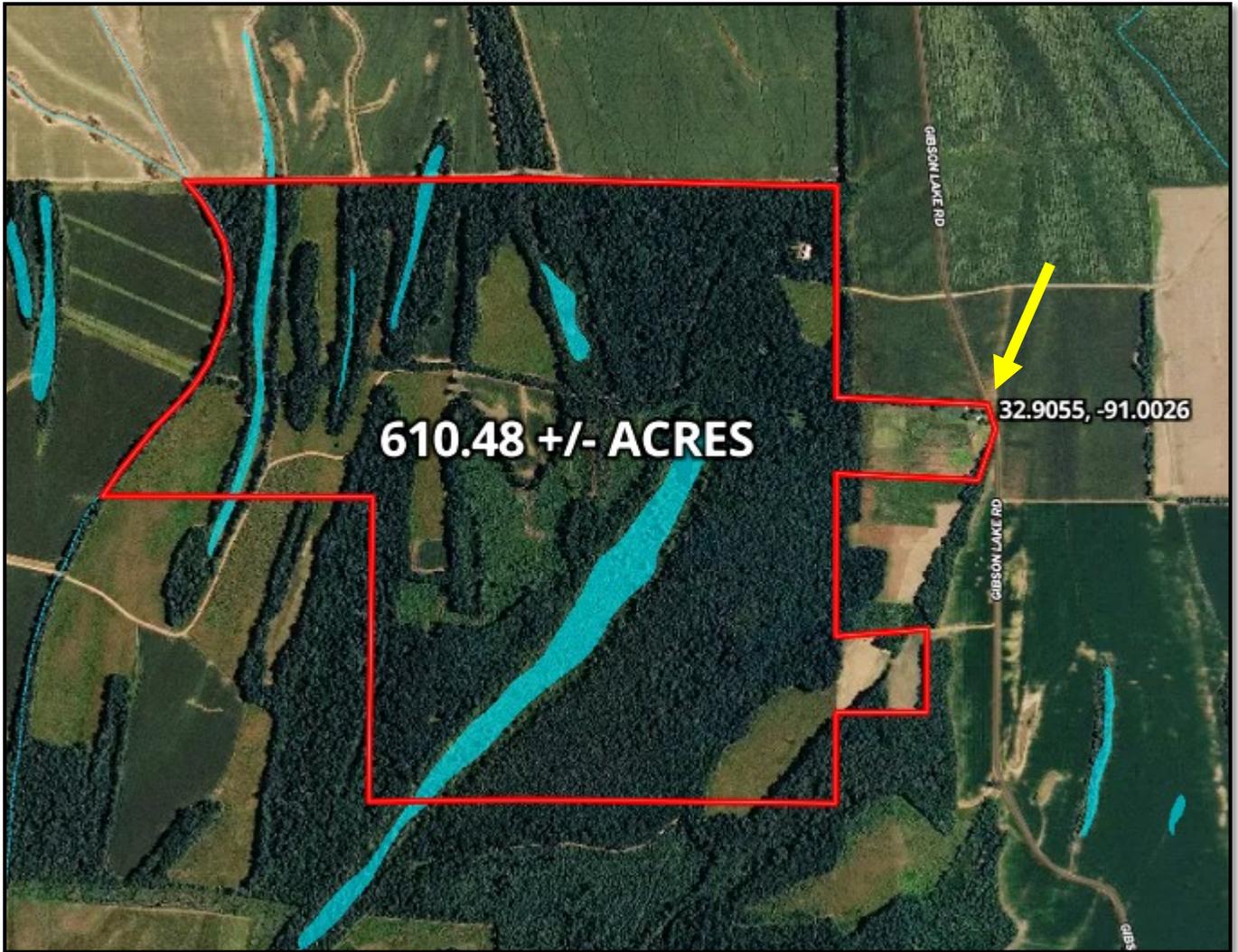
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# AERIAL MAP



**CLICK HERE FOR AN INTERACTIVE MAP**

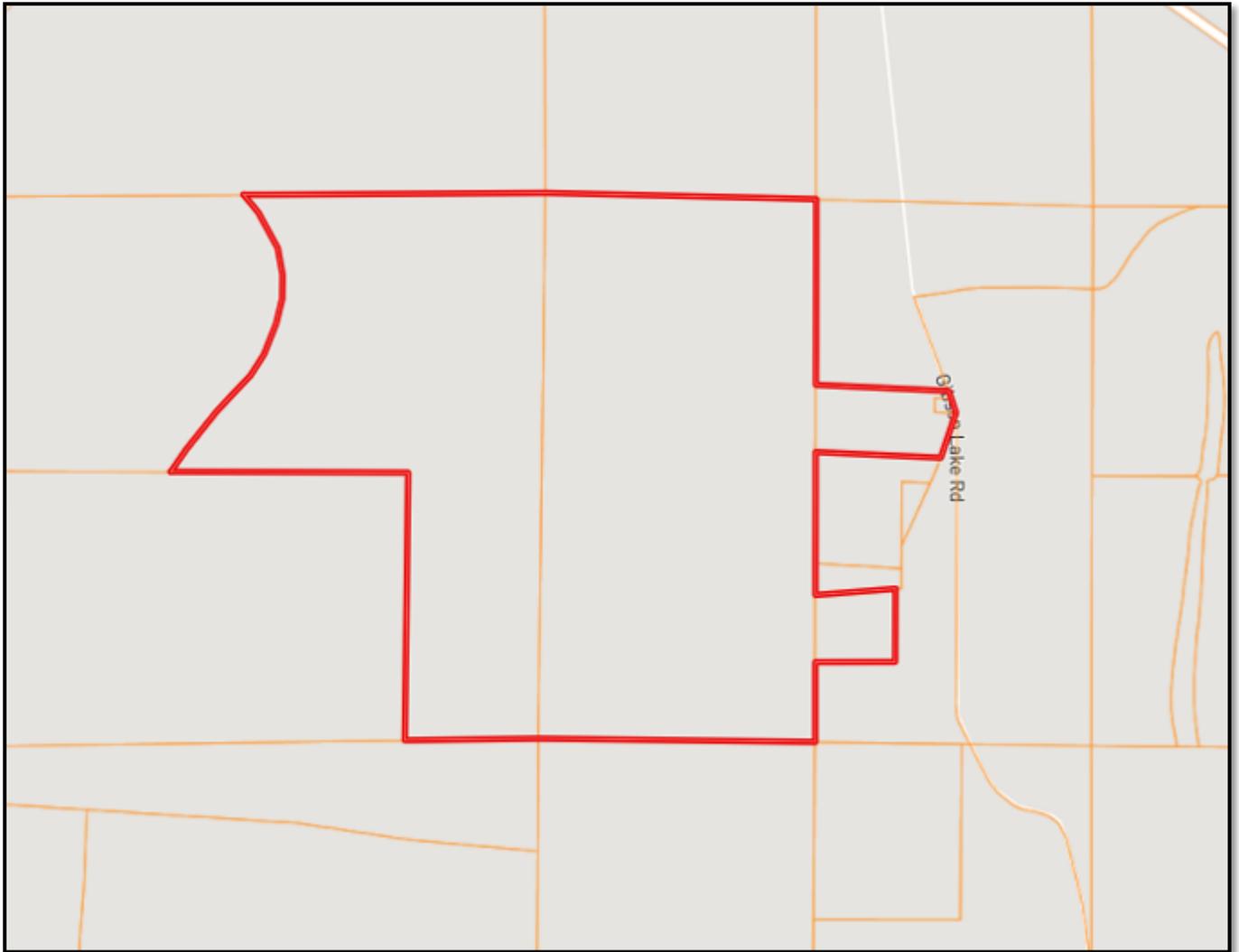
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# OWNERSHIP MAP



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# TOPO MAP



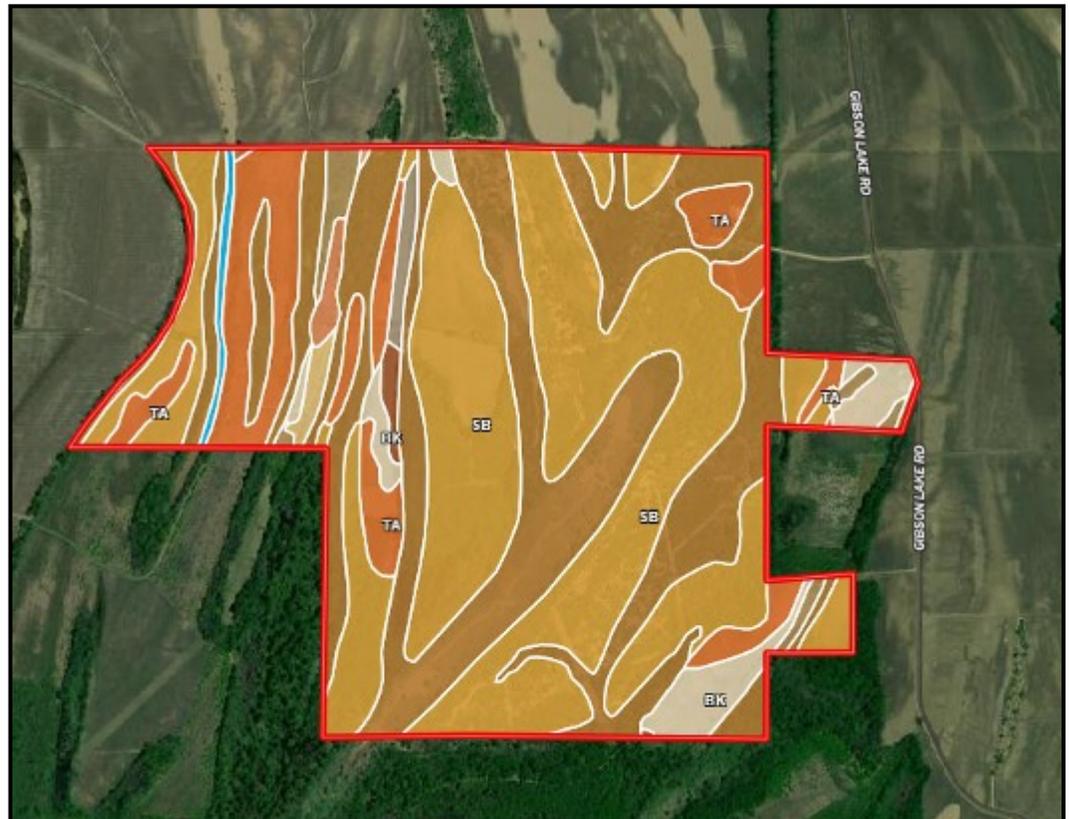
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# SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
Ch	Commerce silty clay loam, 0 to 2 percent slopes, rarely flooded	10.0	1.63	2w
Ta	Tunica clay, 0 to 2 percent slopes, occasionally flooded	72.1	11.73	3w
Bk	Bowdre clay, 0 to 2 percent slopes	26.1	4.24	2w
Sb	Sharkey clay, 0 to 2 percent slopes	265.5	43.22	3e
Bm	Bowdre clay, 2 to 5 percent slopes	3.3	0.54	2w
Tb	Tunica clay, 2 to 5 percent slopes	4.9	0.79	3e
Ck	Commerce silty clay loam, 2 to 5 percent slopes, rarely flooded	0.3	0.04	2e
Rs	Robinsonville very fine sandy loam, 2 to 5 percent slopes	4.1	0.66	2e
Cb	Commerce silt loam, 0 to 2 percent slopes, rarely flooded	3.7	0.61	2e
Da	Dowling clay, frequently flooded (sharkey)	220.5	35.89	5w
W	Water	3.9	0.64	-



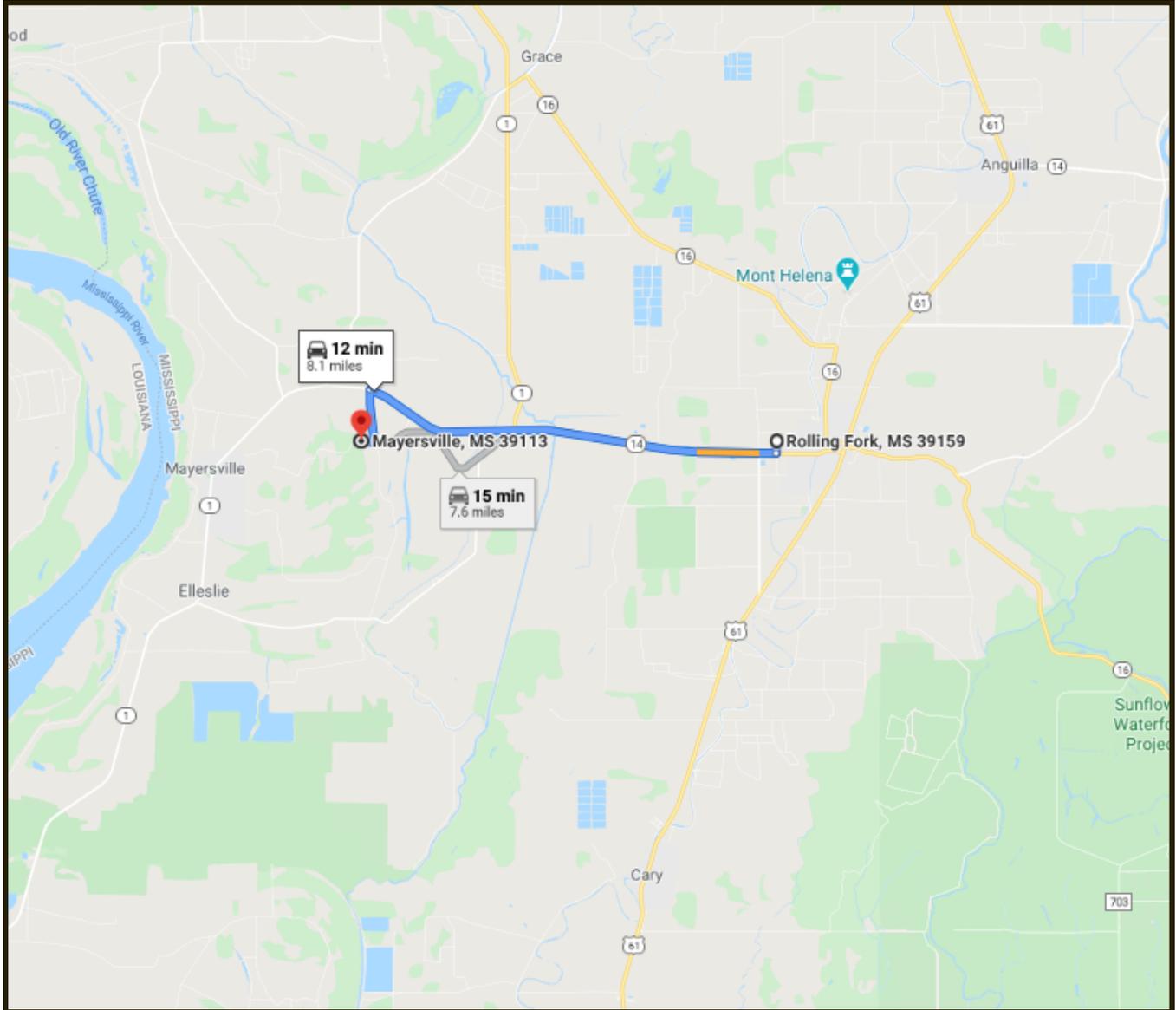
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# DIRECTIONAL MAP



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