

1,784± Acres in Marion County, MS

Historically Known as “The Bradley Swamp”

169 East Marion School Rd. Columbia, MS

“This tract is one of the most diverse recreational tracts that you are going to find! With six lakes totaling more than 138+/- acres for fishing, over 1,250+/- acres of mature Hardwood timber, 2.5 miles frontage on the Pearl River and over 18 established food plots; this tract has it all!...You name it and it’s here. The only way you are going to understand this property is to take a look for yourself.” **Tom Smith, ALC (The Land Man)**



\$2,200 / Acre

[Click for Drone Video](#)



Call The Land Man today!

TOM SMITH, ALC, BROKER®

Tom@TomSmithLand.com

601.898.2772 office | 601.454.9397 cell



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Information is believed to be accurate but not guaranteed.

The Bradley Swamp

1,784 Acres in Marion, County, MS

A Sportsman's Paradise, yep, it's about the only way to describe this one of a kind tract of land in Marion County, Mississippi! Located just three minutes from Columbia, MS, this property is historically known as "the Bradley Swamp" and is made up of over 1,250+/- acres of mature hardwoods, 138+/- acres of fishing lakes, (with the largest being roughly 32 acres), over 18 large established food plots and a road system that could almost qualify as county roads, this property will not disappoint! With over 2.5 miles of frontage on the Pearl River and sand bars galore, the beauty and entertainment possibilities are endless. Imagine, running some lines in the Pearl or boating with your friends. The Little River traverses the property on the east side running north and south.

The hunting on this property is the standard that you hear the local folks tell of it. Big bucks are compared to "Bradley Swamp Bucks" and the deer heard is healthy and plentiful. The duck hunting is awesome as the 32+/- acre Oxbow lake surrounded by massive Cypress trees is the perfect habitat for your favorite waterfowl and several sloughs are throughout the property. Most all lakes have their own boat launch, as does the Oxbow lake. If you are a turkey hunter, this is your kind of place! The turkey population is abundant and the habitat is outstanding for your Longbeard friends. Want to lay down a few hogs? You will certainly have fun with your friends on a hog hunt! If you are needing some practice brushing up on your shooting skills, no worries, a shooting range is in place.

The internal road system on this property is one of the best that you will find, gravel was mined in two locations on the property, so the maintenance materials are plentiful and I would estimate there are close to 15+ miles of roads traversing the property leading you through the beautiful towering mature hardwood timber.

There are several building sites for your lodge or camp with water and power at the front of the property where there is a small cabin and a large pavilion. Tracts like this are far and few between as far as the diversity of game, timber, lakes, sloughs, roads, rivers and beauty. This 1,784+/- acres tract will truly leave you breathless! It is hard to explain properties like this to you on paper, it's something that you need to personally see in order to appreciate. *Call **Tom Smith** today at 601-454-9397 to schedule your private showing of this Sportsman's Paradise!*



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Property Features

- ◆ 1,784+/- Acres in Marion Co. MS.
- ◆ 1,250+/- Acres Mature Hardwood Timber
- ◆ 18 Established Food Plots
- ◆ 2.5 Miles of Frontage on Pearl River
- ◆ Sand Bars on Pearl River
- ◆ 1.5 Mile of The Little River Runs Through the Property
- ◆ Six Fishing Lakes Totaling 138+/- Acres
- ◆ 32+/- Acre Oxbow Lake with Massive Cypress Timber
- ◆ Numerous Sloughs
- ◆ Water and Power on Property
- ◆ Outstanding Fishing
- ◆ Trail Riding
- ◆ Great Hunting
- ◆ Outstanding Timber Investment
- ◆ Trophy Whitetail Hunting
- ◆ Abundant Turkey Population
- ◆ Great Duck Hunting
- ◆ Hog Hunting
- ◆ Outstanding Road System
- ◆ Small Cabin on Property
- ◆ Pavilion
- ◆ RARE Find in Mississippi
- ◆ Sportsman's Paradise



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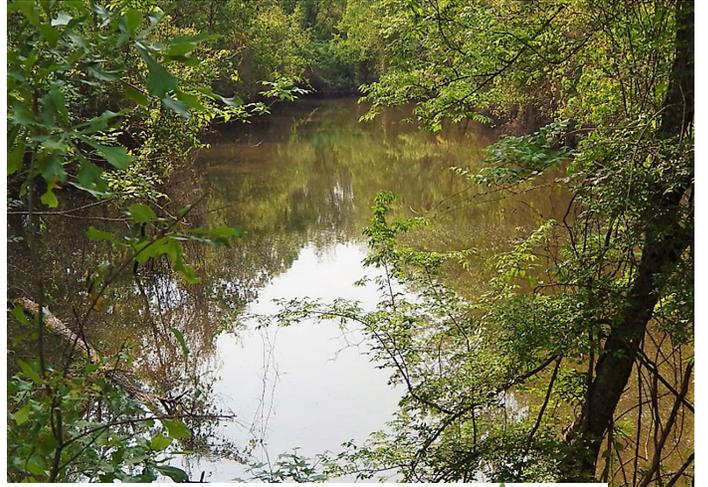


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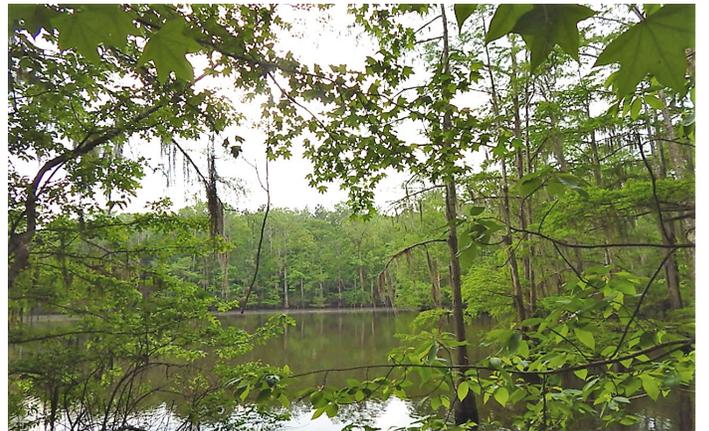
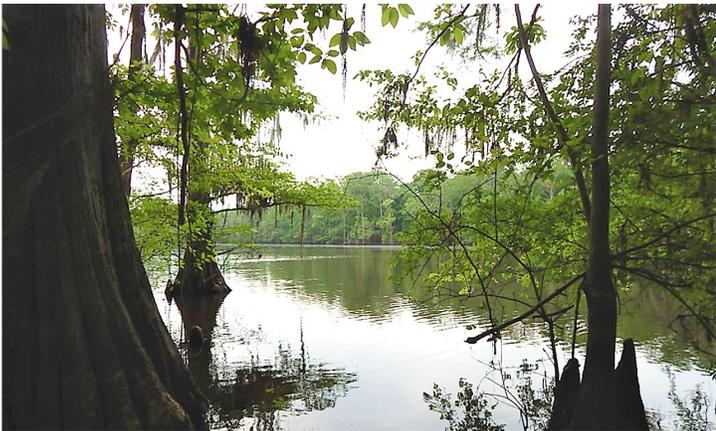


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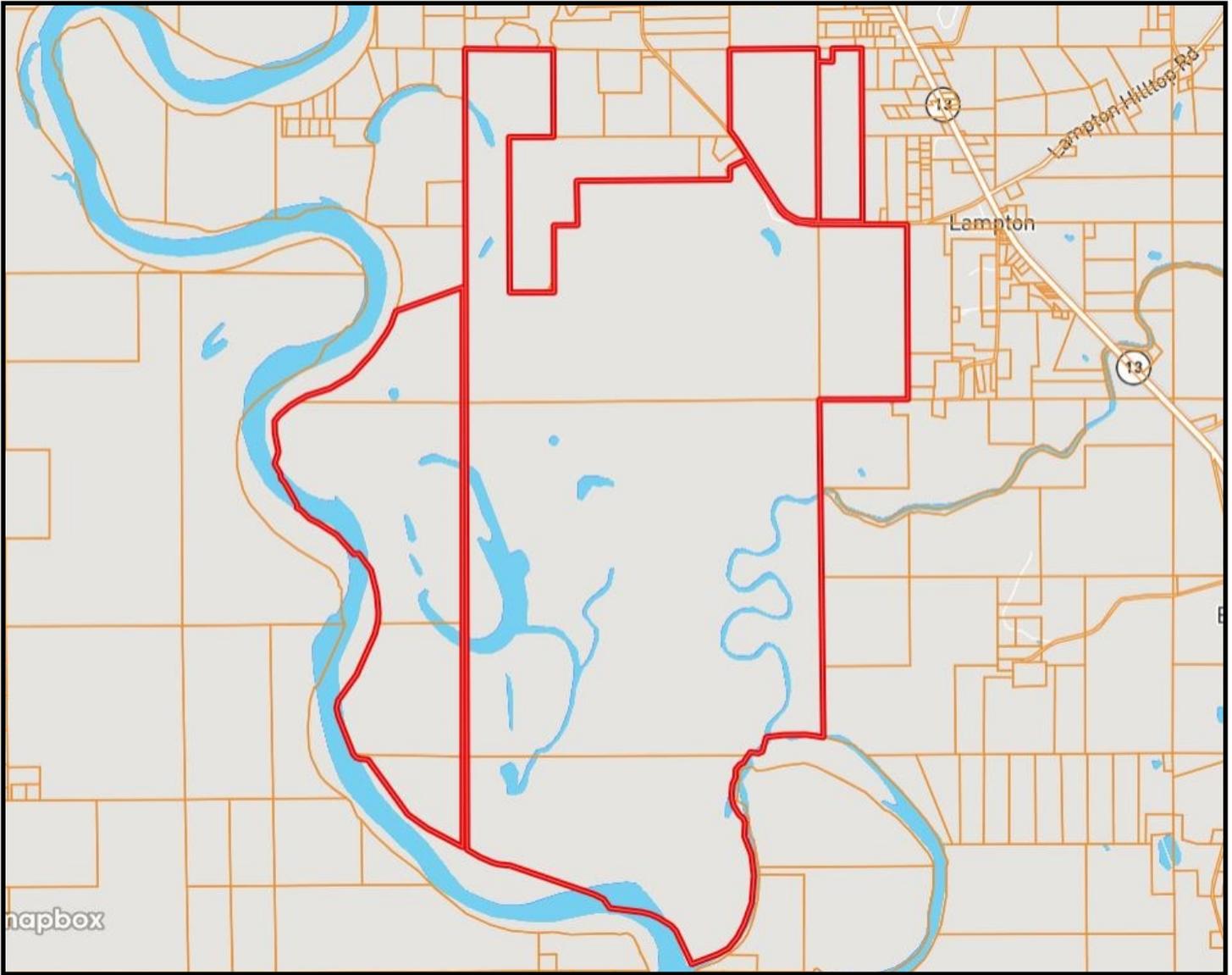


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Ownership Map

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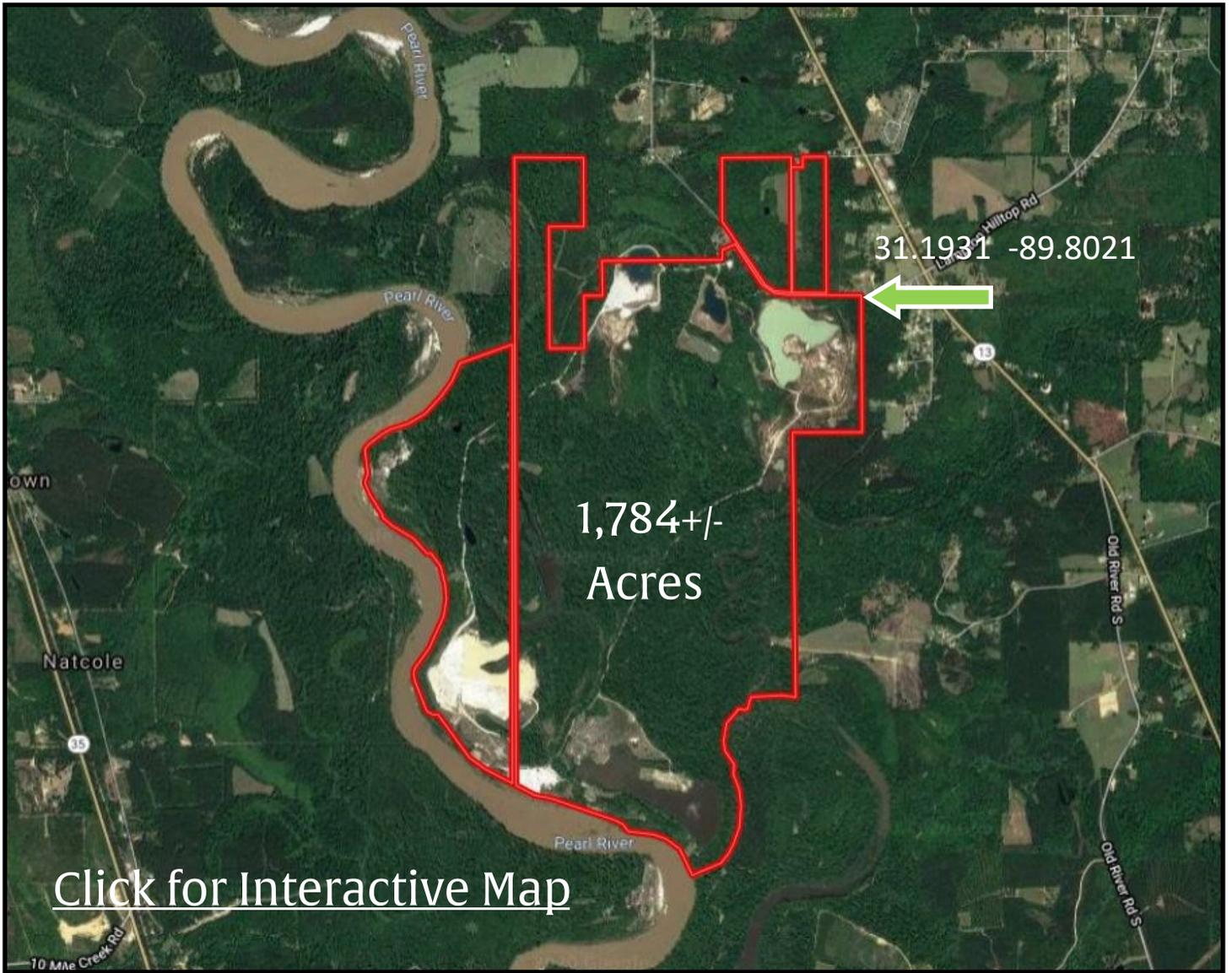


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Aerial Map

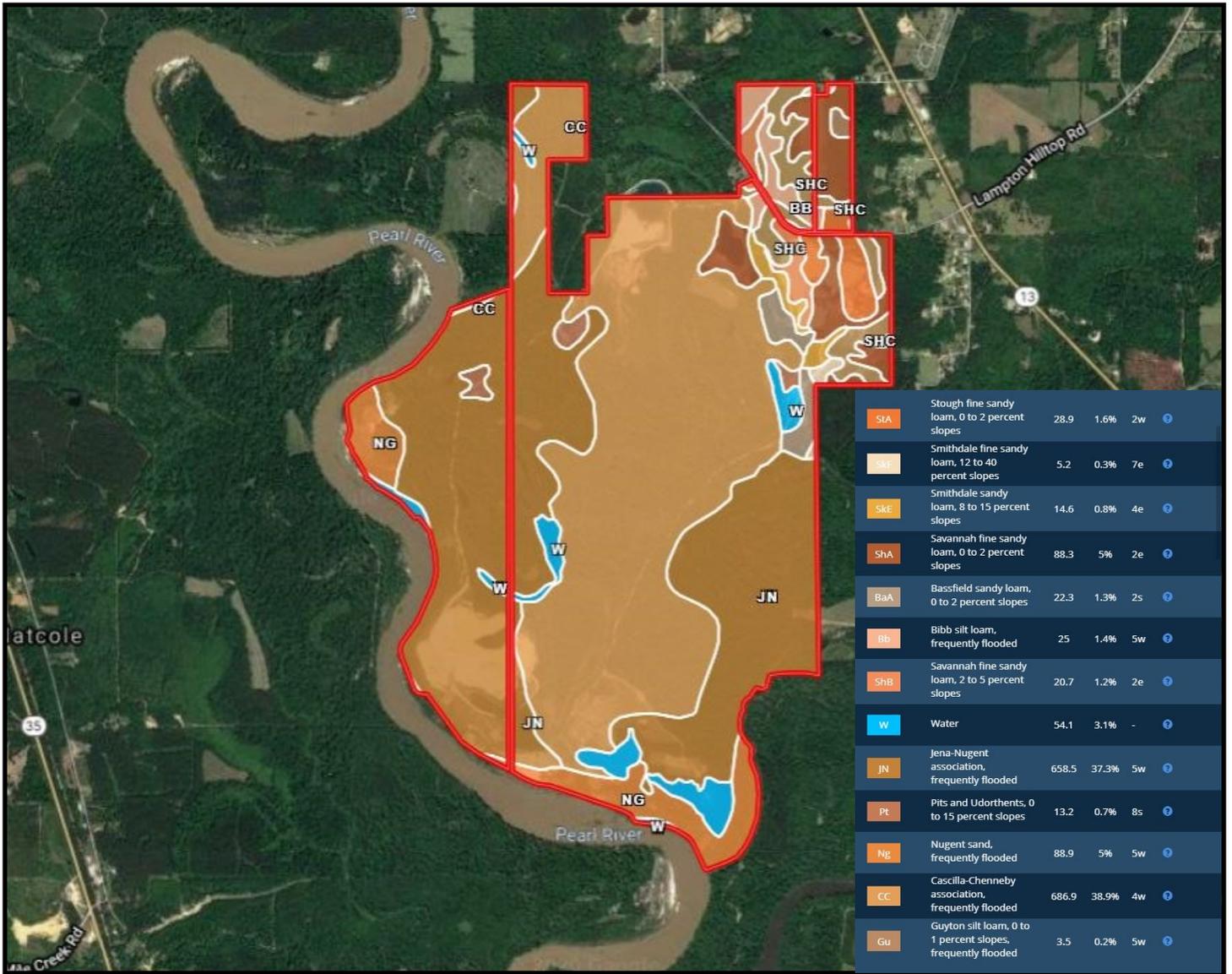


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Soil Map



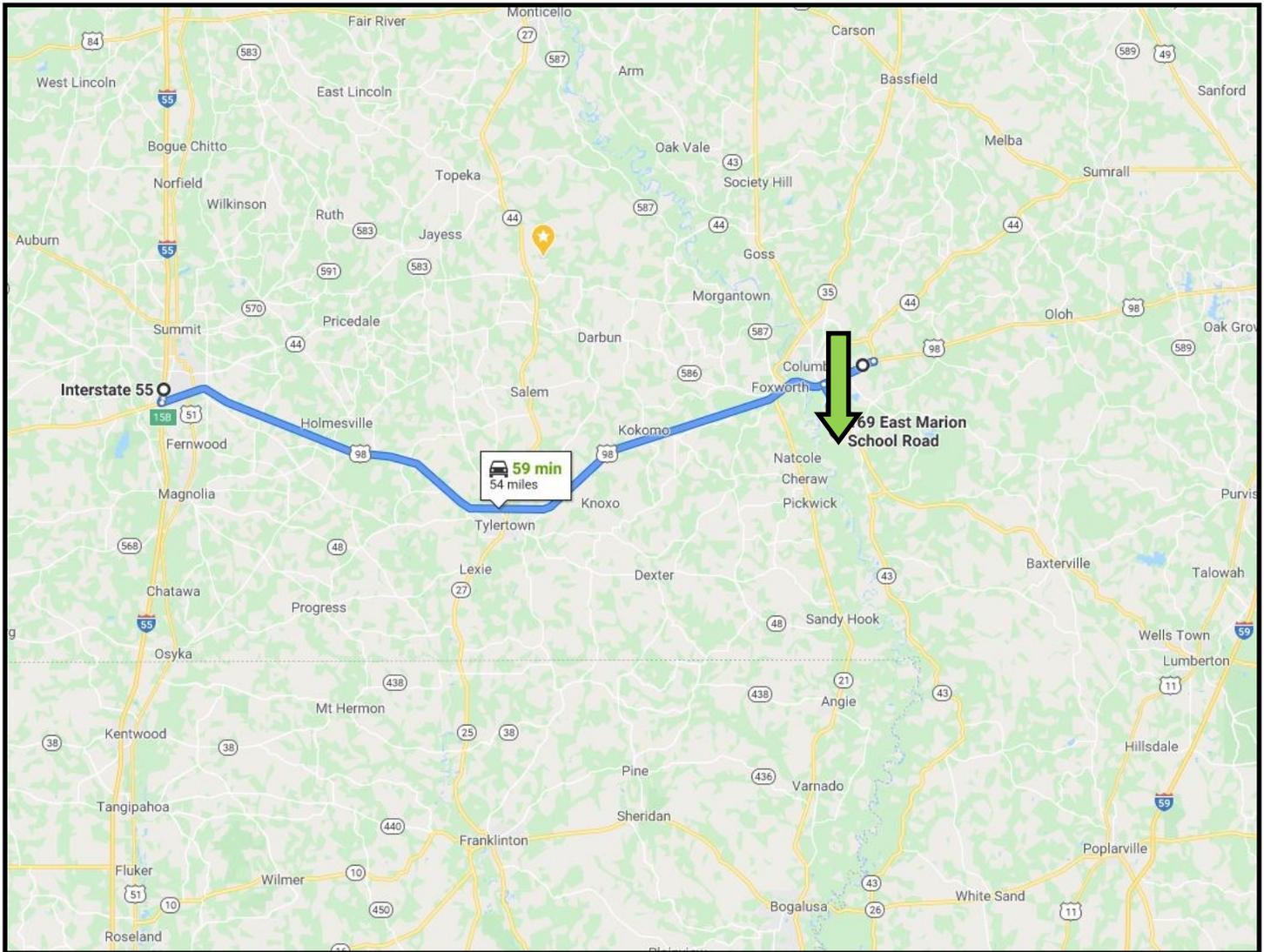
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Directional Map

Directions: From I-55 S take exit 15B for MS-24 W toward Liberty. Keep left at the fork to continue toward MS-24E. Use any lane to turn left onto MS-24E and travel 384 feet, continue onto US-98E and travel 46.5 miles, turn left toward US-98W and travel 112 feet, turn left at the 1st cross street onto US-98W and travel 3.3 miles, turn left onto MS-13 S and travel 1.4 miles, turn right onto Joes Road and travel 0.3 miles, turn left onto E. Marion School Road and the property will be on the right in 1.36 miles. [Google Map Link](#) Address: 169 E. Marion School Road, Columbia MS 39429



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