



Mississippi Delta Paradise

738 +/- Acres in Bolivar County, MS



\$899,000



DIRECTIONS: From Benoit, MS, travel Bolivar Road for approximately 2.8 miles. The property

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Call me today!

MICHAEL OSWALT, ASSOC. BROKER

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Expect More. Get More.

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Information is believed to be accurate but not guaranteed.

BIG DELTA BUCKS AND DUCKS adjoining the MISSISSIPPI RIVER LEVEE in the MISSISSIPPI DELTA. The wildlife on this tract is unbelievable. Properties in this area rarely come to the market. This 738± deeded acre tract is made up of woodlands, sloughs, and some land under Lake Bolivar (hence the asking price). The dry acreage is determined by rainfall, however it includes approximately 350± to 400± woodland acres along the west side of the lake. Also included is 16± acres of farmland along the southern portion, which is the perfect area for a cabin overlooking the lake and/or a dove field along the water, and two wildlife plot areas near the central portion. The woodlands and field edges are full of deer sign (tons of rubs, scrapes, and 1,000's of tracks) and ducks were jumped off the sloughs on the initial inspection. This tract adjoins the MS River Levee and is in close proximity to two of the MS River's premier equity share clubs. The deer hunting in this portion of the "Delta" has been sought after for many years. This tract has been under wildlife management for nearly 25 years. With the tract having over 15,000 frontage feet along Lake Bolivar and being in such close proximity to the river, the ducks are sure to give you a look in the winter months. The huge block of farmland to west to the Levee CANNOT be hunted; therefore, your deer will be protected when they lead into the fields for food and travel back and forth to the river bottom. The frontage along the south side of Bolivar Road and proposed deeded easements along the west side of the property will allow you to access your favorite hunting spots with little to no pressure to the entire tract. This property is conveniently located next to the MS River Levee, about 15 miles north of Greenville, Mississippi, and about 20 miles southwest of Cleveland, Mississippi. So, if you have been looking for that impossible to find recreational timberland tract near the MS River in Bolivar County, you may have just found it! Call Michael Oswalt for your private showing today!!

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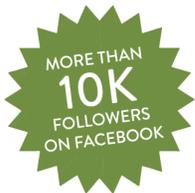


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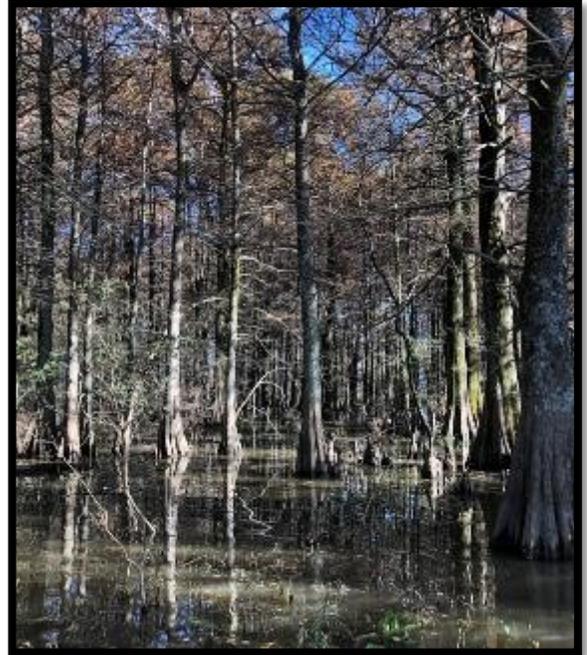
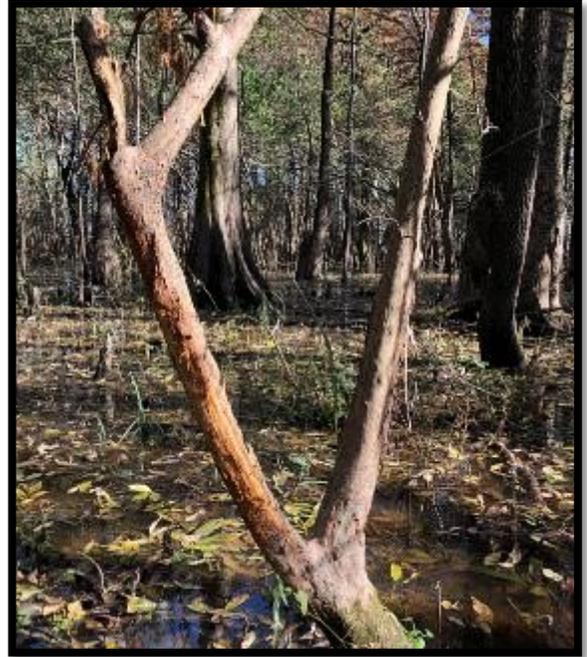


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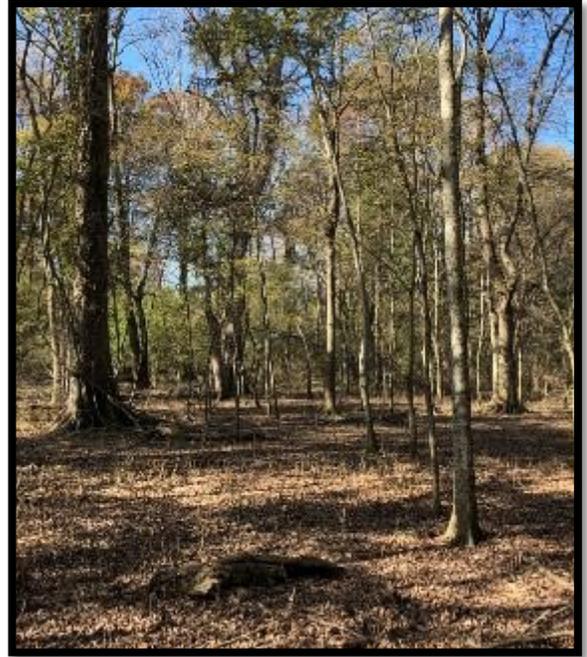


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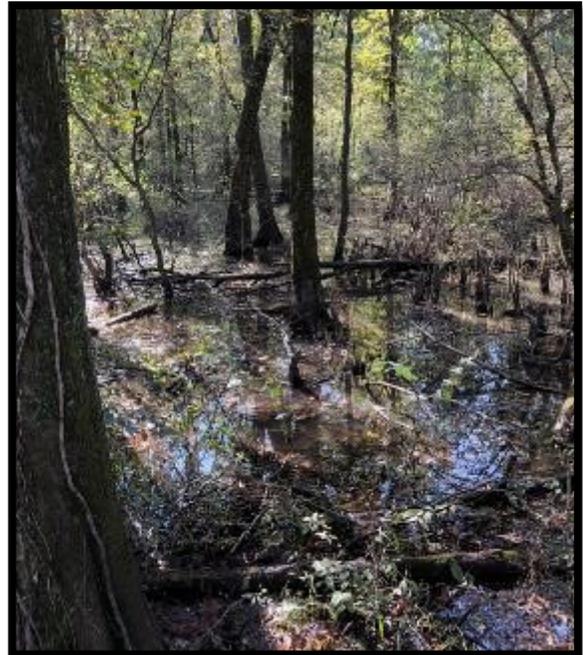


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AERIAL MAP

CLICK [HERE](#) FOR AN INTERACTIVE MAP

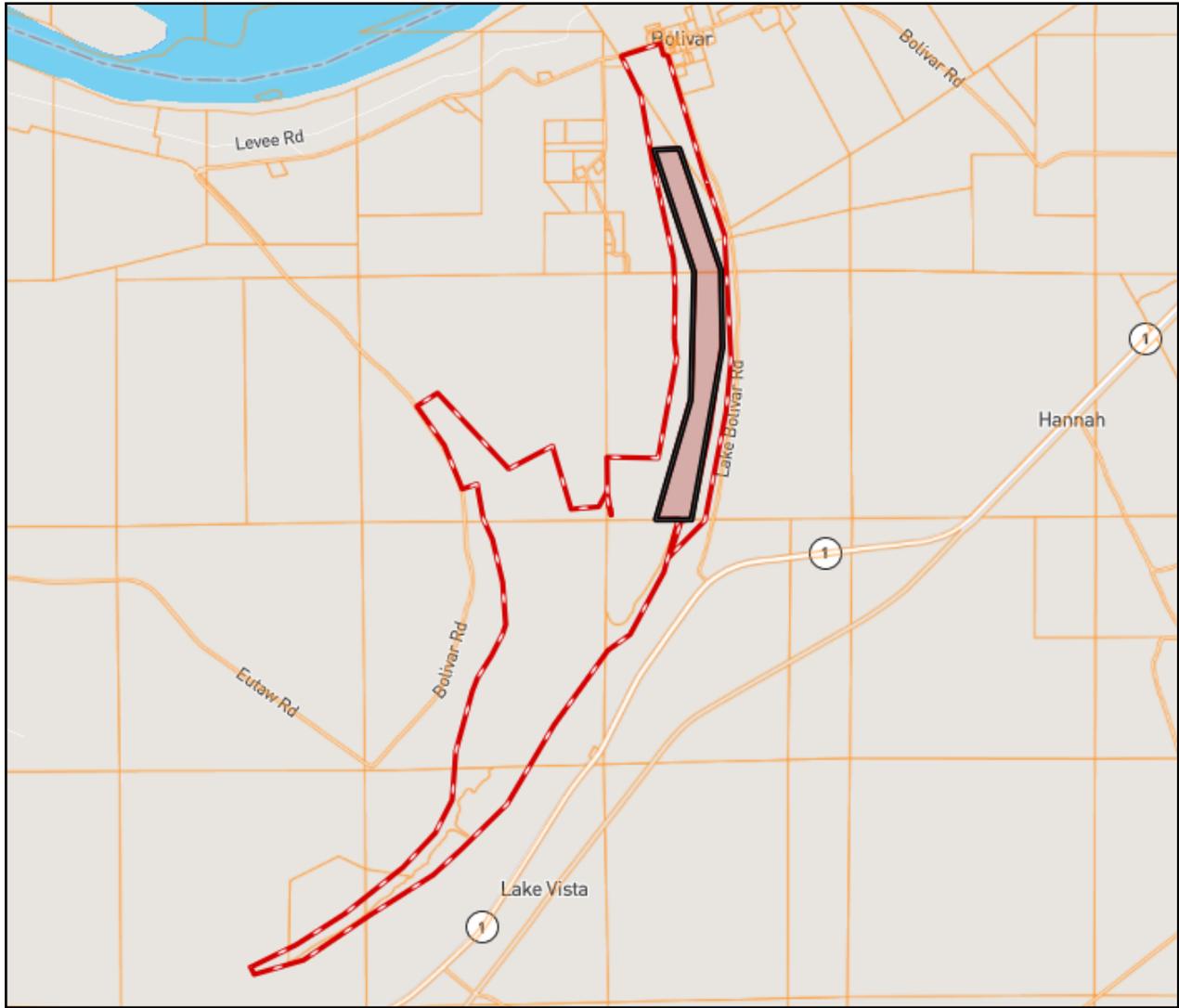


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OWNERSHIP MAP

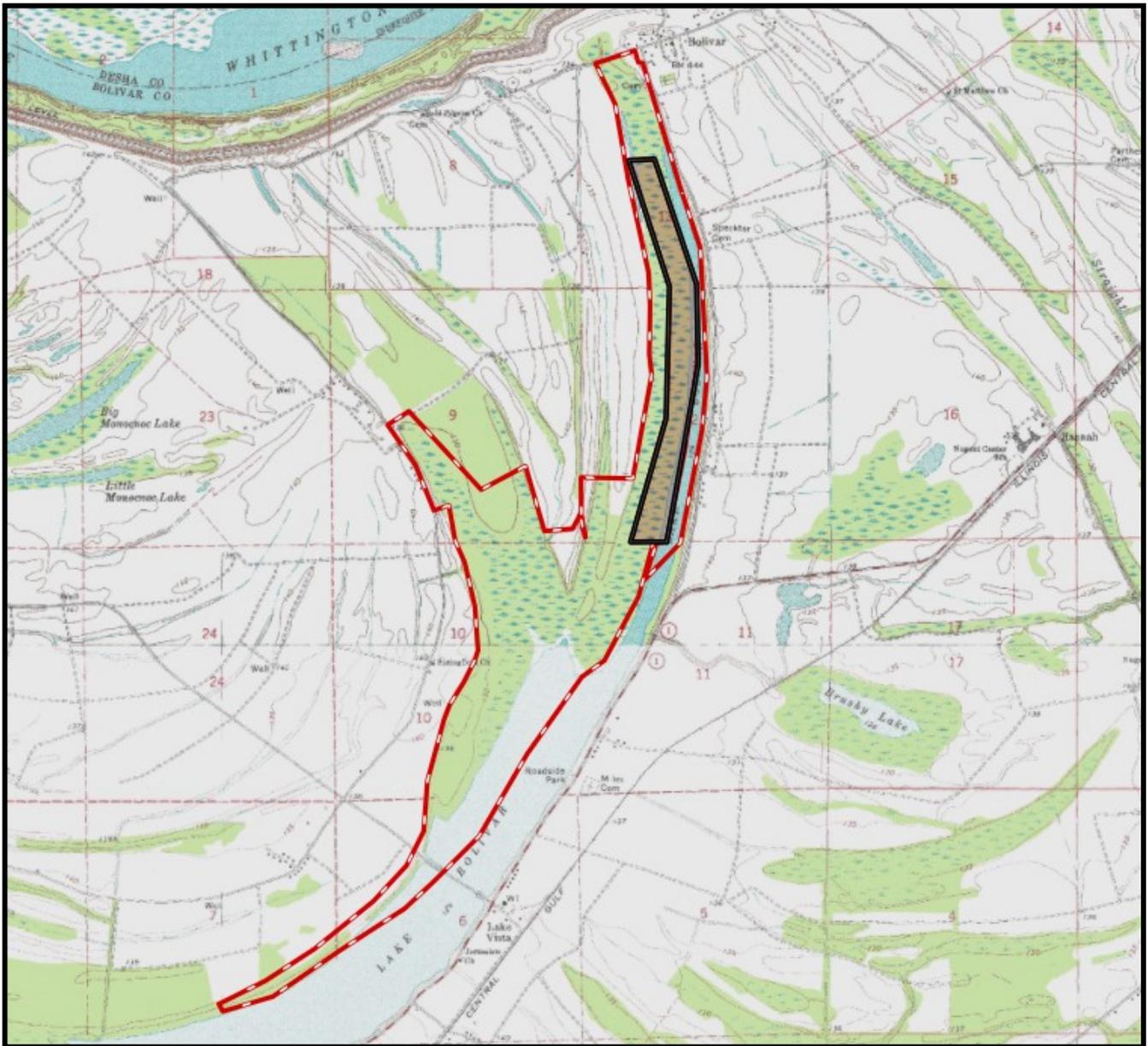


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TOPO MAP

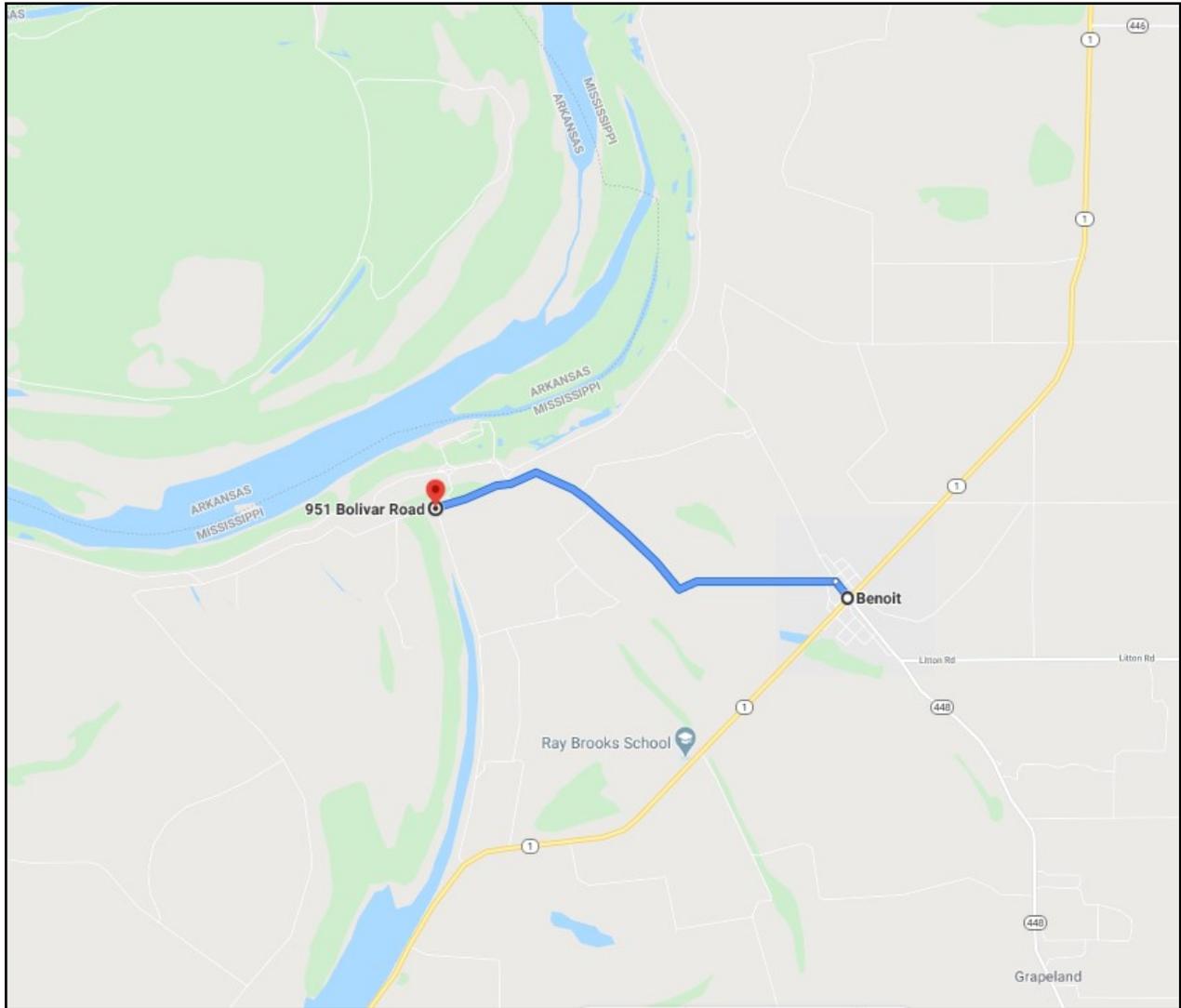


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DIRECTIONAL MAP

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