

Montezuma Bend Plantation

1,435 ± ACRES ON THE MISSISSIPPI RIVER IN COAHOMA COUNTY, MS



- 1,435 ± Acres Along the Mississippi River
- 1,095 ± Acres Deeded/350 ± Acres Levee Board Leased
- 4.13 ± Acres Outside Levee (Great Campsite)
- Rustic Cabin Overlooking Lake
- Approximately 1.3 Miles Frontage on the MS River
- 3 Natural Lakes
- 75 ± Acres of Wildlife Plots
- 155 ± Acres in CRP producing \$23,500 (Estimated)
- 4,200 ± SF Specialty Quail Raising Metal Building
- Deer, Turkey, Duck, Hog, & Small Gaming Hunting
- 54 Miles SW of Memphis, TN/100 Miles E of Little Rock, AR/150 Miles NW of Jackson, MS
- Numerous Wildlife Plots/4 New Muddy Stands



MORE THAN
10K
FOLLOWERS
ON FACEBOOK

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

Information is believed to be accurate but not guaranteed.

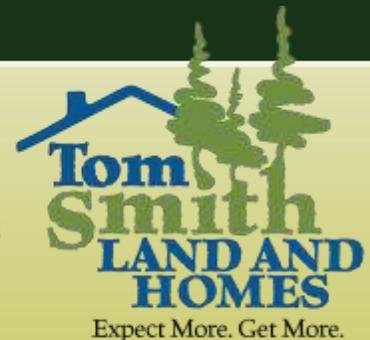
Montezuma Bend Plantation

COAHOMA COUNTY, MS

If you were to ask for a large, private-ownership property to purchase with frontage along the Mississippi River, you would likely hear a response of "patience will be key, this may take a while". Number one, not much of it exists anymore. There are plenty equity shares along the Mississippi River Bottom, but not much private ownership remains. Secondly, it rarely comes up for sale. Today may be your family's lucky day. Welcome to Montezuma Bend Plantation! Located in one of the most sought after whitetail hunting areas in the United States, Montezuma lies just south of the Helena Bridge in Coahoma County, MS. The plantation is accessed by Thompson Road (paved) off Highway 1. Before crossing the levee, you will notice a 4,200± square foot specialized quail raising facility situated on approximately 4.13± surveyed acres. This area would be great for constructing flood protected improvements in the event Old Man River doesn't cooperate. Paradise Point Road (gravel) will then lead over the levee. The second you come off the levee, the gated, vast paradise begins...big timber, a gravel drive, and endless recreational opportunities. As you meander through the plantation, you wonder how does someone let this go? You can easily imagine the whole family, not just immediate, enjoying a place like this for years and years to come. The plantation is broken up by cultivatable fields, large blocks of timber, tree lines, sloughs, and natural lakes. The elevated cabin overlooks one of the seven lakes. The two bedroom cabin is rustic but will get the job done when you need to stay overnight. If this cabin doesn't suit your needs, additional building sites are endless. When leaving the cabin area you will quickly realize you can ride as long as you want, four wheelers, side by sides, go karts, you name it. The kids and grandkids can take off and ride for miles. If you talk with Mississippi deer hunters for any length of time, the MS River bottom will quickly become a topic. It has been known to produce high density and some of the biggest whitetails the state has to offer. With the sporadic cultivatable areas (75± acres) available to plant nearly 5% of the property annually for the wildlife, the mast producing timber for an additional fall food source, and the CRP acres for bedding, this property is capable of producing and holding giants. Higher ground inside the MS River levee has been known to hold high turkey numbers and Montezuma is no different. Several groups of turkeys were noted on the initial inspection with most of them being long beards. The Mississippi River flyway has been known for great duck hunting for as long as most folks can remember and Montezuma sits right in the heart of it. The wintering months should bring wing shooting in the mornings and whitetail chasing in the afternoons. Hogs are a nuisance in most people's eyes, but they also make good sausage and give you something to do throughout the spring and summer months. Thermal hunting in the open fields and "hogs with dogs" would be a blast. While working up Montezuma in the summer months, you are sure to find some crappie holes, a bream bed, or a good eddy on the MS River to catch a catfish. You shouldn't get bored at Montezuma Bend Plantation. The total acreage makeup is as follows: 1,435± acres - 1,095± deeded acres, 155± acre Levee Board lease. The deeded land make up includes approximately timberland acres, 155± enrolled in CRP (Conservation Reserve Program) through 2028 paying \$23,500 (estimated) annually, 75± cultivatable acres, and 4.13± acres outside the levee. As you ponder controlling nearly 1,500± acres along the mighty Mississippi River, think about development for the ducks, deer, a new cabin, to make it your own so you, your kids, and grandkids can call it theirs for the next 75 years. Places such as Montezuma Bend Plantation do not come up for sale very often. If you have been wanting a unique, large acreage tract on the Mississippi River, Montezuma may be your place. Call Michael Oswalt for your private showing today!



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



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



MORE THAN
10K
FOLLOWERS
ON FACEBOOK



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

Tom Smith
LAND AND HOMES
Expect More. Get More.

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



MORE THAN
10K
FOLLOWERS
ON FACEBOOK.

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

**Tom
Smith
LAND AND
HOMES**
Expect More. Get More.



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



MORE THAN
10K
FOLLOWERS
ON FACEBOOK



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

**Tom
Smith
LAND AND
HOMES**
Expect More. Get More.

TomSmithLandandHomes.com

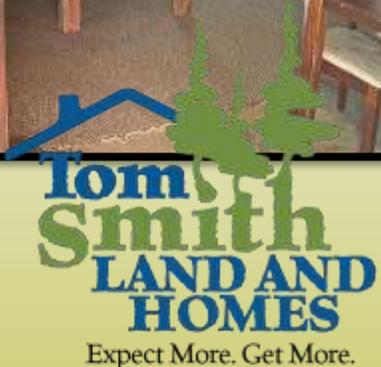
Information is believed to be accurate but not guaranteed.



MORE THAN 10K FOLLOWERS ON FACEBOOK.



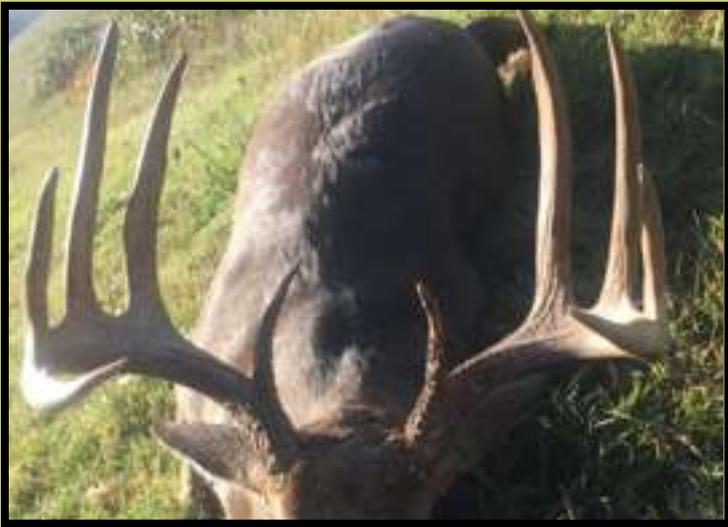
MICHAEL OSWALT, ASSOC. BROKER
Michael@TomSmithLand.com
601.898.2772 office | 662.719.3967 cell
Licensed in MS, AR & MO



Expect More. Get More.

TomSmithLandandHomes.com

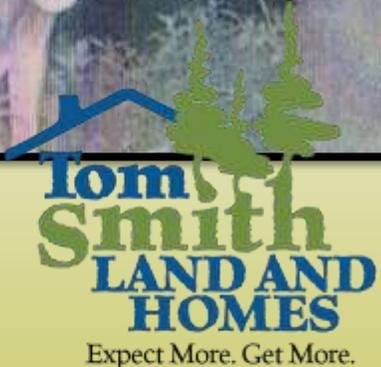
Information is believed to be accurate but not guaranteed.



MORE THAN
10K
FOLLOWERS
ON FACEBOOK.

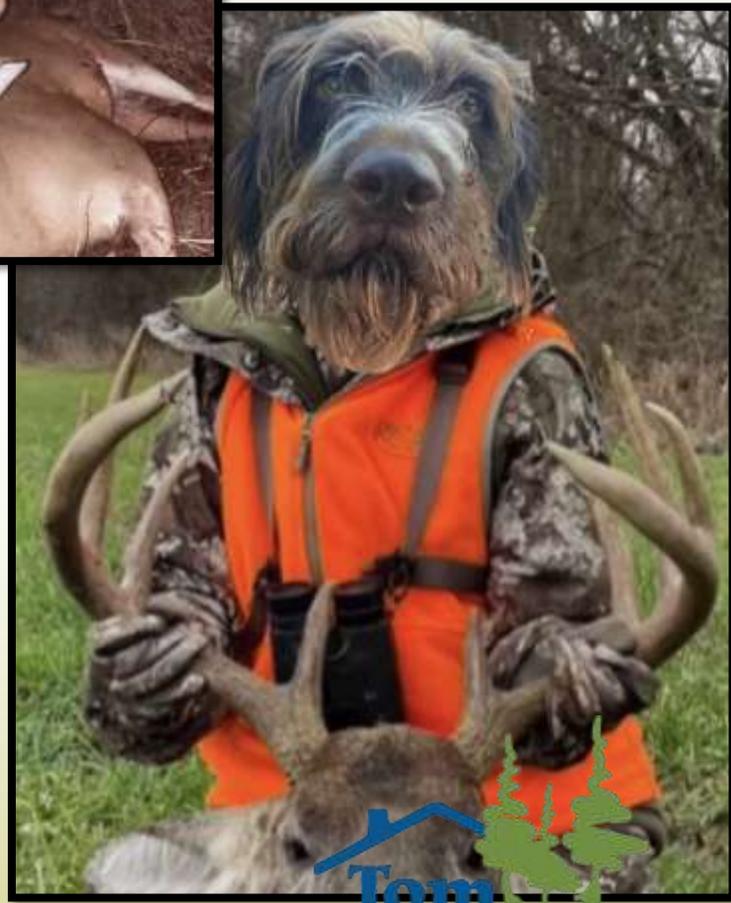
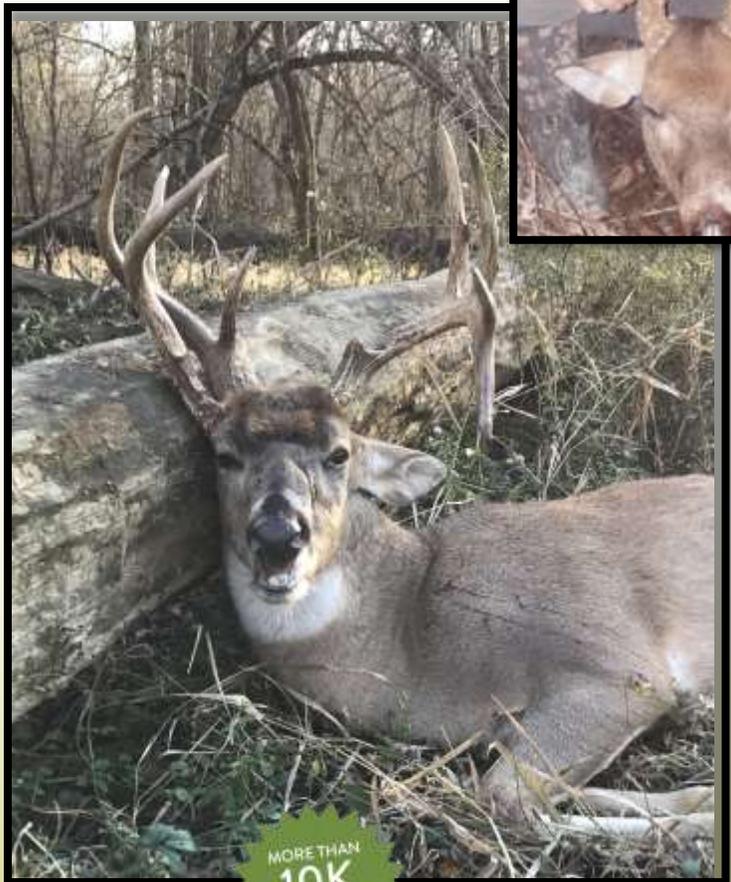


MICHAEL OSWALT, ASSOC. BROKER
Michael@TomSmithLand.com
601.898.2772 office | 662.719.3967 cell
Licensed in MS, AR & MO



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



MORE THAN
10K
FOLLOWERS
ON FACEBOOK.

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

Tom Smith
LAND AND HOMES
Expect More. Get More.



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

AERIAL MAP



Click [HERE](#) for an Interactive Map



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



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

OWNERSHIP MAP



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



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

TOPO MAP



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



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
BP	Borrow Pit	3.4	0.23	-
Ra	Robinsonville very fine sandy loam, 0 to 3 percent slopes	5.0	0.35	1
W	Water	27.8	1.93	-
Da	Dowling clay (sharkey)	4.6	0.32	5w
Ag	Alluvial land, frequently flooded	1304.2	90.79	5w
LV	Levee	91.6	6.38	-
TOTALS		1436.5	100%	4.56



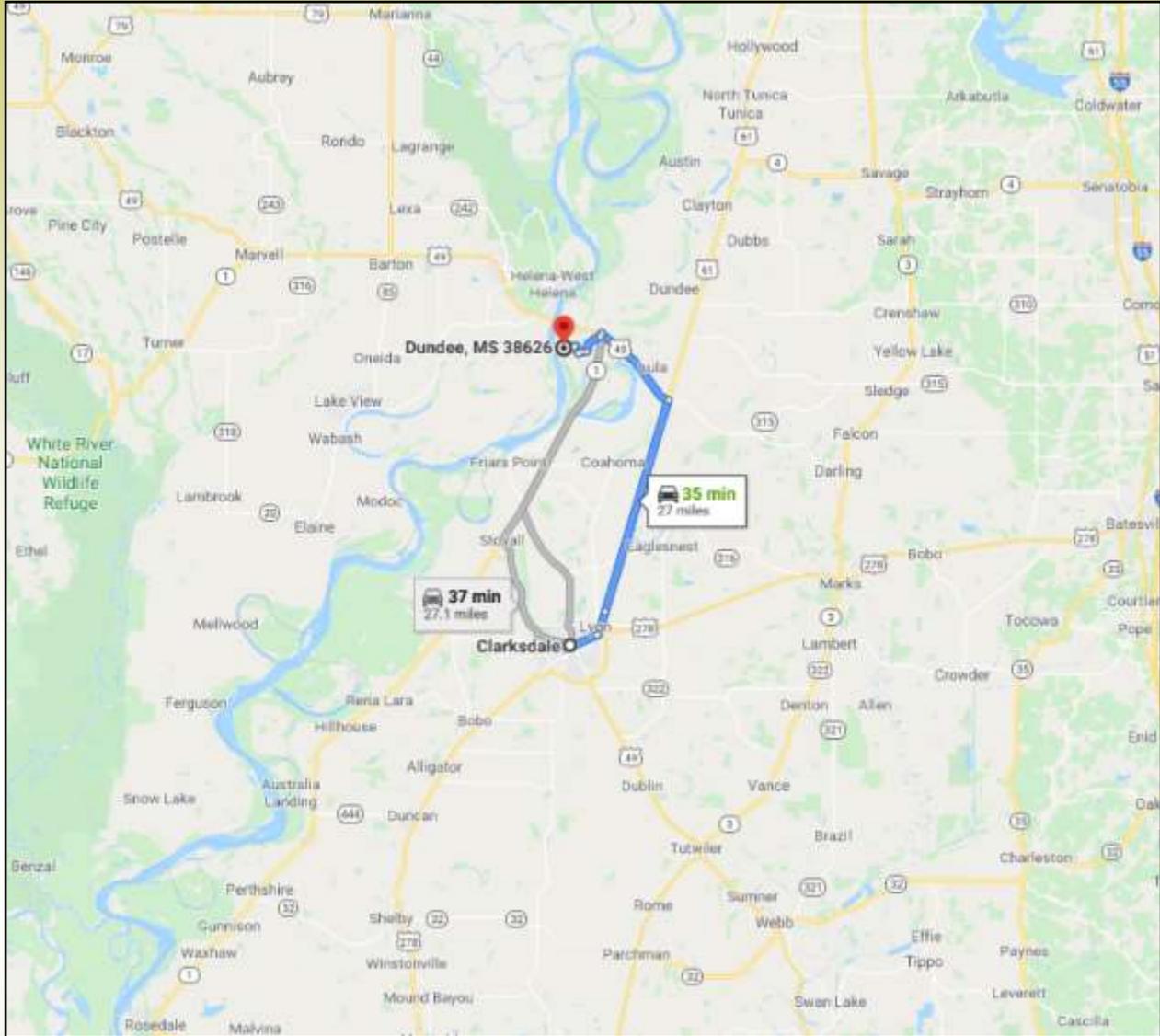
MICHAEL OSWALT, ASSOC. BROKER
 Michael@TomSmithLand.com
 601.898.2772 office | 662.719.3967 cell
 Licensed in MS, AR & MO



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

DIRECTIONAL MAP



DIRECTIONS FROM CLARKSDALE, MS: TRAVEL HIGHWAY 61 NORTH FOR 3.5 MILES. TURN LEFT ON HIGHWAY 49 AND CONTINUE 19.9 MILES. TRAVEL THOMPSON ROAD FOR 3.5 MILES. THE ENTRANCE WILL BE ON YOUR RIGHT. [GOOGLE MAPS LINK](#)



MORE THAN
10K
FOLLOWERS
ON FACEBOOK

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

Information is believed to be accurate but not guaranteed.