



Sartain's Heritage
Properties, LLC.
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Sartain's Heritage Properties

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KRISNIC

430 Acres +/-

Issaquena County, MS



430+/- acres located South of Mayersville within sight of the Mississippi River Levee; offers 270+/- acres of developed ponds that were enrolled in WRP in 2003; 160+/- acres of cropland that was also placed in the WRP program. This property offers excellent waterfowl and deer hunting with its prime location to the Mississippi River, Howard Miller WMA and bordered by 6,000+/- acres of mature hardwoods this property is perfect for buyers looking for great duck hunting and Ms River Bucks.

Break down: 140.2 ac. Forestland / 53.4 ac. Shallow water Impoundments / 190.3 ac. Natural Regeneration / 2.5 ac. Upland Food Plots / 43.6 ac. Semi-annual Wetlands;

Improvements: Include 2 water control structures & 3 wells.

\$645,000.00

