



Farm, Timber & Recreational Land Brokerage

106 First Choice Dr. Madison, MS 39110

www.SartainsHeritage.com

Property: Little Walesheba Creek East, located in Yazoo County, Mississippi, near the town of Benton. Comprised of 212 +/- acres of mature hardwood, mature pine timber, and hardwood clear cuts. This property is a prime recreational timberland investment, in the heart of big buck country. The property lies along Cox Road with Little Walesheba Creek being the western boundary. The east-line is surveyed and marked north/south. The property has a quality road system that allows for easy access by truck or ATV. There are four established food plots with tower stands in place. The timber harvest plan was completed to maximize wildlife opportunities. Corridor cuts have been made to the hardwoods, the pine has been thinned and set to burn this fall to encourage growth of annual grasses in the understory. Promoting quality bedding, nesting and foraging habitats are the prime objective for the management plan. The creek offers a year-round water source as well as a small pond in the interior of the tract. This property is well on its way to being a well-managed recreational timber investment, offering excellent hunting opportunities.

Timber Data:

- 95 acres of mature hardwood.
- 37 acres of recently clearcut hardwood.
- 70 acres of 30-year-old thinned pine.
- 10 acres food plots

Location: Section 21, Township 11, North, Range 1 West, Yazoo County, Mississippi. 3.5 miles east of MS Hwy 49 and 3 miles south of Benton. Located along Cox Road.

Price: \$805,000

Map Link: <https://mapright.com/ranching/maps/61d6f64ad0571adcea1805293dcf84e3/share>

Property Video: <https://youtu.be/BuTicsI2pj4>

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All information contained herein is believed to accurate but not guaranteed. This offering is broker owned.

Boundary Map





