



Sartain's Heritage
Properties, LLC.
www.sartainsheritage.com

Farm, Timber & Recreational Land Brokers

106 First Choice Dr. Madison, MS 39110

www.SartainsHeritage.com

Property: Fowler Acres, comprised of 967.4 surveyed acres in Humphreys County, Mississippi. This property has been extensively developed for waterfowl and upland hunting, offering a wide variety of habitats and efficient infrastructure for land & wildlife management. The uniqueness of the property is found in the mixture of croplands, mature timberlands as well as plantation hardwoods and natural wetland sloughs. Fowler Acres is located just west of Louise along highway 14, north of Delta National Forest. This area supports large numbers of wintering mallards and healthy deer herds due to amount of private and public lands in the surrounding area being managed for wildlife.

Land Breakdown:

- 408.4 +/- acres hardwood plantation enrolled in CRP
- 295 +/- acres of hardwood plantation enrolled in WRP
- 110 +/- acres of cropland
- 151 +/- natural hardwoods & sloughs
- 3 +/- acre shop yard

Improvements:

- 3 - 60HP electric wells – irrigating 10 waterfowl impoundments
- 16 – waterfowl impoundments with water control structures
- 10 – deer food plots
- 30 x 80 enclosed shop building, with living quarters
- Gated access points

Income:

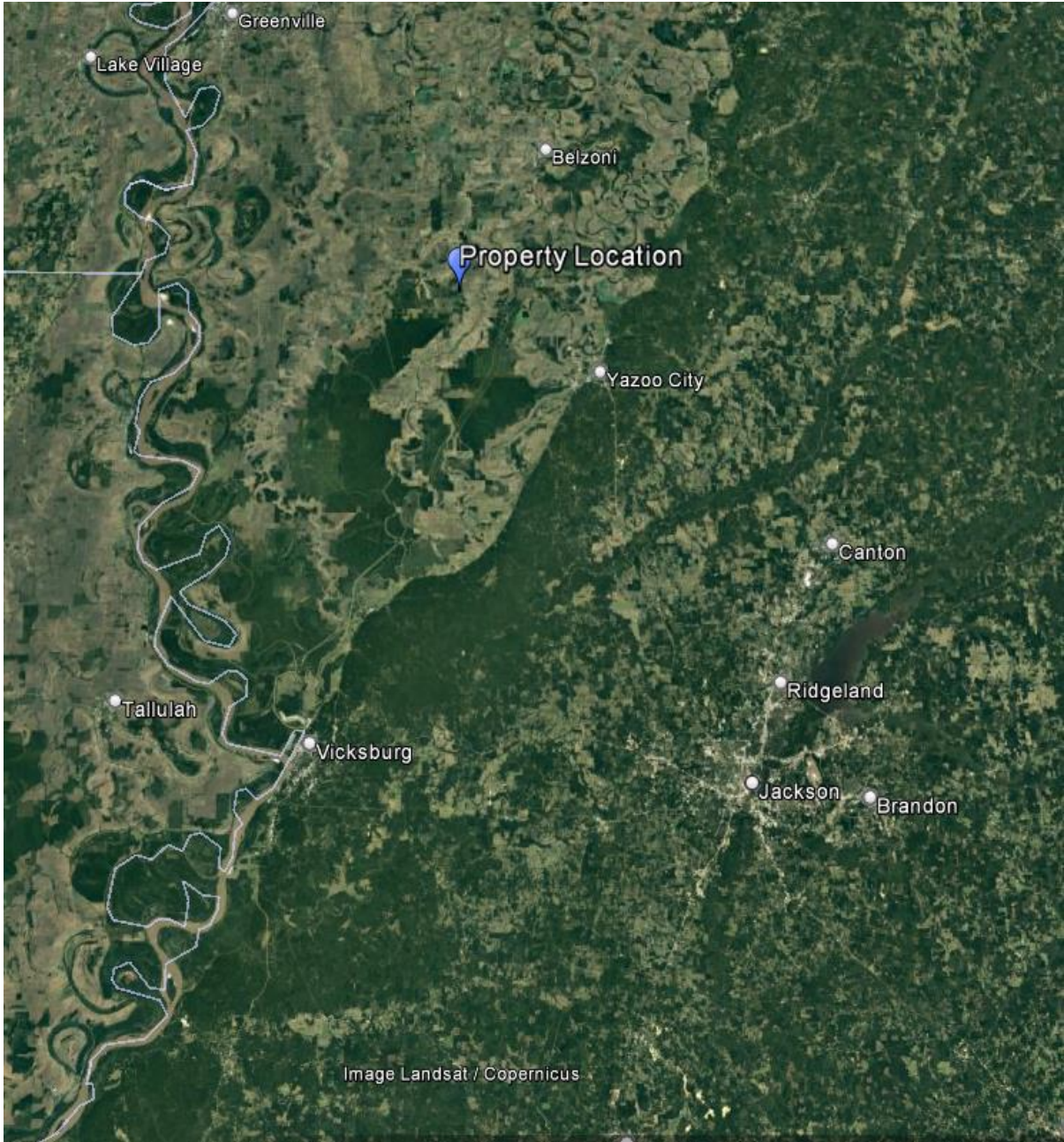
- CRP Income: \$37,245.00
- Cropland Income: \$10,000.00
- Carbon Credit: fluctuating annual payment

Price: \$3,500,000.00

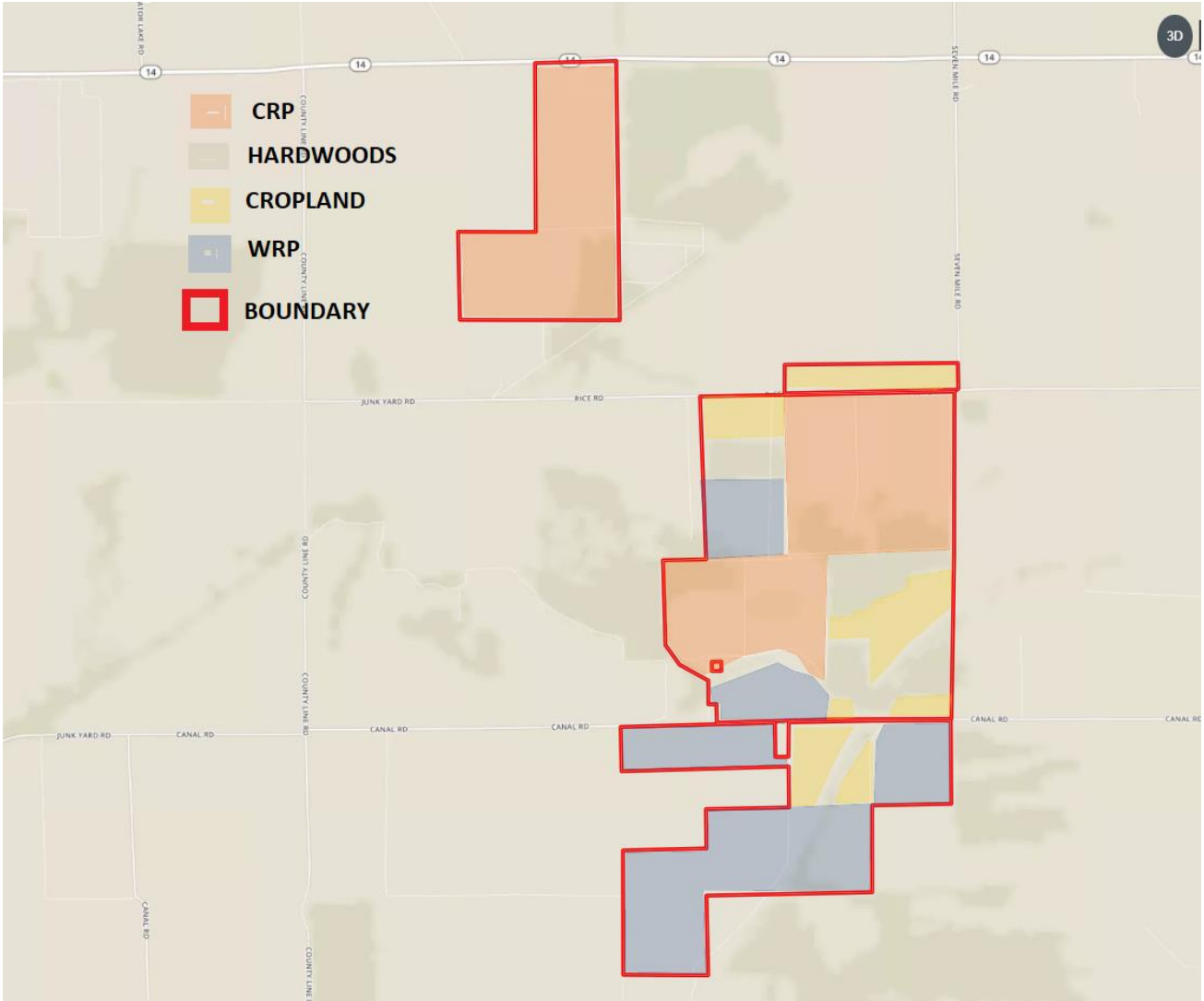
Interactive Map: <https://id.land/ranching/maps/081e8603a6e35d0324d61156cad29072/share>

Contact: Jacob Sartain 662-836-6048 or jsartain@sartainsheritage.com

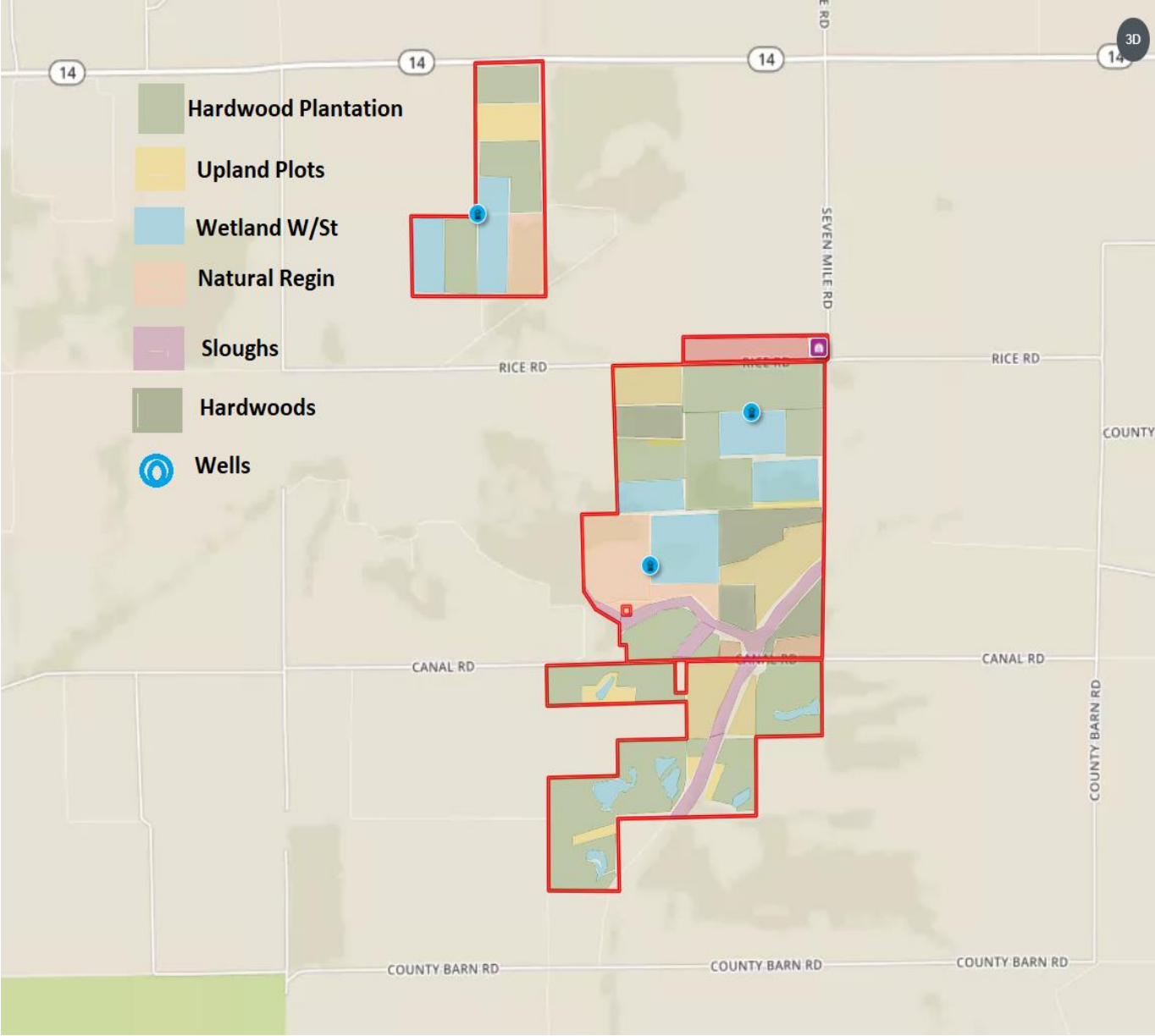
Locator Map



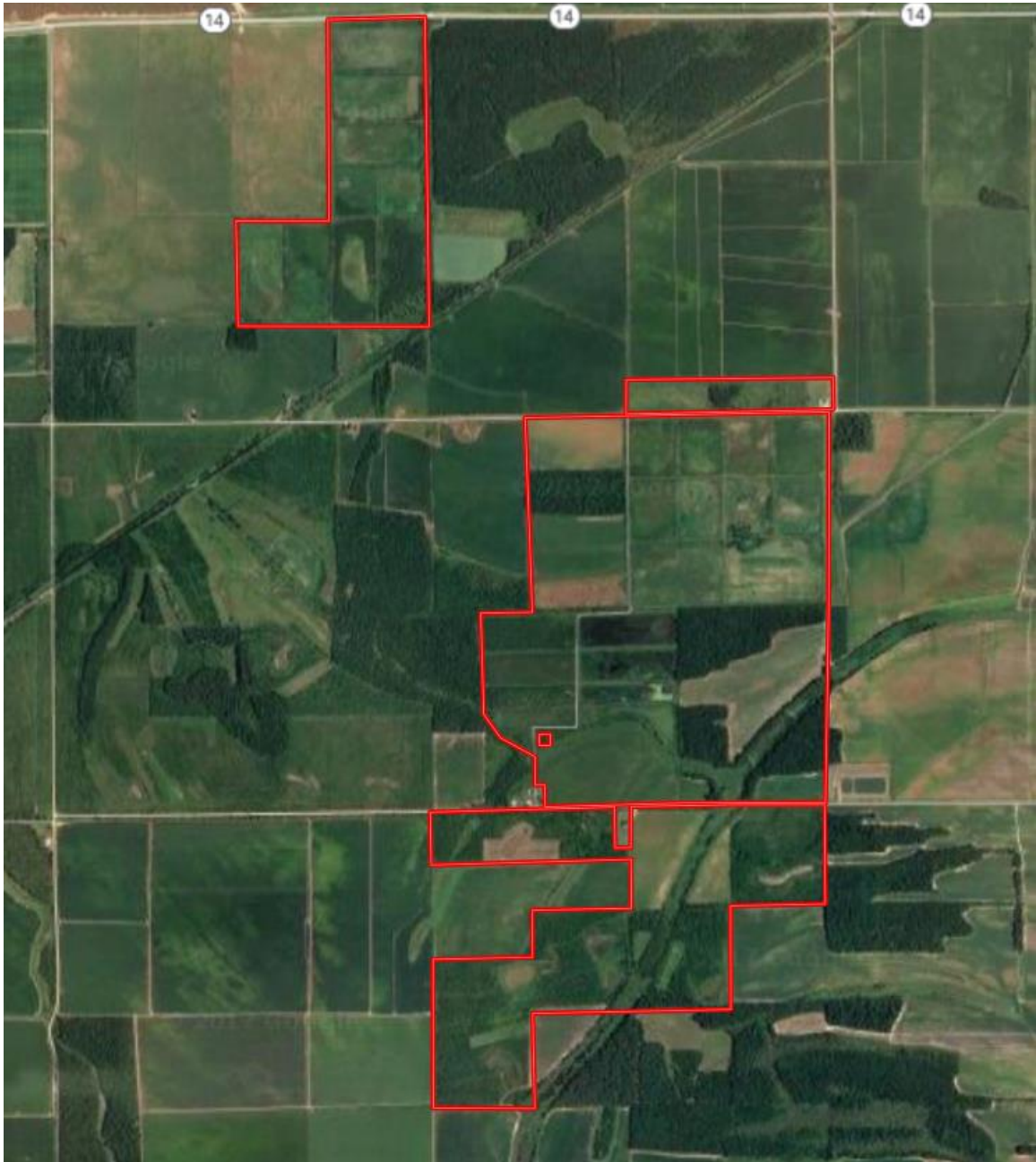
Land Type Map



Land Use Map



Aerial Map



Waterfowl Refuge Map

