



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

Farm, Timber & Recreational Land Brokers

106 First Choice Dr Madison, MS 39110

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Property: Bear Creek Timber Company, a rarity in the Mississippi Delta, a true hardwood green-tree reservoir! Located in the central delta, Sunflower County, near the town of Moorehead. For over twenty years, the property has been under intense management for waterfowl and deer hunting. This property is well-known across the Mississippi flyway as one of the premier flooded timber hunting experiences. Comprised of 850 land acres, of which, 600 acres are impounded by levee systems creating three different flood-able management units.

The green-tree units are supported by a 50-acre refuge of tillable ground, that floods adjacent to the woods. Additional land components include 100 acres of irrigated cropland and 90 acres of woods outside of the GTR units.

Over the years, Bear Creek has produced countless mallard limits and whitetails deer that will hold their own, anywhere in the delta region. The waterfowl refuge complex is broken into four flood-able units, allowing for crop selections to vary in each unit, as well as independent flooding in the fall. This improvement ensures the ability to provide excellent food sources throughout the hunting season. Afternoon deer hunting at Bear Creek, offers a dual purpose. Many of the shooting houses are positioned on the corners of the woods where at sunset, hunters can watch the ducks leave for roost. Multiple trophy class deer have been harvested, the lodge is well appointed, with several deer, grossing over 150 inches.

Beyond first class hunting and land infrastructure the property is equipped with an excellent lodge and equipment facility. Offering five private bed & bath suites, centered by a stone fireplace and large kitchen, and gathering area. The property is being sold as a turn-key investment with all furnishings and lodge appointments as well as some hunting equipment being included in the sale.

The main green tree unit is accessible from the boat house, at the lodge. The covered boat house has two boat slips, providing easy access to the GTR boat trails. The main unit is comprised of about 300 acres of timber and multiple clears in the woods. The two other units are easily accessed by ATV. Each being independently controlled. Having separate separate GTR units is one of the strengths of Bear Creek, this allows the ownership the ability to rotationally flood the property, ensuring sustainability in the timber health.

Bear Creek is a unique hardwood green-tree, a waterfowl complex of which only a handful exist in Mississippi.



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Location: Sections 14,23,24 / TWP18N / RNG 3W, 2mi SE of Moorhead, Sunflower Co.

Facilities:

- Lodge: 5 bed / bath - 3,400 Square foot. Steel built frame structure.
- Enclosed shop: 1,200 Square foot. interior insulation on concrete slab.
- Game cleaning facilities w/ walk-in freezer a
- Boat house, two bay, with power.

Improvements:

- 3.5 miles of improved levee
- 2- 60hp ground water wells w/ UG pipe
- 9 water control structures in GTR
- 100 acres of land formed cropland

Land Breakdown:

- 600 +/- acres GTR – three separate units
- 156.61 +/- acres FSA – Cropland
- 92 +/- acres non-floodable woods
- 1.5 +/- acres facilities

Taxes: \$7,475.89 (2022)

Price: \$6,483,000.00

Interactive Map Link: <https://id.land/ranching/maps/20a8694c3e81096fb7507b07db7d3282/share>

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

Boundary Map

Mississippi, AC +/-













