



**Sartain's Heritage**  
Properties, LLC.  
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## Float Road - 1/9th Equity Interest 1200+/- Acres Grenada & Carroll Counties



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### 1/9th Equity Interest in Float Road Hunting Club

Lying along the east bank of the Yalobusha River, Float Road Hunting Club offers excellent waterfowl & whitetail hunting opportunities. The 1200 +/- Club owned acres is comprised of 220 +/- acres of out of production fishponds, 240 +/- acres of WRP planted hardwoods, 220 +/- acres of CRP planted hardwoods with the balance being natural Delta hardwoods and oxbow lakes.

The property has many new improvements including new duck holes, a new well, culverts, bridges and shooting houses to improve the hunting. The interest includes a private bedroom and bath suite, use of the Club Lodge containing a large great room with fireplace, two guest bunk rooms, a chef's kitchen with Viking appliances, dining area, washer and dryer, walk in cooler and an enclosed shop building for ATV and boat storage.

A year round caretaker manages the planting of the deer food plots and planting of the waterfowl impoundments. Annual dues of \$5,000.00 cover all maintenance and management costs of the property. Adjoining the north property line of Float Road is Malmaison Wildlife Management Area offering 9,483 acres of additional hunting opportunities.

The property is located on Goodson Road west of Highway 7 and sixteen miles north of Greenwood, which offers fine dining opportunities at the famous Crystal Grill and Lusco's Restaurant as well as lodging at The Alluvian Hotel, home of the Viking Cooking School. Delta Duck Hunting, Delta Deer Hunting, Fishing, what more can you ask for?

\$299,000.00

Contact: J Parker Sartain 601.506.2398



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