



Farm, Timber & Recreational Land Brokerage

106 First Choice Dr. Madison, MS 39110

www.SartainsHeritage.com

Property: Tract A:

Fowler Plantation, tract A- located in Warren County, Mississippi at the confluence of Deer Creek and The Yazoo River. The farm offers a variety of land uses and income streams as well as being in an IRS Opportunity Zone. Comprised of 430 +/- land acres, of which 254 acres are in cultivation and 115 in CRP. The balance is in natural timberlands and riparian buffers. This tract offers annual income on 85% of its acres. Recreational opportunities range from waterfowl to deer hunting with frontage on the Yazoo River and Six Mile Cutoff. Fowler Plantation, Tract A is a great investment property located near Vicksburg Mississippi.

Cropland: 254.24 ac

CRP: 115.33 ac

Balance acres: 430 +/-

Price: \$1,740,000 – (\$4,046.51 per ac)

Map Link:

<https://mapright.com/ranching/maps/774acc1f092e204c3bca63183bc6e2ab/embed>

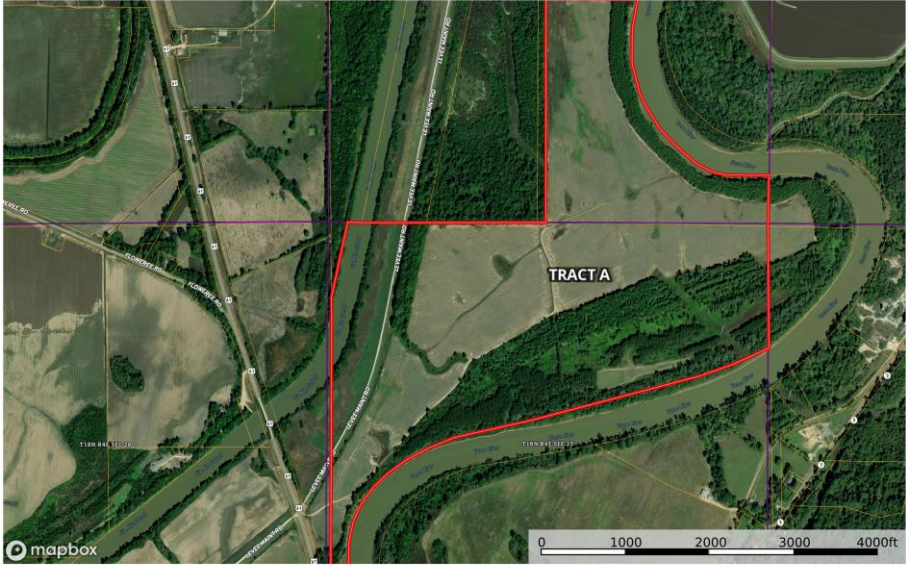
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Boundary Map

Fowler Plantation Tract A
Warren County, Mississippi, 430 AC +/-



Boundary

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