



***Farm, Timber & Recreational Land Brokerage***

*106 First Choice Dr. Madison, MS 39110*

[www.SartainsHeritage.com](http://www.SartainsHeritage.com)

**Property: Tract B:**

Fowler Plantation, tract B - located in Warren County, Mississippi, along Six Mile Cutoff, near Vicksburg. This property offers year-round recreational opportunities, with good annual income. Comprised of 259 acres of FSA cropland acres; 70 acres being used as pasture, 136 acres of 17-year-old hardwood CRP, and 81 acres of mature hardwood timber. This diverse tract is boarder by six-mile cutoff to its west boundary. Offers water access to thousands of acres of hunting opportunities in Phil Bryant WMA, located just to its south and Steel Bayou. Priced competitively and ready to offer its new owner quality recreation, great location, and a solid return on the investment. Annual income yields just over 4.2% annually from crop and CRP income.

Combined Total: 477 ac +/- (deed 510 acres including water acres under canal)

- Cropland: 259.66
- CRP: 136.33
- Woods: 81

Price: \$985,000.00 (\$2,065.00)

**Map Link:**

<https://mapright.com/ranching/maps/44228f726e7ff92425e44e65809ffdb8/embed>

**Contact:**

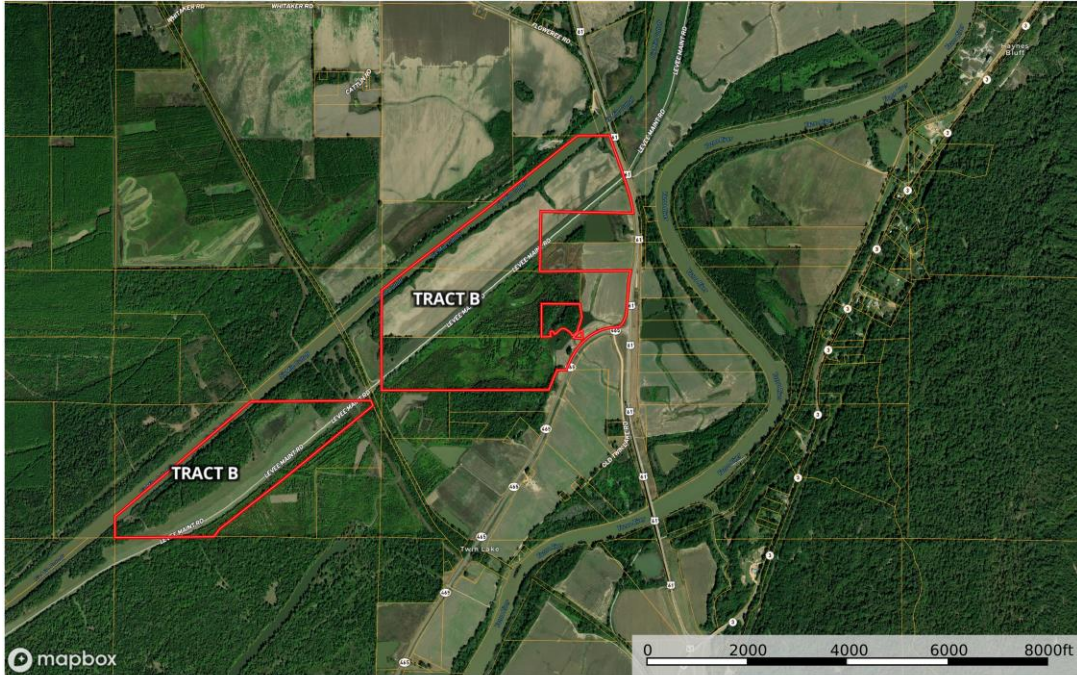
**Jacob Sartain** – 662-836-6048 / [Jsartain@sartainsheritage.com](mailto:Jsartain@sartainsheritage.com)

**Rob Coker** – 662-571-7348 / [rcoker@sartainsheritage.com](mailto:rcoker@sartainsheritage.com)

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

## Boundary Map

**Fowler Plantation Tract B**  
Warren County, Mississippi, 460 AC +/-



Boundary

Parker Sartain  
P. 6015062398 psartain@sartainsheritage.com 106 First Choice Drive

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