



Farm, Timber & Recreational Land Brokerage

106 First Choice Dr. Madison, MS 39110

www.SartainsHeritage.com

Property: Tract B:

Fowler Plantation, tract B - located in Warren County, Mississippi, along Six Mile Cutoff, near Vicksburg. Tract B – offers year-round recreational opportunities, with good annual income. Comprised of 243 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. Offering 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.

Cropland: 243.22 ac +/-

CRP: 136.33 ac +/-

Woods: 81 ac +/-

Price: \$925,000 (\$2,010.00 per ac)

Map Link:

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

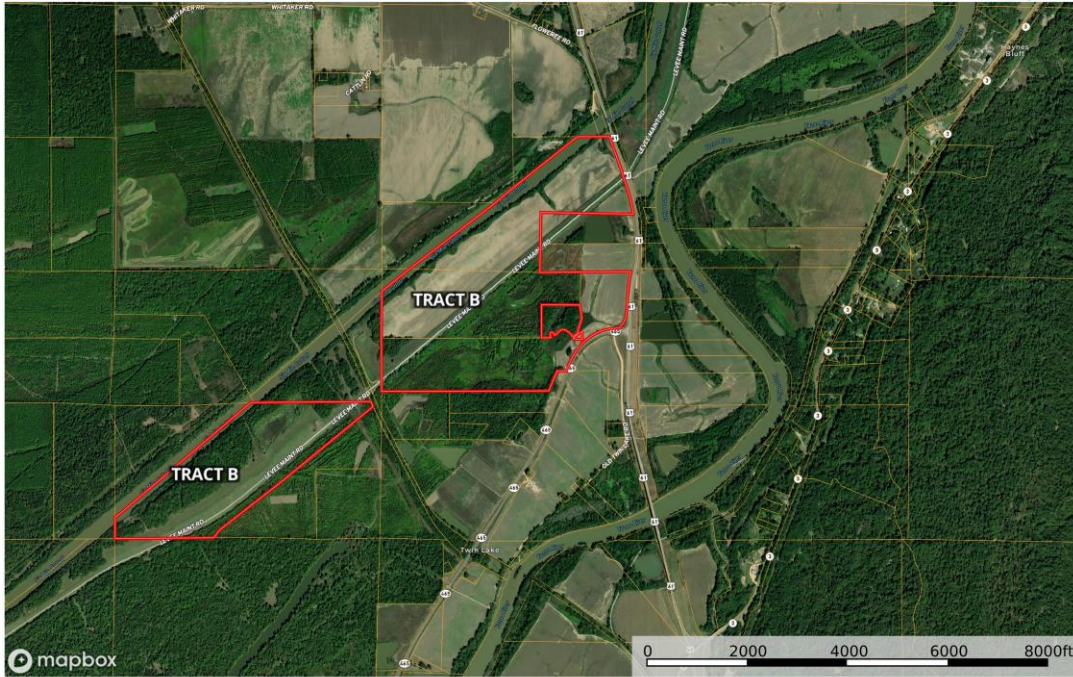
Contact:

Jacob Sartain – 662-836-6048 / Jsartain@sartainsheritage.com

Rob Coker – 662-571-7348 / rcoker@sartainsheritage.com

Boundary Map

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



Boundary

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

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