



***Farm, Timber & Recreational Land Brokerage***  
106 First Choice Dr. Madison, MS 39110  
[www.SartainsHeritage.com](http://www.SartainsHeritage.com)

**Property: Tract D:**

Fowler Plantation, tract D – located north of Vicksburg, Mississippi. This property is a small agriculture investment property with access at the intersection of state highways 61 and 465. The annual crop income will produce a 4.1% annual cash return at the asking price.

Cropland: 16.44 ac +/-

**Price:** \$60,000 (\$3,649.64 per ac)

**Map Link:**

<https://mapright.com/ranching/maps/07099239de172a69bb2c0c22fc60fdf4/embed>

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

