

Farm, Timber & Recreational Land Brokerage
106 First Choice Dr. Madison, MS 39110
www.SartainsHeritage.com

Property: The Mayersville Tract consists of 232 +/- gross acres of mature hardwood bottoms in Issaquena County, Mississippi, featuring significant Mississippi River frontage and a scenic Delta setting. Located within the Mississippi River Levee, the property offers excellent recreational potential, particularly for waterfowl and whitetail deer. Mature hardwood timber provides abundant wildlife habitat, while the river frontage adds both recreational and visual appeal. Whether you are looking for a private hunting property, recreational retreat, or long-term land investment, the Mayersville Tract offers a unique opportunity in the Mississippi Delta.

Property Features:

- Established Food Plots
- 1.06 Miles of MS River Frontage
- Access off the MS River Levee System

Location: Section 4 / T12N / R8W

Map Link: Click Here

Taxes: $920.00 (2025)

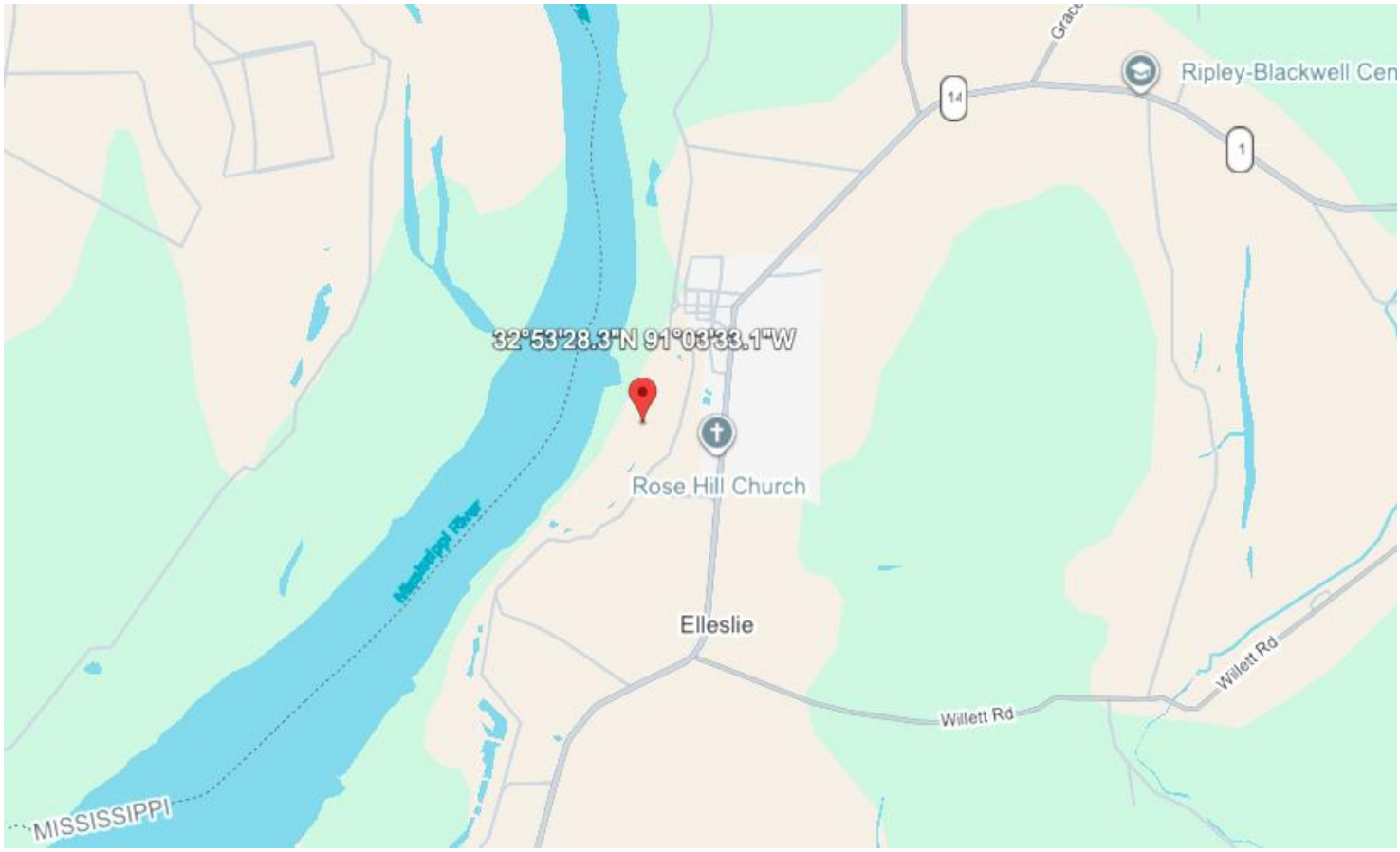
Price: $1,250,000.00 ($5,387.93 / Acre)

Contact:

Joe Mallard 601-927-8222

All information contained herein is considered reliable but is not guaranteed by Sartains Heritage Properties, LLC

LOCATOR MAP


Ripley-Blackwell Cen
14
1
32°53'28.3"N 91°03'33.1"W
Rose Hill Church
Elleslie
Willett Rd
Willett Rd
MISSISSIPPI

AERIAL MAP

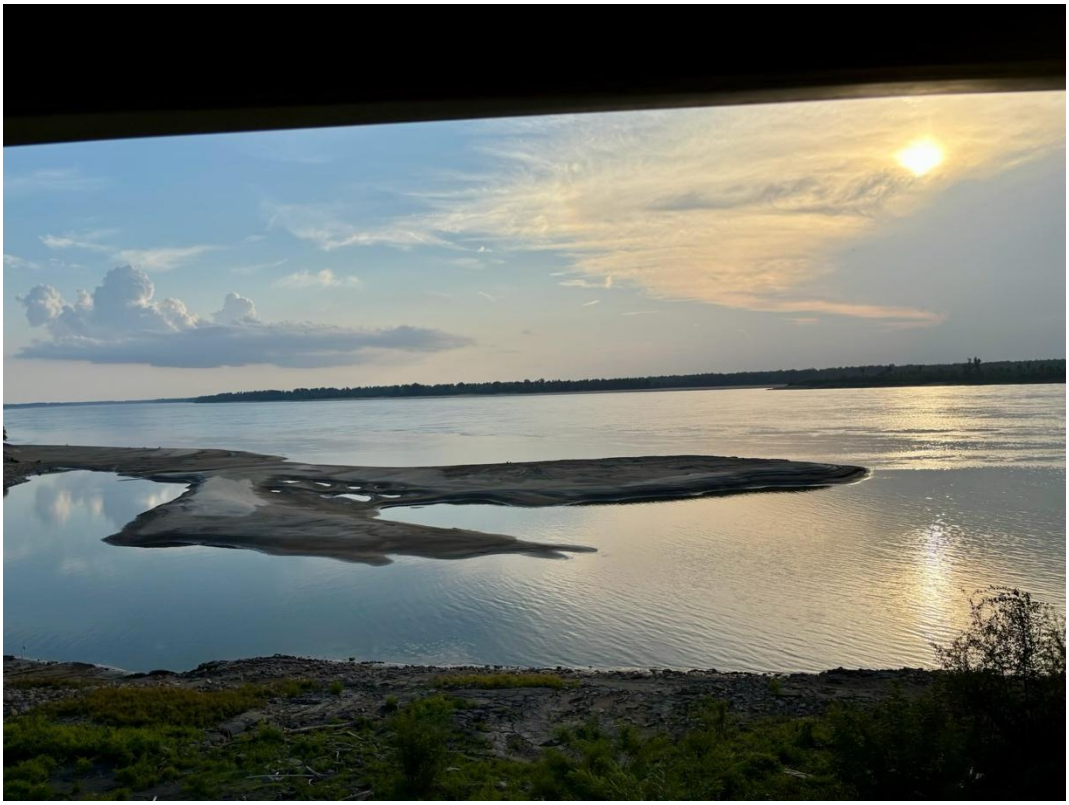


Photos



Photos





Photos





Photos

