



Sartain's Heritage
Properties, LLC.
www.sartainsheritage.com

Farm, Timber & Recreational Land Brokers

106 First Choice Dr Madison, MS 39110

www.SartainsHeritage.com

Property: Mile 517 Farm, consisting of 268 title acres by survey, of which 134.40 are usable land acres, being land located from the toe of the mainline levee to the top bank of the Mississippi River. This property is a unique opportunity to own a smaller tract inside the levee system of the Mississippi River, in a region dominated by large tracts and high-quality wildlife management. Offering scenic views of the river, two food plots, and mature timber this tract is perfect for the investor looking for a property that supports a large deer and turkey population.

Location: S19,20,25 & 26 / T15N / R9W Washington County Mississippi

Improvements:

- 1.5 miles of UTV roads
- +/- 7 acres of food plots
- 2 shooting houses
- Gated access point

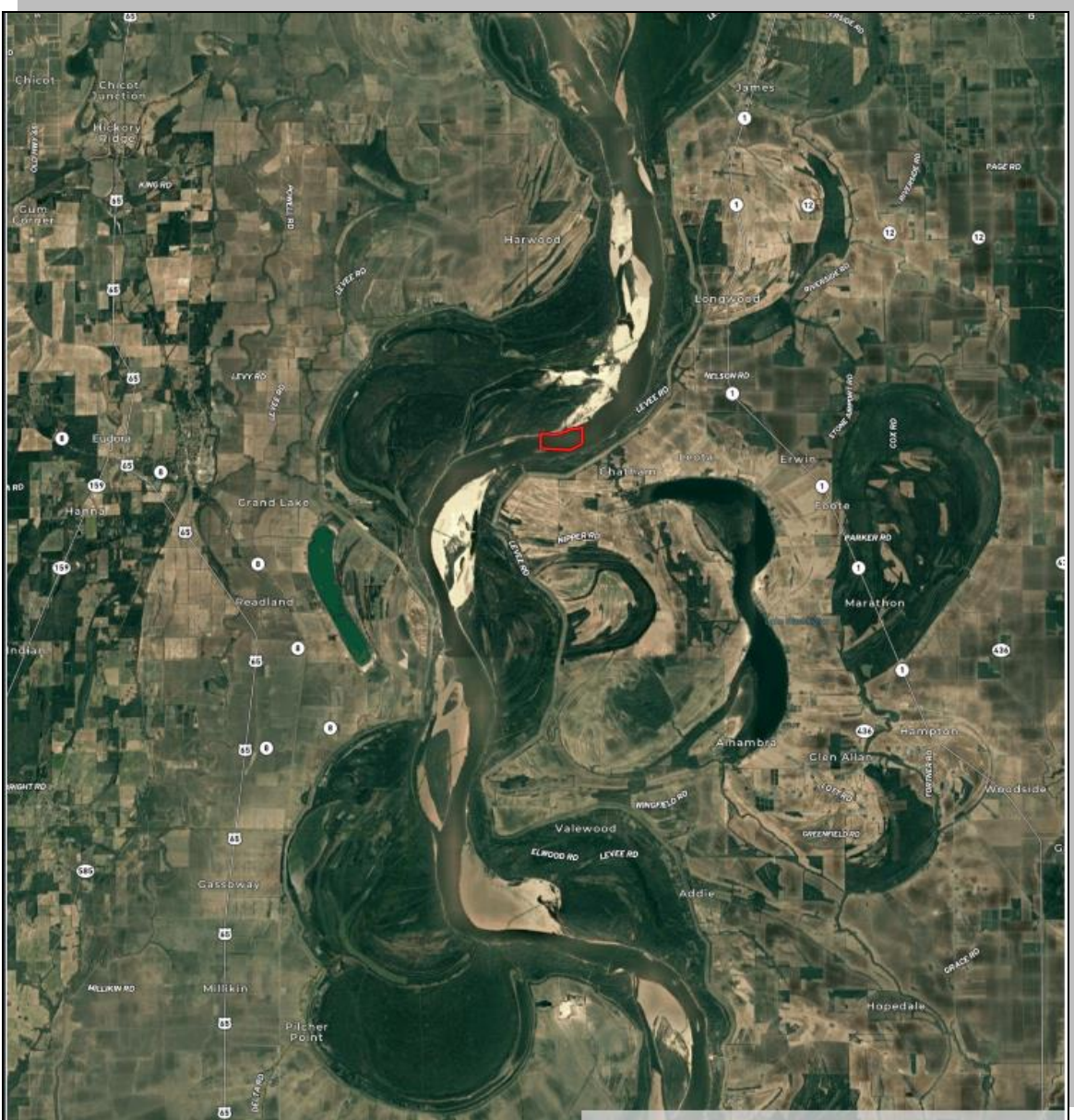
Interactive Map: <https://id.land/ranching/maps/21d964350e10aefd6096412361db236c/share>

Property Video: <https://youtu.be/PpG2sA0FG7A>

Price: \$700,000.00

Contact: TJ Mallette 601-966-7932 or Tjmallette@sartainsheritage.com

AREA MAP



BOUNDARY MAP

