



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

Property: The Reed Woods, located in Humphreys County, Mississippi. Comprised of 250 +/- acres, this tract is a desirable recreational investment for green timber duck hunting and deer hunting. This property is primarily composed of a twenty-five-year-old stand of plantation reforestation hardwoods, with a proven 45-acre green tree reservoir, alongside a 15-acre farmable slough. Both complexes are complete with water control structures to establish water depth and adequate drainage.

Situated between Belzoni, Mississippi and the Sunflower River, an area known for being heavily trafficked flyway for ducks. This region of the Mississippi Delta consistently produces trophy whitetails, as well. The Reed Woods offers an opportunity to own a diverse property, just over an hour North of the Jackson area.

Boasting a newly built 2,400 square foot camp house with four bedrooms and two bathrooms. This turnkey investment is move in ready, other improvements include a cleaning shed, mudroom, and covered porch overlooking the property. Additional storage located in the side shed, a shooting range, and gated access points are some the key features. Access though the property is available on the 3.5 miles of interior trails, that traverse the property. This property is not encumbered by any form of conservation easements or permanent encumbrances.

Location: Section 32, Township 16N, Range 4W, Humphreys County - Belzoni, MS

Improvements:

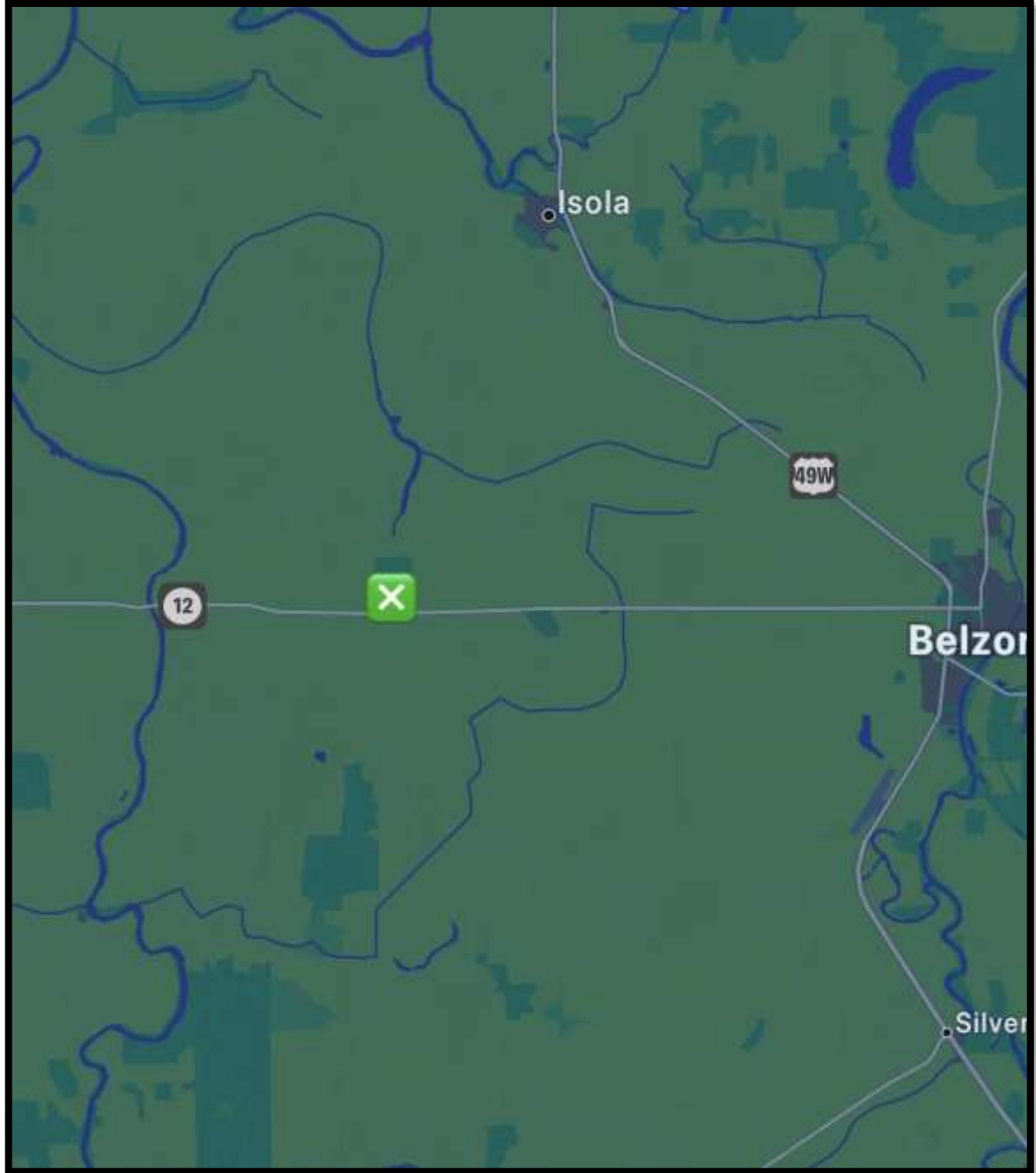
- Camphouse (2,400sf under roof)
- GTR reservoir 45ac
- shooting houses (5)
- water control structures (2)
- food plots (6)
- shooting range (200yrd)
- skinning shed

Price: \$1,500,000.00

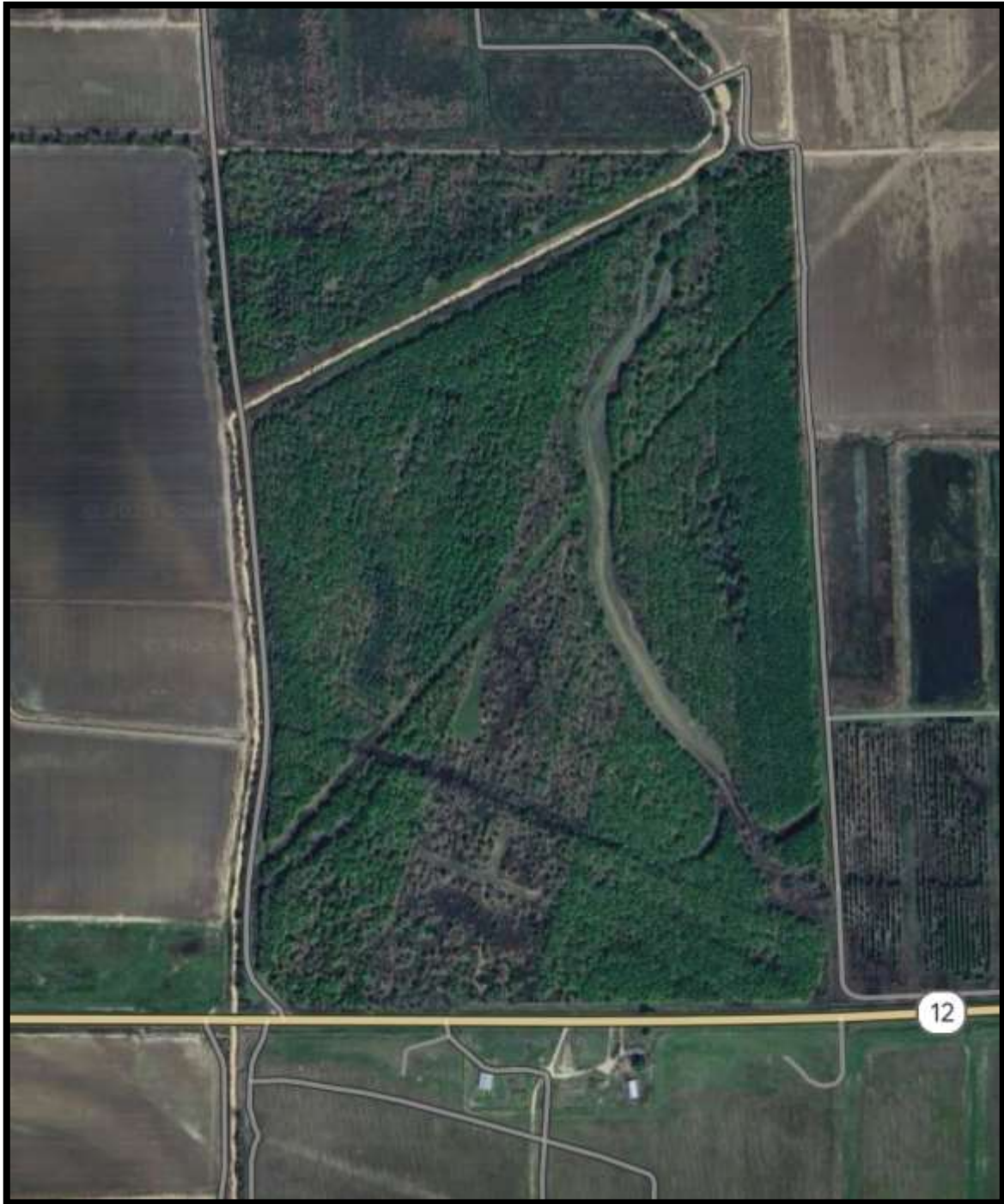
Interactive Map: <https://id.land/ranching/maps/9428dcb2b969244e00f48df886ed09b4/share>

Contact: T.J. Mallette 601-966-7932 or tjmallette@sartainsheritage.com

LOCATOR MAP



AERIAL MAP



IMPROVEMENT MAP



