



Bowman Delta Farm

1,571 +/- Acres | Coahoma County, MS | \$10,600,000



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PROPERTY SUMMARY

1,571 +/- prime acres in Coahoma Co., MS, one of Mississippi's finest waterfowl and trophy deer farms is now available. Bowman Delta Farm includes 1,426 +/- high fenced acres located 3 miles west of Clarksdale, MS and 3 miles east of the Mississippi River levee. Property details consist of approximately 928 +/- acres of mature hardwoods (with the last timber harvest prior to 2002) and 442 acres of cropland (252 irrigated). 268 +/- acres of cropland were leased for commercial farming in 2023 @ \$200 ac., providing income and an excellent food source for the waterfowl and deer. 190 +/- acres are enrolled in the Clear 30 Conservation Reserve Program providing additional income and enhancing the habitat for the wildlife. The primary wildlife focus is on waterfowl and whitetail deer, however, there are many management techniques implemented to benefit the wild turkeys, doves, rabbits, shorebirds, and songbirds. A visit to this property quickly reveals the intensity of wildlife management. Also, various ages of timber exist. Additionally, over 70 acres of annual winter and summer food plots are maintained. Wildlife openings are cr



ACREAGE BREAKDOWN

+/- 420 ac in ag with wells

+/- 878 ac in large hardwood
timber

The remaining acreage is young
timber and food plots

ADDRESS

Davenport-Allen Road
Clarksdale, MS 38614

TAXES

\$11,006/year (2022)

PROPERTY HIGHLIGHTS

- Located in the heart of the Mississippi Delta Flyway
- Large 6500 plus sq lodge for accommodating large guest and clients
- Consistently harvesting 180 plus Whitetails
- Over 400 mallards harvest average
- Controlled flooded green timber
- Control system
- Multiple Food Plots w shooting houses
- Intensive Interior Road System
- Dove Fields
- Agriculture Planting
- High Fence
- Full Time Biologist
- Mud Room
- Equipment Storage
- Duck Harvest Records



nationalland.com/listing/bdf



COMMERCIAL PROPERTY HIGHLIGHTS

Zoning
Timber/Ag

Listing ID#
2771940





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WORKING WITH A REAL ESTATE BROKER

THIS IS NOT A LEGALLY BINDING CONTRACT

GENERAL

Before you begin working with any real estate agent, you should know whom the agent represents in the transaction. Mississippi real estate licensees are required to disclose which party they represent in a transaction and to allow a party the right to choose or refuse among the various agency relationships.

SELLER'S AGENT

A property Seller can execute a "listing agreement" with a real estate firm authorizing the firm and its agent(s) to represent the Seller in securing a Buyer. A licensee who is engaged by and acts as the agent of the Seller only, is a Seller's Agent. A Seller's agent has the following duties and obligations:
>To the Seller: The fiduciary duties of loyalty, confidentiality, obedience, disclosure, full accounting, and the duty to use skill, care, and diligence.
>To the Buyer and Seller: A duty of honesty and fair dealing.

BUYER'S AGENT

A Buyer may contract with an agent or firm to represent him/her. A licensee who is engaged in a Buyer Agency Agreement as the agent of the Buyer only is known as the Buyer's Agent in purchasing a property. A Buyer's Agent has the following duties and obligations:
>To the Buyer: The fiduciary duties of loyalty, confidentiality, obedience, disclosure, full accounting, and the duty to use skill, care, and diligence.
>To the Seller and Buyer: A duty of honesty and fair dealing.

DISCLOSED DUAL AGENT

A real estate licensee or firm may represent more than one party in the same transaction. A Disclosed Dual Agent is a licensee who, with the informed written consent of the Seller and Buyer, is engaged as an agent for both the Seller and Buyer. As a Disclosed Dual Agent, the licensee shall not represent the interests of one party to the exclusion or detriment of the interests of the other party. A Disclosed Dual Agent has all the fiduciary duties to the Seller and Buyer that a Seller's agent or a Buyer's agent has except the duties of full disclosure and undivided loyalty.

>A Disclosed Dual Agent may not disclose:

- a) To the Buyer that the Seller will accept less than the asking or listed price, unless otherwise instructed in writing by the Seller.
b) To the Seller that the Buyer will pay a price greater than the price submitted in a written offer to the Seller, unless otherwise instructed in writing by the Buyer.
c) The motivation of any party for selling, buying, or leasing a property, unless otherwise instructed in writing by the respective party, or
d) That a Seller or Buyer will agree to financing terms other than those offered, unless otherwise instructed in writing by the respective party.

IMPORTANT NOTICE: UNREPRESENTED "CUSTOMER"

"Customer" shall mean a person not represented in a real estate transaction. It may be the Buyer, Seller, Landlord or Tenant. A Buyer may decide to work with a firm that is acting as the agent for a Seller (a Seller's Agent or Subagent). If a Buyer does not enter into a Buyer Agency Agreement with the firm that shows him properties, that firm and its agents may show the Buyer properties as a Seller's Agent or as a Subagent working on the Seller's behalf. Such a firm represents the Seller (not the Buyer) and must disclose that fact to the Buyer. Regarding the price and terms of an offer, the Seller's Agent will ask you (the Customer) to decide how much to offer for the property and upon what conditions. They can explain your options to you, but the final decision is yours, as they cannot give you legal or financial advice. They will attempt to show you property in the price range and category you desire so that you will have information on which to base your decision. The Seller's Agent will present to the Seller any written offer that you ask them to present. You should not disclose any information that you do not want the Seller to know (i.e. the price you are willing to pay, other terms you are willing to accept, and your motivation for buying) because the Seller's Agent would be required to tell all such information to the Seller. As a Customer dealing with a Seller's Agent you might desire to obtain the representation of an attorney, another real estate licensee, or both.

THIS IS NOT A CONTRACT, THIS IS AN ACKNOWLEDGEMENT OF DISCLOSURE

The below named Broker or Salesperson has informed me that real estate brokerage services may be provided to me as a:

- Client (The Licensee is my Agent. I am the Seller or Landlord.)
Client (The Licensee is my Agent. I am the potential Buyer or Tenant.)
Client (All Licensees of the Brokerage Firm may become Disclosed Dual Agents.)
Customer (The Licensee is not my Agent)

By signing below, I acknowledge that I received this informational document and explanation prior to the exchange of confidential information which might affect the bargaining position in a real estate transaction involving me.

Signature lines for Client, Licensee, and Customer, including fields for signature and date.