



Premier Mississippi Delta Farm & Hunting Property

287 +/- Acres | Tallahatchie County, MS | \$1,550,000



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The above information is from sources deemed reliable, however the accuracy is not guaranteed.
National Land Realty assumes no liability for error, omissions or investment results.



PROPERTY SUMMARY

This exceptional 288± acre property in the heart of the Mississippi Delta offers a rare combination of productive farmland, income-generating CRP, turnkey improvements, and world-class hunting opportunities. Located near the community of Philipp, the land features direct frontage on Highway 8 and borders a closed portion of the Tallahatchie National Wildlife Refuge, enhancing its draw for ducks, deer, and other wildlife.

The tract includes 110.28± acres of tillable farmland, with 86.5± acres irrigated by a 65 HP three-phase electric well. Roughly 37 acres are designed to be floodable for duck hunting, and the property also boasts a 20-acre moist-soil duck impoundment with a water control structure. These features make this an incredibly productive setup for managing and attracting waterfowl throughout the winter.

In addition, 57.8± acres are enrolled in CRP hardwoods, now 16 years old, providing a valuable mix of income, cover, and long-term timber potential. The habitat diversity, food plots, and refuge access make this property equally attractive for serious deer hunters, and the land is already outfitted with Redneck and Dillon shooting houses in strategic locations.

Improvements include a well-maintained 3-bedroom, 1.5-bath brick ranch-style home, ideal as a hunting camp or full-time residence, along with a 40' x 50' metal equipment shed and shipping container for secure storage. With over 2,500 feet of paved road frontage and multiple entrances, access is easy and flexible for farming, hunting, or future development.

Whether you're seeking a Delta hunting retreat, an income-producing farm, or a legacy investment, this 288± acre property combines all the critical components: water, wildlife, income, and infrastructure — all in one of Mississippi's most desirable regions for recreational land.

Shown by appointment only. Contact for pricing and additional information.



ACREAGE BREAKDOWN

287+/- Acres

ADDRESS

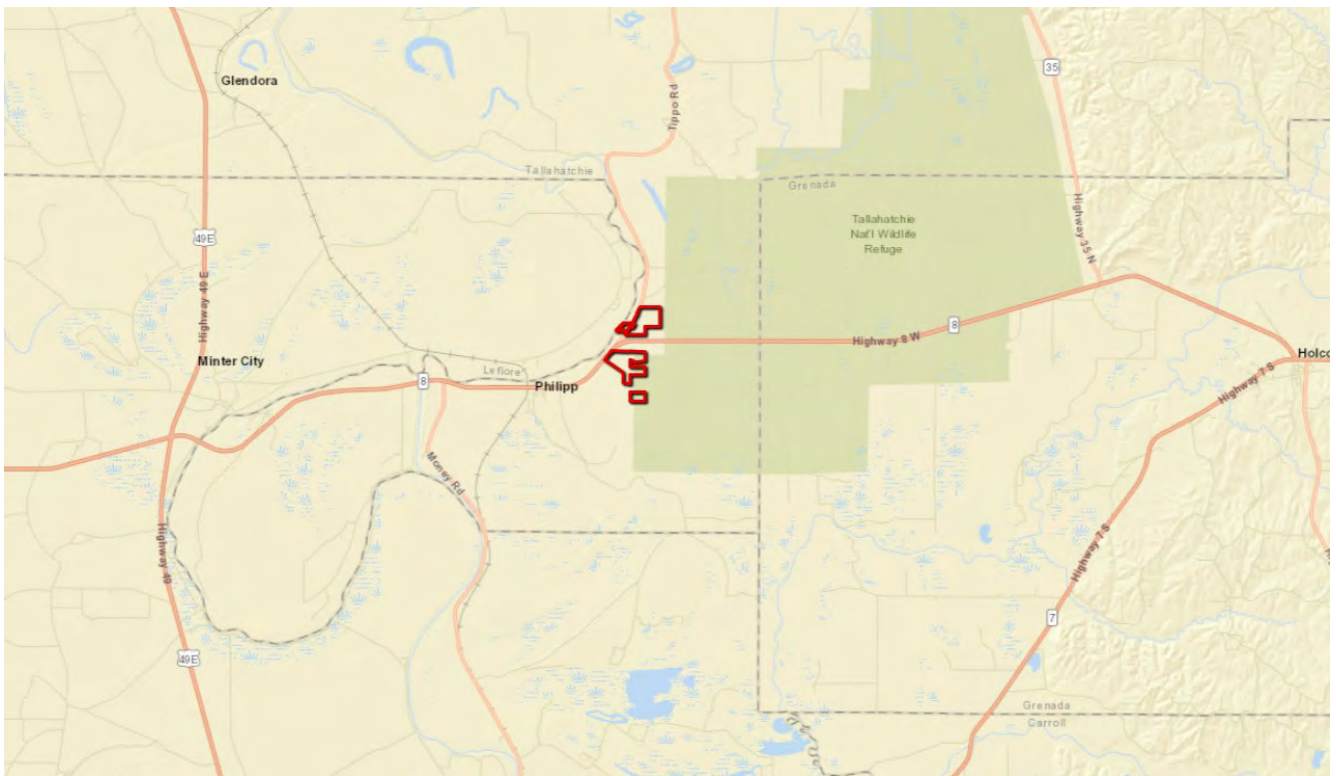
0 Highway 8
Philipp, MS 38950

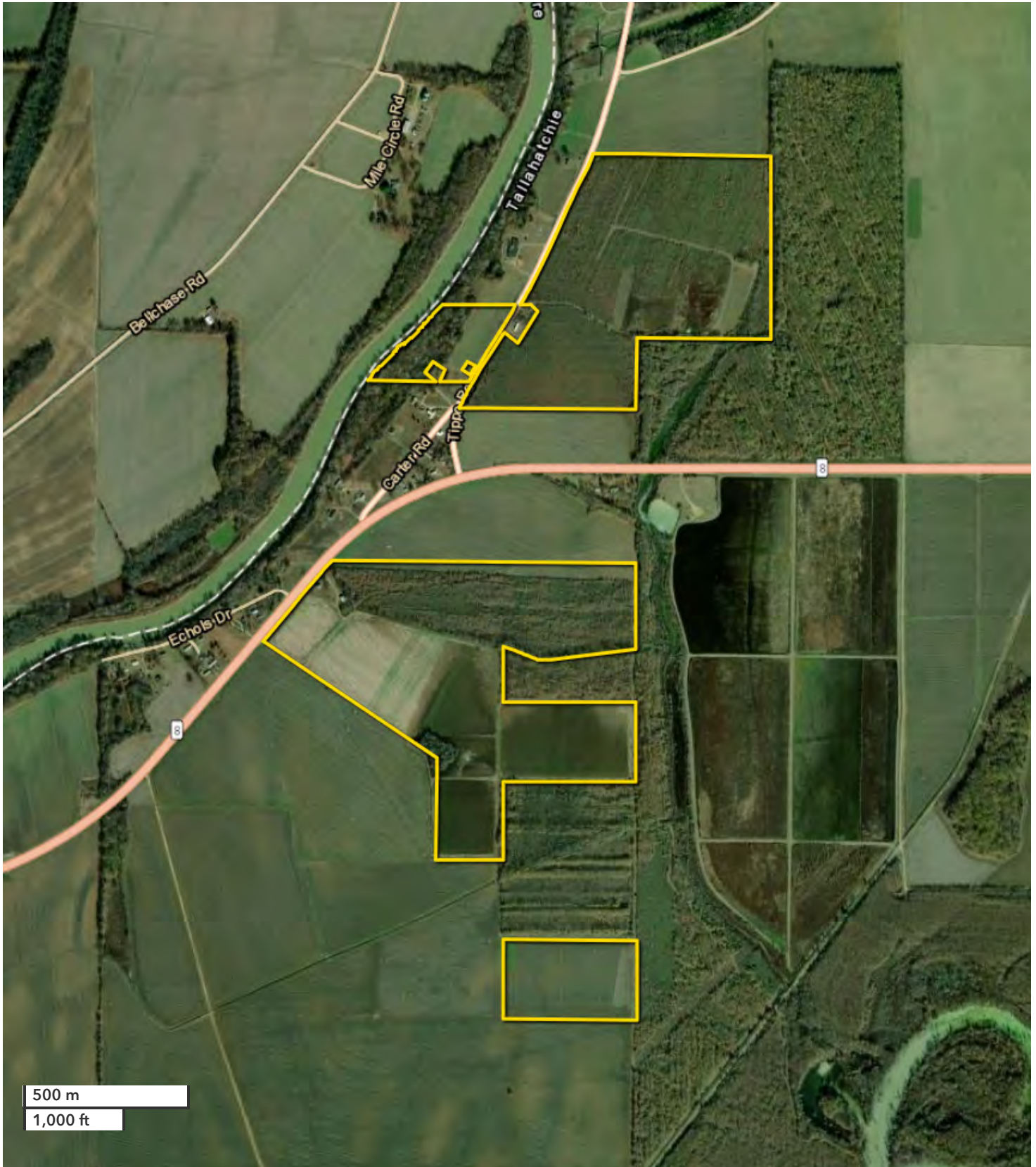
LOCATION

Contact us for property location details.

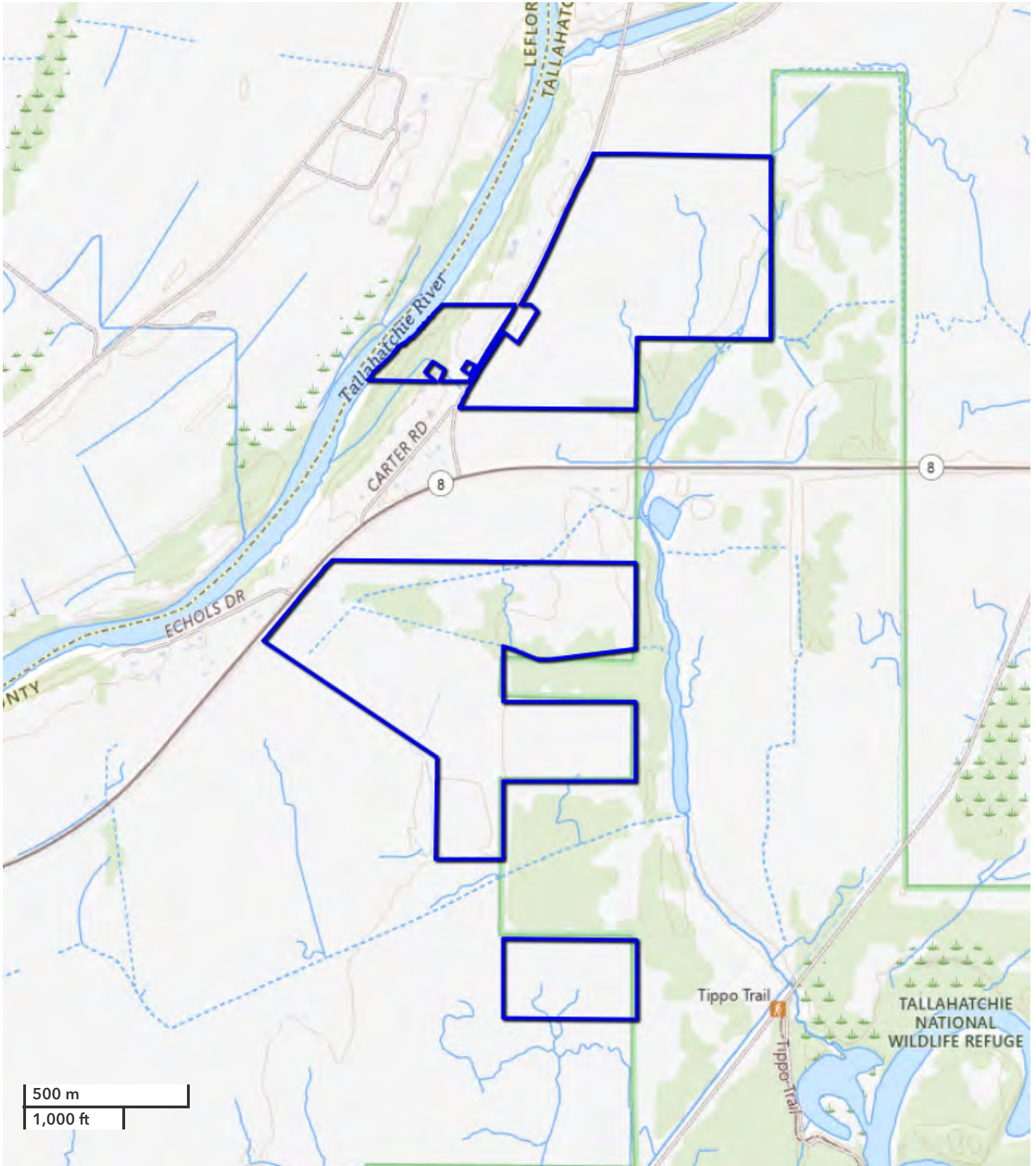
PROPERTY HIGHLIGHTS

- Little Tallahatchie River
- 288+/- in the Mississippi Delta
- 110.28± acres tillable farmland – 86.5± acres irrigated with 65 HP electric well
- 20± acre moist-soil duck impoundment with water control structure
- 37± acres floodable farmland designed for duck hunting
- 57.8± acres in CRP hardwood timber (16 years old – Annual income
- Borders Tallahatchie National Wildlife Refuge (closed zone
- Premier waterfowl & whitetail deer hunting
- Turnkey hunting setup – Redneck & Dillon shooting houses in place
- 3 BR / 1.5 BA brick home – excellent camp or residence
- 40' x 50' metal equipment shed and shipping container
- Over 2,500 Feet of highway 8 road frontage – gated access
- Income-producing farm & CRP with recreational upside
- Excellent access, utilities on-site, and strong habitat diversity





All boundary lines noted in pictures, aerials or maps should be considered estimates and not relied on as legal documents or descriptions.



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**WORKING WITH A REAL ESTATE BROKER******THIS IS NOT A LEGALLY BINDING CONTRACT****Approved 04/2023 by
MS Real Estate Commission
P. O. Box 12685
Jackson, MS 39232**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. Several types of relationships are possible, and you should understand these at the time a broker or salesperson provides specific assistance to you in a real estate transaction. The purpose of this Agency Disclosure form is to document an acknowledgement that the consumer has been informed of various agency relationships which are available in a real estate transaction. For the purpose of this disclosure, the term Seller and/or Buyer will also include those other acts specified in Section 73-35-3(1), of the Miss. Code, "...list, sell, purchase, exchange, rent, lease, manage, or auction any real estate, or the improvements thereon including options."

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.

(Client signature)

(Date)

(Licensee signature)

(Date)

(Customer signature)

(Date)

(Client signature)

(Date)

(Licensee Company)

(Customer signature)

(Date)