

SOLD



## Porters Bayou Duck Hole

147.29 +/- Acres | Sunflower County, MS



### ADDRESS

0 Steiner Rd  
Steiner, MS  
Indianola, MS 38773

### LOCATION

From Indianola, MS take HWY 448 and head north for 2.1mi. Take a right onto Steiner Rd for approximately .37mi. The property will be on your right through a gate.

### PROPERTY SUMMARY

Are you tired of a single-dimensional use property? Here we have a multi-impoundment Wetland Reserve Easement (formerly WRP) property designed in such a way that several holes can be hunted without impacting additional holes. This property has five different independently managed holes situated along the historic Porters Bayou. There are approximately 59.01 total acres of equally divided impoundments from east to west on the property totaling 5 different holes. If the ducks aren't flying, the Porters Bayou corridor offers endless deer hunting as deer traverse the bayou bank all day and night. There is a well that services the water impoundments that is currently run by a power unit but can be easily converted to electric if the new owner desires. There is also a very small area left out of the easement for a small mobile home or very small hunting cabin. Lastly, access can be restricted with a gate at the only entrance to the property. Shown by appointment only so give us a call to schedul

[nationalland.com/listing/porters-bayou-duck-hole](https://nationalland.com/listing/porters-bayou-duck-hole)



National Land Realty  
141 Roth Road  
Leland, MS 38756  
[Nationalland.com](https://Nationalland.com)



Sam Franklin  
Office: 662-666-7434  
Cell: 662-390-3045  
Fax: 864-331-1610  
[Sfranklin@nationalland.com](mailto:Sfranklin@nationalland.com)

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.