

SOLD



Delta Buck and Duck Section

639.17 +/- Acres | Humphreys County, MS



ADDRESS

Catfish Rd
Isola, MS.
Isola, MS 38754

LOCATION

From HWY 49 @ Bellwood turn onto Cole Lake Road and travel 1.01 mi south. Then turn west or to the right and travel 1.39mi. Then turn right onto catfish road and travel 3/4 of a mile and you will arrive at the gate to the property.

PROPERTY SUMMARY

If you're looking for a large recreational property that has everything you want, this is it. This property not only has quality deer, but ducks as well, and is geographically isolated as the only habitat surrounded by agriculture, therefore the deer reside on the property throughout the year.

The deer photos were all taken in the fall of 2021 in partnership with the MDWFP Deer Management Assistance Program, (DMAP) to establish a baseline and a comprehensive management plan.

There are 13 total manageable impoundments totaling over 181 acres with wells evenly dispersed across the 640 +/- acres, all located in the heart of the Mississippi Delta flyway in Isola, MS. The impoundments were developed through the WRP program and have all steel structures for the longevity of the property.

A new metal building with power, water, water treatment plant, storage, and living quarters is in place with a loop to for either covered parking or a camper with

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