



Bowman Delta Farm

1,571 +/- Acres | Coahoma County, MS | \$11,800,000



ADDRESS

Davenport-Allen Road
Clarksdale, MS 38614

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 c

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