

DEAN LAND & REALTY COMPANY

BROKERAGE AND CONSULTING SERVICES
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CERTIFIED INTERNATIONAL
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BRANTON WOODS Approximately 325[±] Acres 7[±] miles SW of Indianola Sunflower Co., MS

PROPERTY: This one tract recreational property of approximately 325[±] acres is among the best duck and deer hunting locations in the Mississippi Delta. Stands of bottom land hardwoods and native growth interspersed with proven "duck holes," provide an excellent habitat which annually produces multiple trophy deer harvests and bag limit duck hunts. There are also 32 acres in CRP on this property. From Kinlock Road take Barnett Loop Road which fronts subject tract. Further identified as Tract 8536 of FSA Farm 4330.

LOCATION: Beginning at the Washington County line and then eastward through parts of Sections 29, 30, 31 & 32, Township 18 North, Range 5 West, Sunflower Co., MS.

AVAILABILITY: 01/01/2019

2018 TAXES: \$1,750.59

**CRP
PAYMENT:** \$4,091.11 per year through 2030

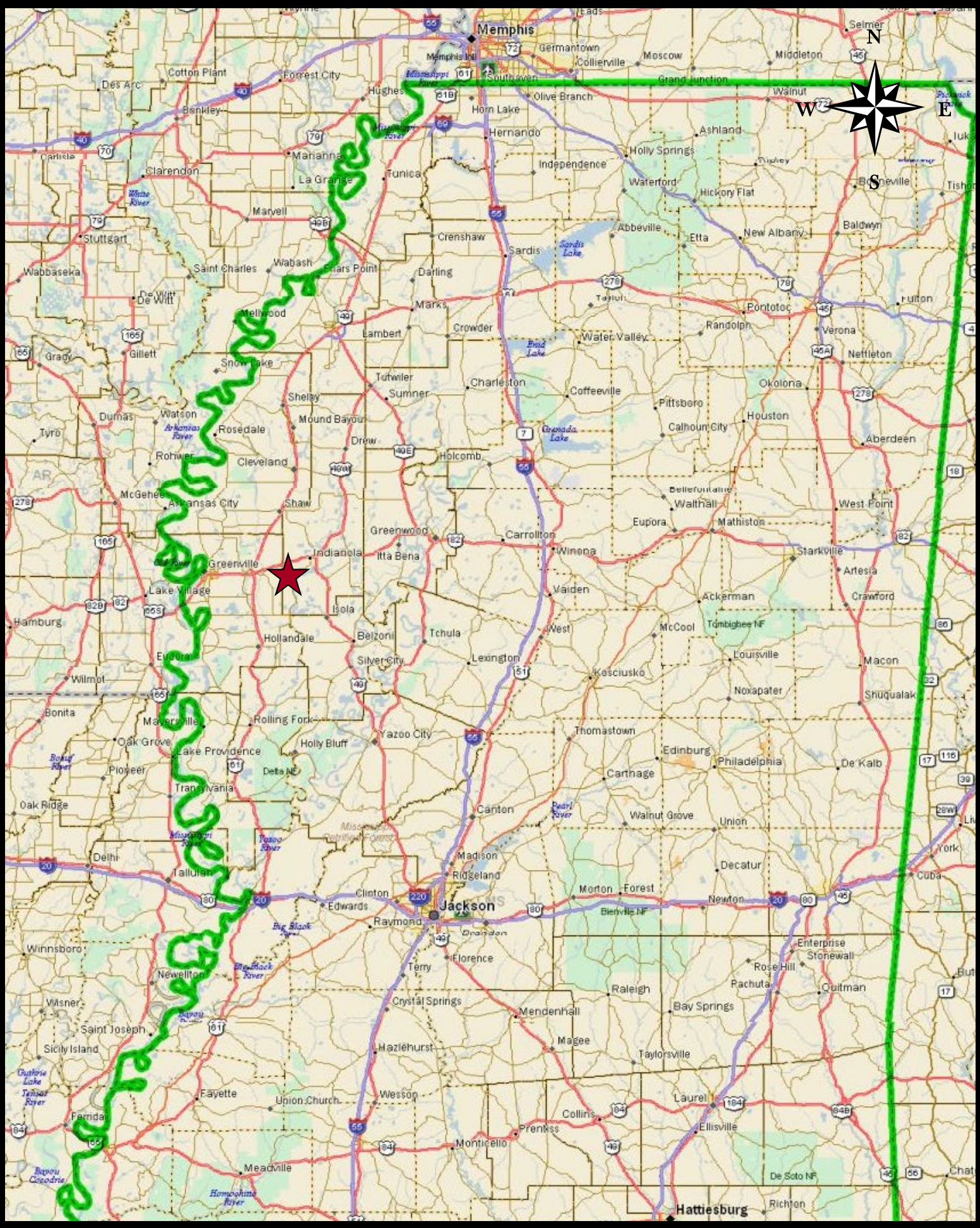
OFFERING PRICE: \$650,000.00 (*\$2,000.00 per acre*)

The information contained herein has been collected from sources considered reliable, but we do not guarantee its accuracy and disclaim any liability for errors and omission.

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REALTORS® LAND INSTITUTE

BRANTON WOODS

Sunflower Co., MS



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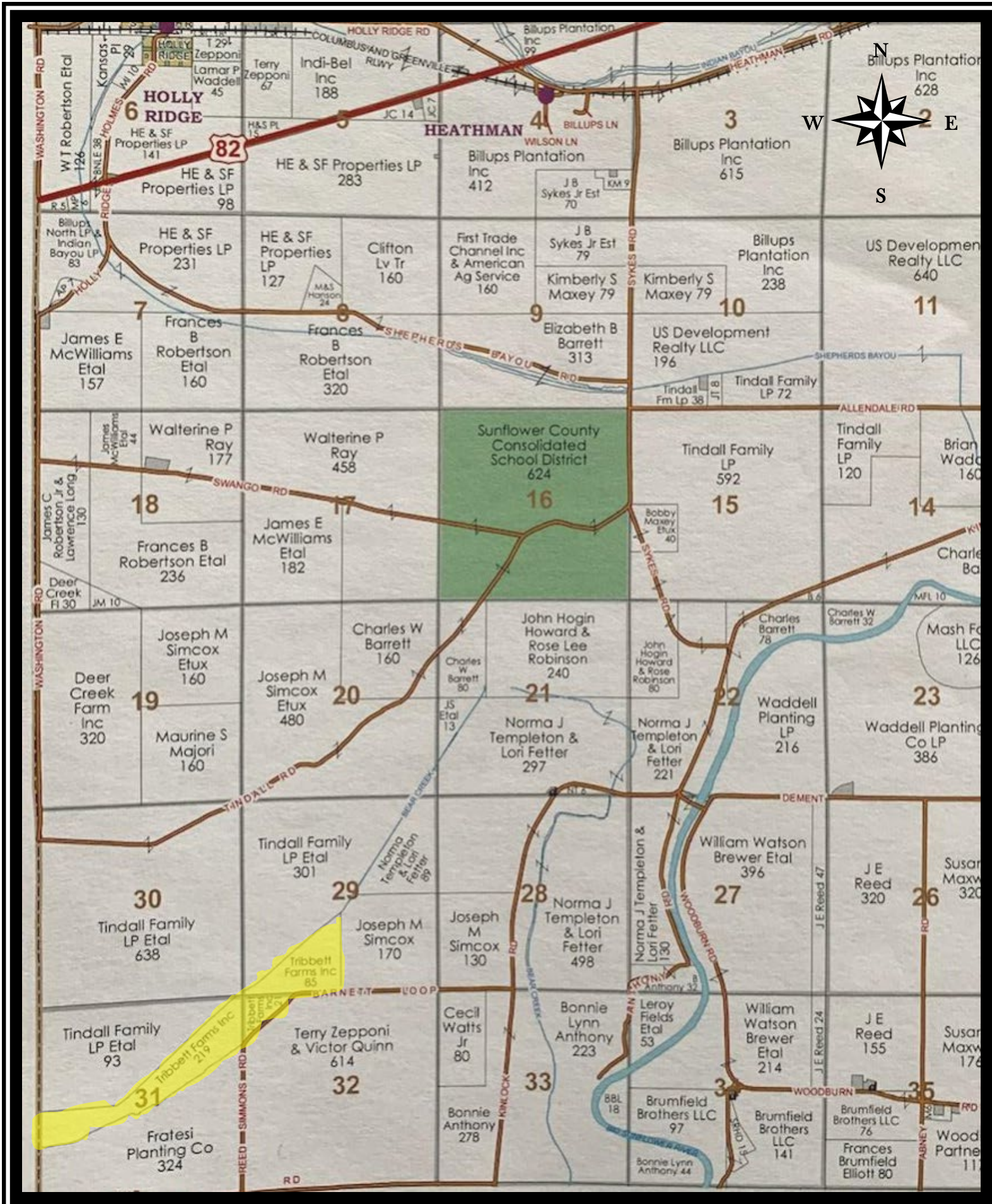
Sunflower Co., MS



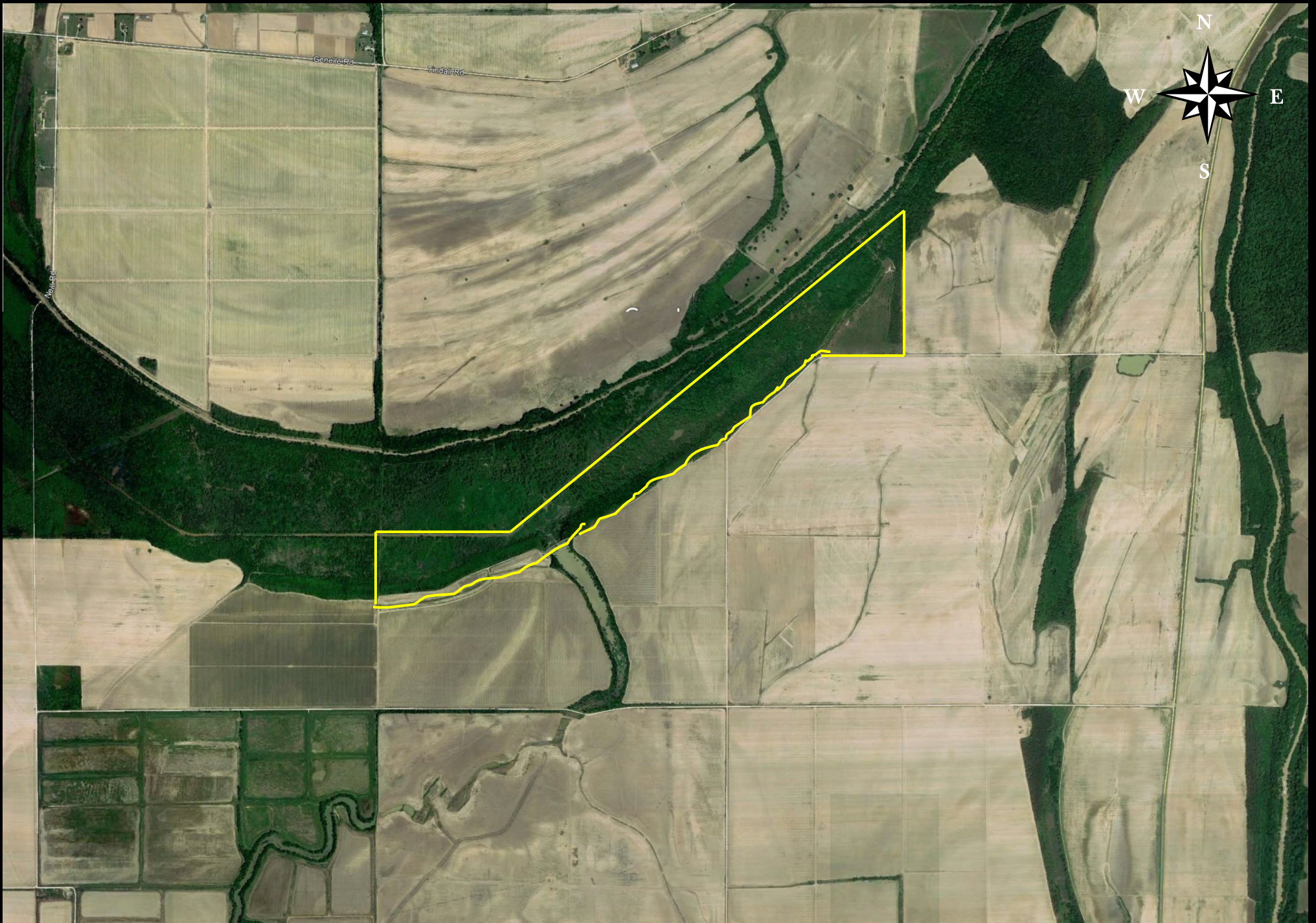
BRANTON WOODS

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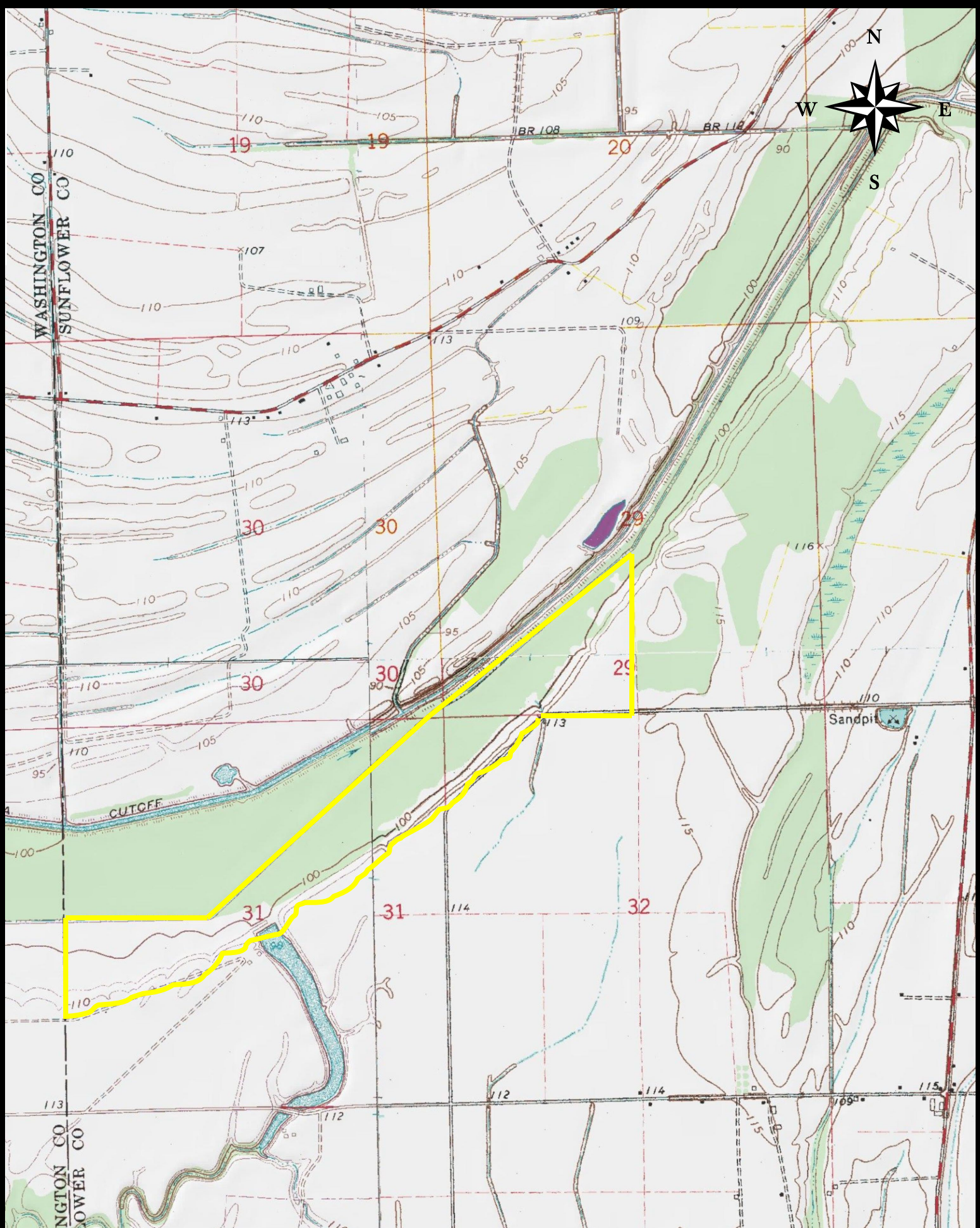
Township 18 North ~ Range 5 West



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Sunflower Co., MS



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Harvested during Nov., 2018 season