



Sartain's Heritage
Properties, LLC.
www.sartainsheritage.com

Farm, Timber & Recreational Land Brokers

106 First Choice Dr Madison, MS 39110

www.SartainsHeritage.com

Property: Catfish Bayou located in Leflore County; Mississippi is comprised of 131 +/- gross land acres. Fronting along County Road 524 near the town of Sidon, this tract of CRP offers an income producing property along with a diverse range of recreational opportunities from deer, ducks and upland game.

This area is known for producing trophy whitetails and a flyway for ducks while still being a short drive from the Jackson area.

Improvements:

- Water control structure
- 2 Box stands
- Two Food plots
- One 1-acre Duck hole
- 1.4 +/- road frontage
- 1.3 +/- mile trail system

Income:

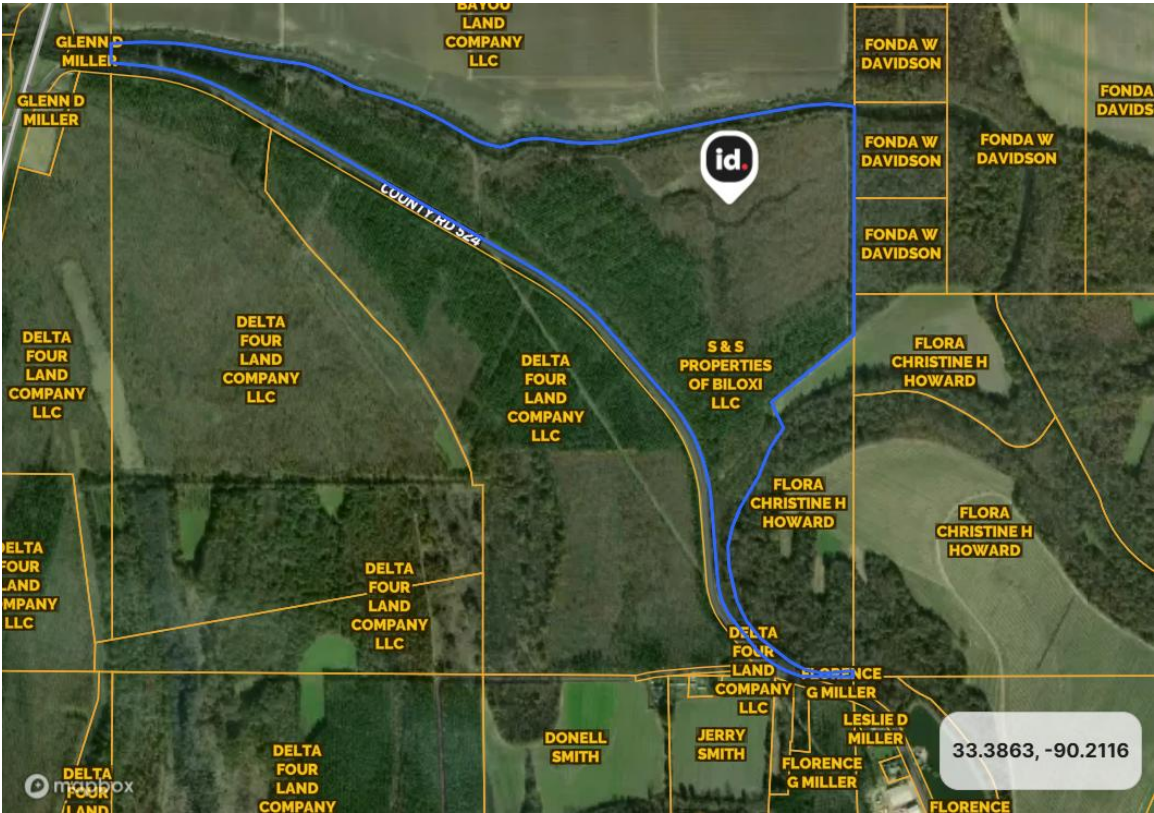
- **CRP:** \$12,000.00

Property Tax: \$408.20

Price: \$635,000.00

Contact: TJ Mallette 601-966-7932 or tjmallette@sartainsheritage.com

Locator Map



Improvement Map

