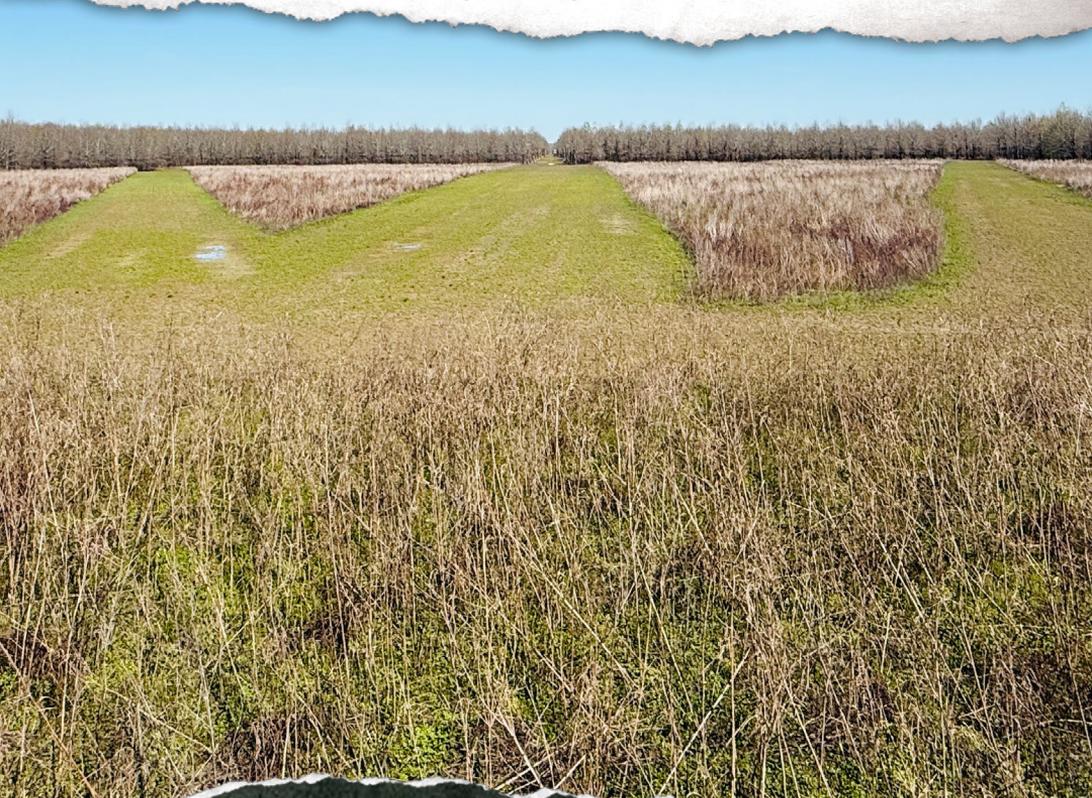




# SMALLTOWN

HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**256.11± ACRES**  
**SHARKEY COUNTY, MS**  
**\$1,050,000**



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# THE SHARKEY 256.11

## PROPERTY PROFILE

### LOCATION:

- Priddy Road  
Rolling Fork, MS 39159
- Sharkey County
- Access via Easement
- 2± Miles W of the Delta  
National Forest
- 8± Miles E of Onward
- 10± E of the Mississippi River
- 20± Miles S of Rolling Fork

### COORDINATES:

- 32.71535, -90.85252

### TAX INFORMATION:

2023 - \$494.68

- Parcel: 024-018-001.00

### PROPERTY USE:

- Deer & Duck Hunting
- Recreation
- Investment

### PROPERTY INFORMATION:

- 256.11± Deeded Acres
- 28± Year-Old WRP
- Established Food Plots
- Five Redneck Blinds
- Extensive Trail System
- Duck Impoundment Area  
with Control Structure
- False River is Southern Boundary
- Coon Bayou is Western Boundary



**SMALLTOWN**  
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**ADAM HESTER, ALC**

PARTNER | COO

ASSOCIATE BROKER | MS, LA

C: 601-506-5058

O: 769-888-2522

[adam@smalltownproperties.com](mailto:adam@smalltownproperties.com)

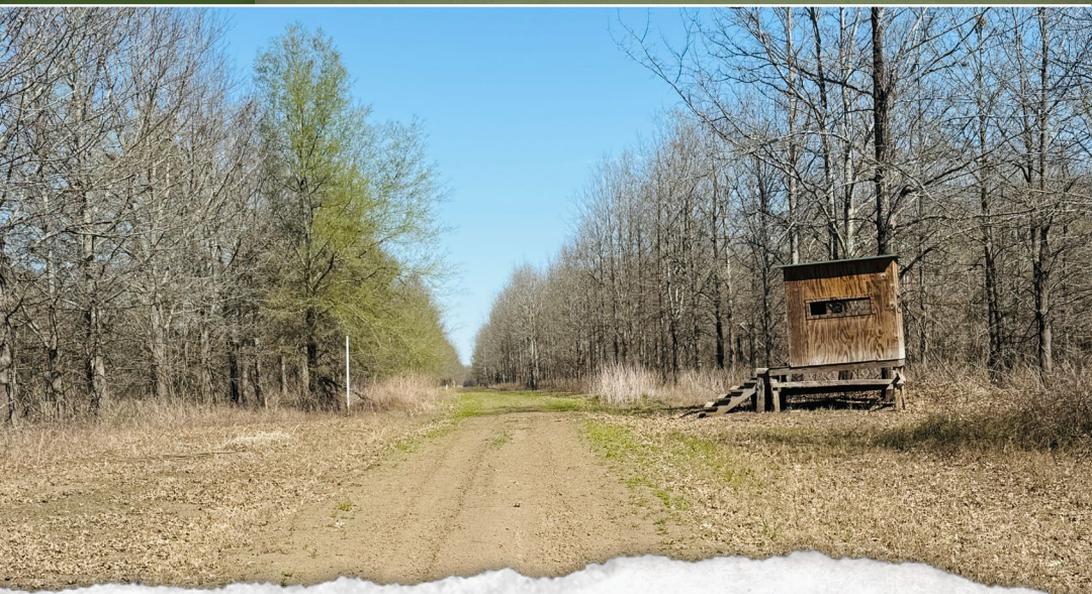
4848 Main St. - Flora, MS 39071

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# WELCOME TO THE SHARKEY 256.11

IF YOU'RE SEARCHING FOR A DEER AND DUCK HUNTING PROPERTY IN THE SOUTHERN PORTION OF THE MISSISSIPPI DELTA, THE SHARKEY 256.11 IS WORTH A LOOK. Situated in south Sharkey County, this 256.11± acre property offers an exceptional combination of prime hunting opportunities. Located roughly eight miles east of Onward and Highway 61, you are right in the heart of one of Mississippi's best hunting areas. Just ten miles east of the Mississippi River and two miles west of the Delta National Forest, the property is also adjacent to the Theodore Roosevelt National Wildlife Refuge, ensuring outstanding wildlife numbers year after year. Access is provided via an easement off Priddy Road.

The Sharkey 256.11 is enrolled in the Wetlands Reserve Program (WRP), with the easement dating back to 1997 and plantings established in 1998. The property is well-designed with large, established food plots and an extensive trail system throughout. Water features are a key asset, including a duck impoundment with a water control structure, as well as frontage along Coon Bayou and the False River, providing additional water sources for wildlife.



## SMALLTOWN HUNTING PROPERTIES & REAL ESTATE<sup>SM</sup>

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Information is believed to be accurate but not guaranteed.

# MORE ABOUT THE SHARKEY 256.11

Since 2017, the focus has been on deer hunting, with five Redneck Blinds strategically positioned over food plots and timber lanes. The hunting history speaks for itself, producing positive results season after season. If duck hunting is your passion, the location and layout offer everything needed to develop a premier waterfowl spot of your own.

Tracts of this size in this location are a rare find—the Sharkey 256.11 is definitely worth considering!

**Call Adam Hester today to schedule a private tour.**



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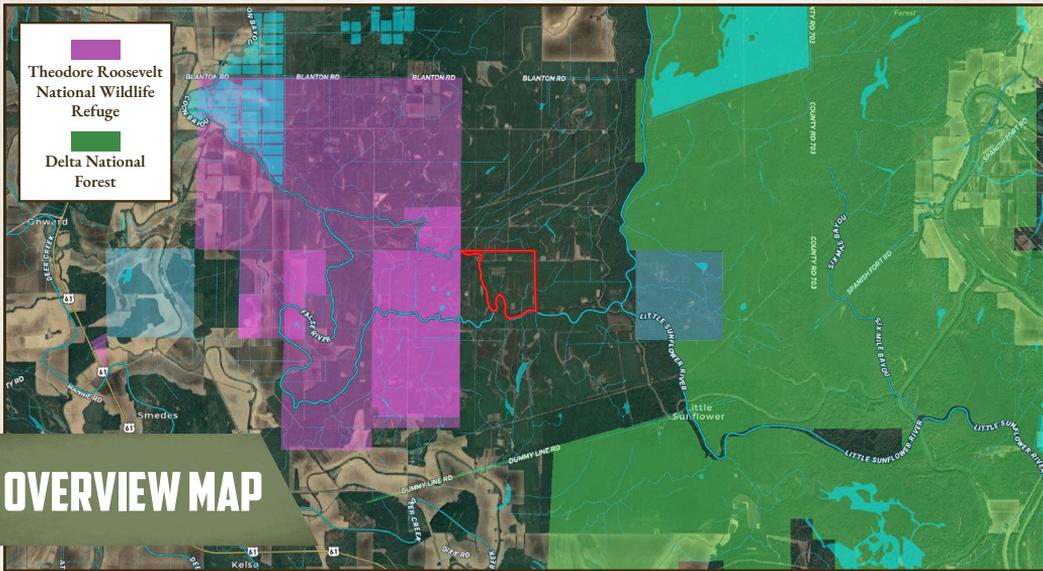
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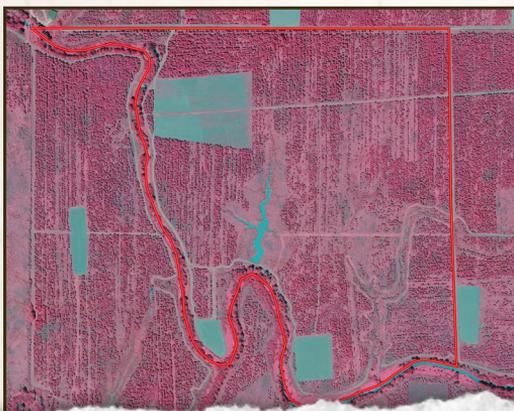
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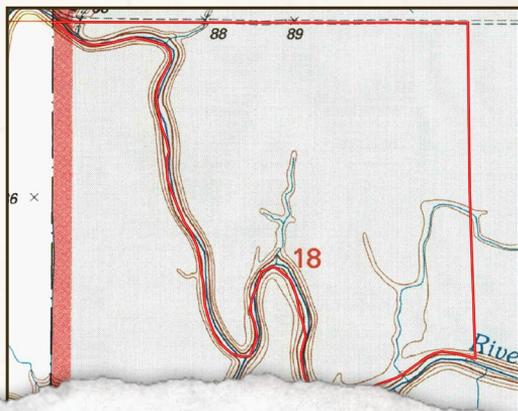
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INFRARED MAP



TOPOGRAPHY MAP



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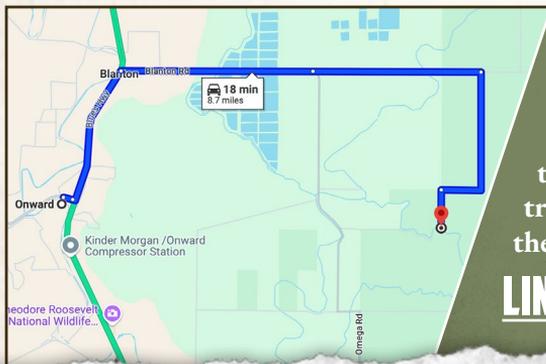
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256.11 ± ACRES

SHARKEY COUNTY, MISSISSIPPI



land id. LINK



Directions From the Intersection of MS-1 and US-61 N in Onward, MS: Travel US-61 north for 1.8 miles. Turn right onto Blanton Road and proceed 2.4 miles. Keep left for 2.1 miles to stay on Blanton Road. Turn right and travel 2.0 miles. Turn left and in 0.5 miles the destination will be on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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