

# PREMIER HUNTING RETREAT

464± Acres in Sharkey County, MS

DRONE LINK

\$4,550 Per Acre

Mississippi Delta Hunting Retreat | Sharkey County | 464± acres of prime WRP hardwoods offering trophy deer, turkey, duck hunting, and fishing on the False River. The property features five food plots with shooting houses and a top-notch road system. A spacious lodge on 4 acres sleeps up to 12, with two large bedrooms, open living space, and a covered outdoor area perfect for entertaining. Equipment and gear storage included. An additional 254 acres are available, bringing the total to 718± acres. Call Tom today to schedule your showing!



**TOM SMITH**  
ALC®, BROKER  
Office: 601.898.2772  
Cell: 601.454.9397  
Tom@TomSmithLand.com



Expect More. Get More.

Call The Land Man Today!

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



# Outstanding Trophy Deer, Turkey, and Duck Hunting Retreat with Lodge

Properties like this do not come around often! This Sharkey Co. Mississippi tract is one that has everything the outdoorsman wants! Trophy deer, tremendous turkey population, duck structures, hogs, fishing in the False River and sometimes some furry bear friends come for a visit! You will even have your own lodge that sits on four acres with a very large open plan with family room, kitchen and dining area along with two large bedrooms each with their own full bath. In the rear of the enclosed lodge you will find the laundry room, large mud sinks, storage area for grills and more! All of which are adjacent to a 16' roll up door that opens to a covered area that is great for cookouts, crawfish boils and entertainment. The lodge also can sleep up to 12 guests so you can have plenty of friends who come and enjoy the fun! There is also a 20' X 60' covered equipment storage area on the side as well as an enclosed storage area for your hunting gear as well as your ATV and 4-Wheelers.

The land is a three-minute ride from the lodge and consists of 464± acres of the hunter's paradise. The woods are one of the oldest WRP tracts in the state and are proving massive nutrition for your herd. There are 5 massive food plots (all with shooting houses) with two being along the False River and one overlooking a duck structure! The grid road system throughout the property is second to none as all roads are hipped and crowned. There are another 8 Shooting houses at the junctions of the crossroads providing more opportunities to harvest your trophy, as these intersections are also planted in the fall. The property is absolutely beautiful as it has matured into one of the finest hunting tracts that I have seen. There is a reason that hunters and investors are flocking to this part of Sharkey County!

If you want more than 464 acres, you are in luck, as there are 254± additional acres that adjoin the 464± available which makes a total of 718± total acres for your enjoyment. Opportunities like this are rare, so call Tom TODAY to schedule your showing of this outstanding Mississippi Delta Hunting property!

**The Land & Homes Expert**  
*You Can Trust!*

**TOM SMITH**

ALC®, BROKER

O: 601.898.2772 C: 601.454.9397

Tom@TomSmithLand.com

TomSmithLandandHomes.com



Expect More. Get More.





## The Land & Homes Expert *You Can Trust!*

**TOM SMITH**

ALC®, BROKER

O: 601.898.2772 C: 601.454.9397

Tom@TomSmithLand.com

TomSmithLandandHomes.com



Expect More. Get More.



Information is believed to be accurate but not guaranteed.



## The Land & Homes Expert *You Can Trust!*

**TOM SMITH**

ALC®, BROKER

O: 601.898.2772 C: 601.454.9397

Tom@TomSmithLand.com

TomSmithLandandHomes.com



Expect More. Get More.



Information is believed to be accurate but not guaranteed.



# The Land & Homes Expert *You Can Trust!*

**TOM SMITH**

ALC®, BROKER

O: 601.898.2772 C: 601.454.9397

Tom@TomSmithLand.com

TomSmithLandandHomes.com



Expect More. Get More.



Information is believed to be accurate but not guaranteed.



## 2 Bedroom, 2 Bathroom Lodge on 4± Acres



**The Land & Homes Expert**  
*You Can Trust!*

**TOM SMITH**

ALC®, BROKER

O: 601.898.2772 C: 601.454.9397

Tom@TomSmithLand.com

TomSmithLandandHomes.com

**Tom  
Smith**  
LAND AND  
HOMES

Expect More. Get More.

2011-2024  
BEST  
BROKERAGES

Information is believed to be accurate but not guaranteed.



## The Land & Homes Expert You Can Trust!

**TOM SMITH**

ALC®, BROKER

O: 601.898.2772 C: 601.454.9397

Tom@TomSmithLand.com

TomSmithLandandHomes.com



Expect More. Get More.



Information is believed to be accurate but not guaranteed.



## The Land & Homes Expert You Can Trust!

**TOM SMITH**

ALC®, BROKER

O: 601.898.2772 C: 601.454.9397

Tom@TomSmithLand.com

TomSmithLandandHomes.com



Expect More. Get More.



Information is believed to be accurate but not guaranteed.



## The Land & Homes Expert *You Can Trust!*

**TOM SMITH**

ALC®, BROKER

O: 601.898.2772 C: 601.454.9397

Tom@TomSmithLand.com

TomSmithLandandHomes.com



Expect More. Get More.



Information is believed to be accurate but not guaranteed.



# The Land & Homes Expert You Can Trust!

**TOM SMITH**

ALC®, BROKER

O: 601.898.2772 C: 601.454.9397

Tom@TomSmithLand.com

TomSmithLandandHomes.com



Expect More. Get More.



Information is believed to be accurate but not guaranteed.



MOBILE Jerry's Stand 10/11/23 03:45 PM



# The Land & Homes Expert You Can Trust!

**TOM SMITH**

ALC®, BROKER

O: 601.898.2772 C: 601.454.9397

Tom@TomSmithLand.com

TomSmithLandandHomes.com

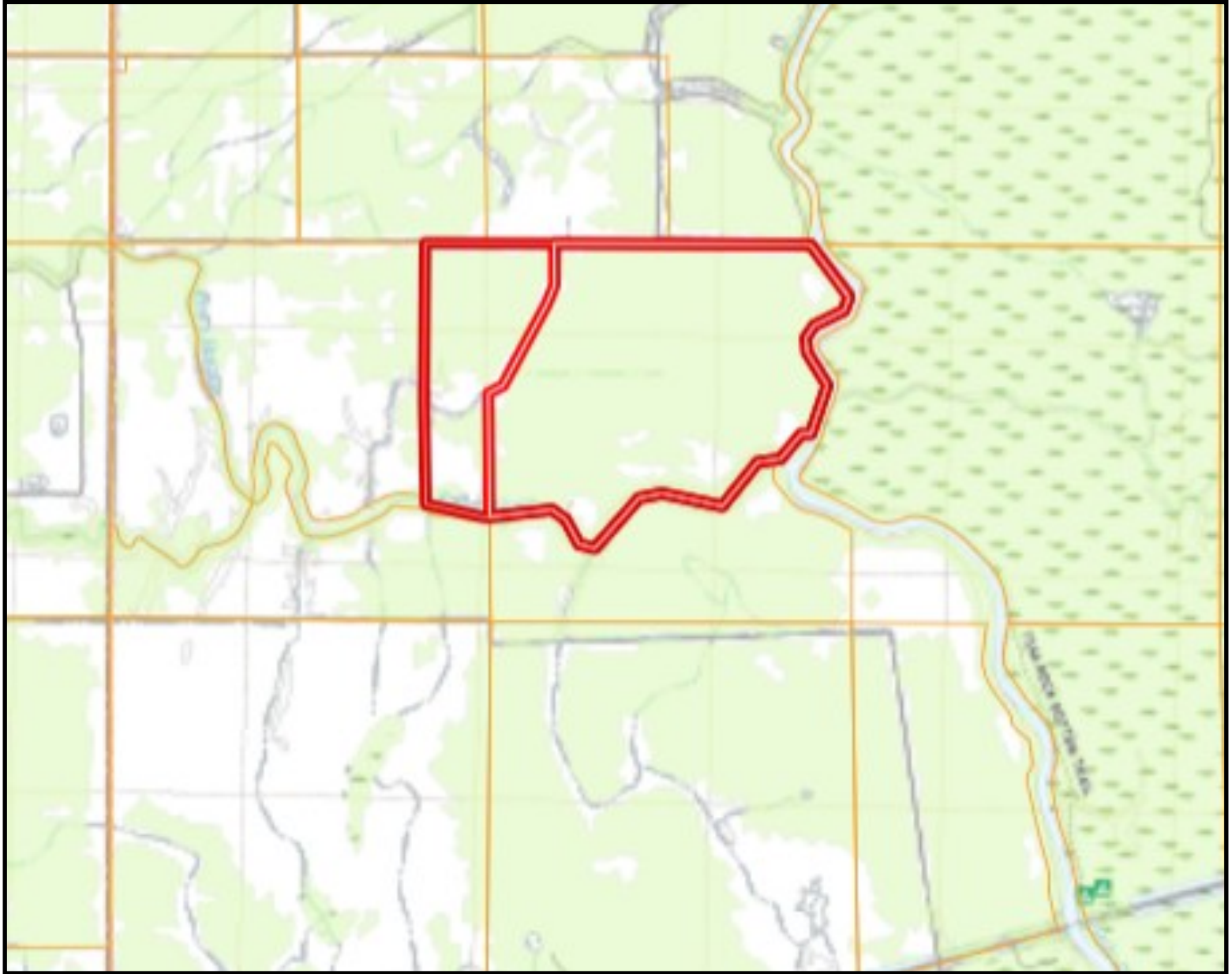


Expect More. Get More.



Information is believed to be accurate but not guaranteed.

# OWNERSHIP MAP



**The Land & Homes Expert**  
*You Can Trust!*

**TOM SMITH**

ALC®, BROKER

O: 601.898.2772 C: 601.454.9397

Tom@TomSmithLand.com

TomSmithLandandHomes.com



Expect More. Get More.

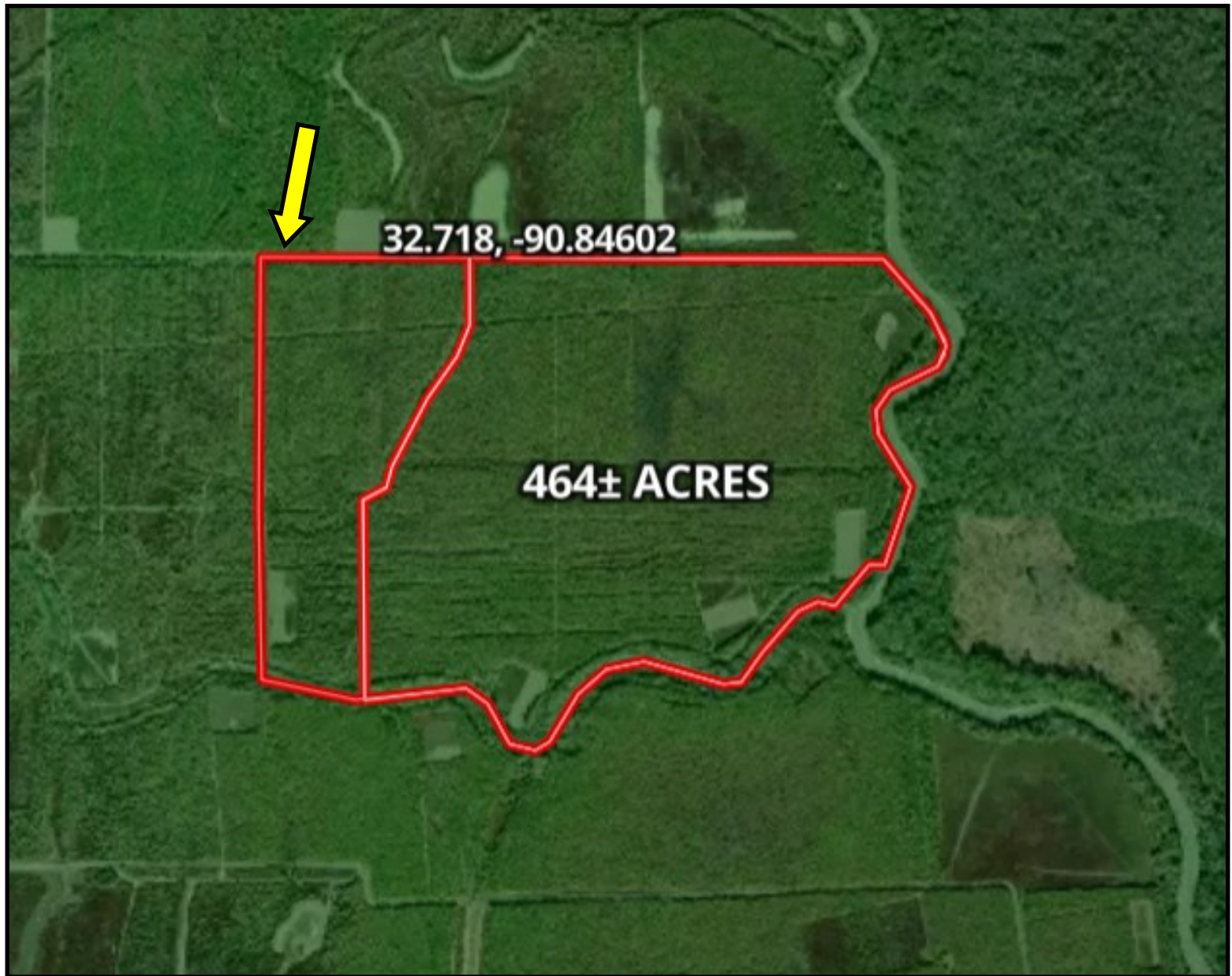


Information is believed to be accurate but not guaranteed.

# AERIAL MAP |



# Link



## The Land & Homes Expert *You Can Trust!*

**TOM SMITH**

ALC®, BROKER

O: 601.898.2772 C: 601.454.9397

Tom@TomSmithLand.com

TomSmithLandandHomes.com



Expect More. Get More.



Information is believed to be accurate but not guaranteed.

# AERIAL MAP | Lodge



The Land & Homes Expert  
*You Can Trust!*

**TOM SMITH**

ALC<sup>®</sup>, BROKER

O: 601.898.2772 C: 601.454.9397

Tom@TomSmithLand.com

TomSmithLandandHomes.com



Expect More. Get More.



Information is believed to be accurate but not guaranteed.

