



Affordable 97± Acre Recreational & Hunting Tract – Near Hillside & Morgan Brake Refuges Located in the heart of the Mississippi Delta flyway, this 97± acre recreational gem offers a rare and affordable opportunity for duck and deer hunting enthusiasts. With a diverse mix of flooded hardwood timber and 25± acres of row crop fields, this tract is ideal for creating your dream duck camp or income-producing retreat. The majority of the hardwood timber is naturally flooded, making it duck-hunt ready—a hard-to-find feature at this price point. The east side of the property, while not holding as much water, offers prime deer habitat and is perfect for setting up stands or food plots. The 25± acres of row crop ground can be leased to local farmers, planted in dove fields, converted into managed duck impoundments, or used for wildlife food plots—giving you both recreational and income-producing flexibility. Looking to build? There are multiple spots ideal for a camp or equipment shop, providing year-round access and functionality. Located just 3 miles from Hillside National Wildlife Refuge, 5 miles from Morgan Brake NWR, and 25 miles from Panther Swamp, you're truly surrounded by some of the best public land hunting in Mississippi. Tracts like this—with duck potential, flooded timber, row crop acreage, and multiple income options—rarely come to market. Don't miss your chance to own a piece of Delta hunting paradise.

Dawson Road, Tchula, MS

33.146788, -90.267670 GPS



97± Acres  
MLS #4152275  
**\$345,000**



**Brandt Watson**  
bwatsonuc@outlook.com  
Office: (601) 250-0017  
Cell: (601) 341-8618  
SouthernStatesRealty.com



**Slade Priest**  
sladepriest1@gmail.com  
Office: (601) 250-0017  
Cell: (601) 888-0094  
SouthernStatesRealty.com