

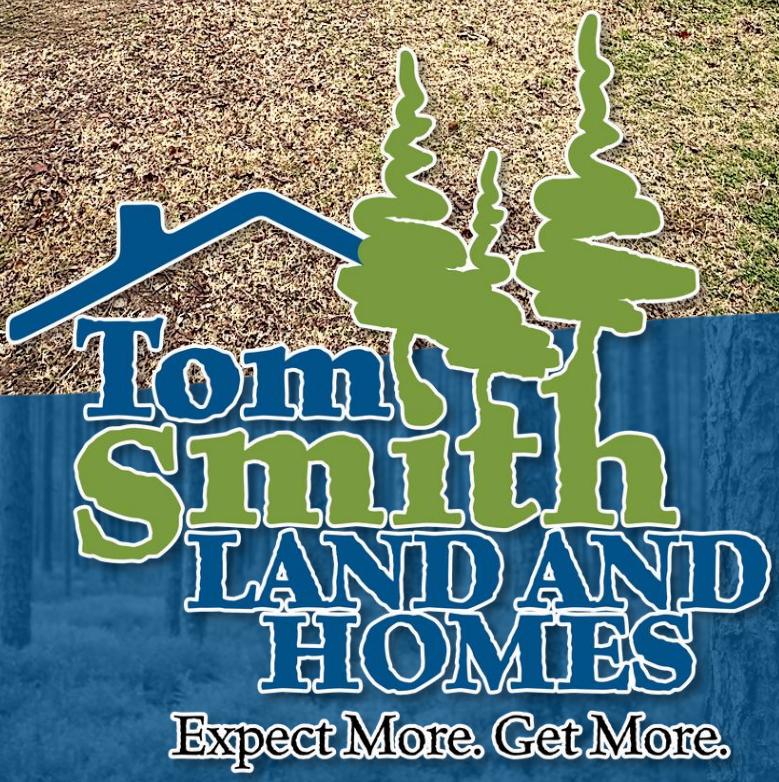
Income Producing Property

116± Acres in Bolivar County

Gentry Road, Mound Bayou, MS 38762



\$485,000



Property Information

Location:

- 26 Minutes to Cleveland, MS (18.1 Miles)

Coordinates:

- 33.92175, -90.66195

Property Use:

- Hunting
- Recreational
- Residential

Property Highlights

- 116± Acres
- On a Dead-End Road in a Great Location
- Three-Phase Electric Well
- CRP and WRP Land
- Small Camp House



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The Property

116± Acres

Welcome to a hunter's dream property that checks all the boxes. Properties like this are hard to come by, and this one is a true beauty! This 116± acre tract consists of approximately 60± acres of WRP land that features three designed duck holes that can be flooded at your convenience using a three-phase electric well.

The first duck hole is just a couple of hundred yards from the front door and covers around 6-8 acres. The second duck hole is located in the timber and is approximately 2-3 acres in size. There is a levee system built with culverts and floodgates to help control the water for your ducks.

The property also includes a well-maintained road system that provides easy access to all your deer stands. The remaining acreage features large hardwoods and CRP land, generating an income of around \$1,856 annually until 2034. The property is known for producing big bucks every year and is abundant with rabbits and squirrels; you may even spot turkeys passing through.

It is situated on a dead-end gravel road just a few miles from the Sunflower River, while still being a reasonable distance from the Mississippi River. Additionally, the property includes a cozy cabin, which is a 1-bedroom, 1-bathroom camp with a front porch and a covered carport. In the backyard, you'll find a 2-3-acre fishing pond.

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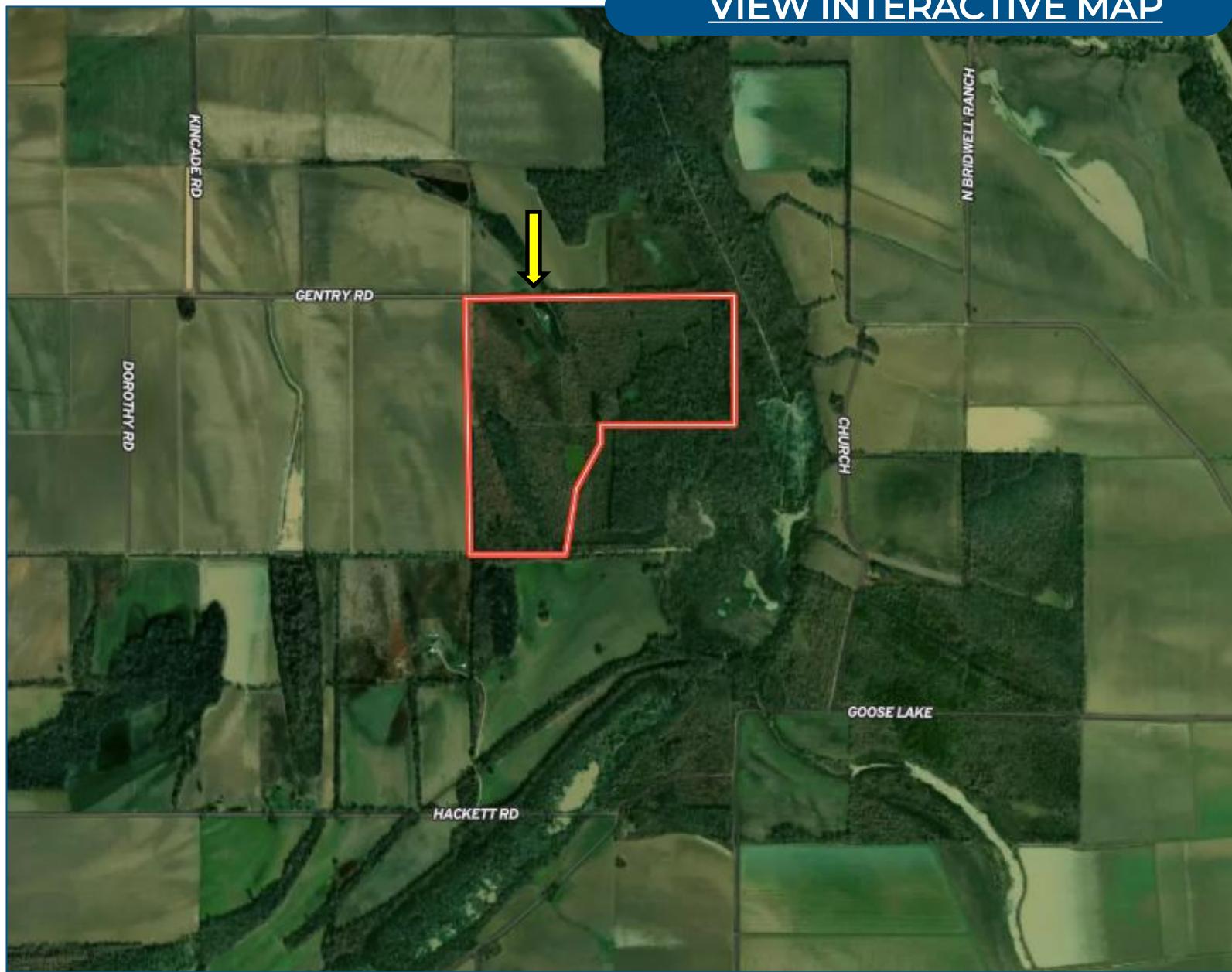


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Aerial Map

[VIEW INTERACTIVE MAP](#)

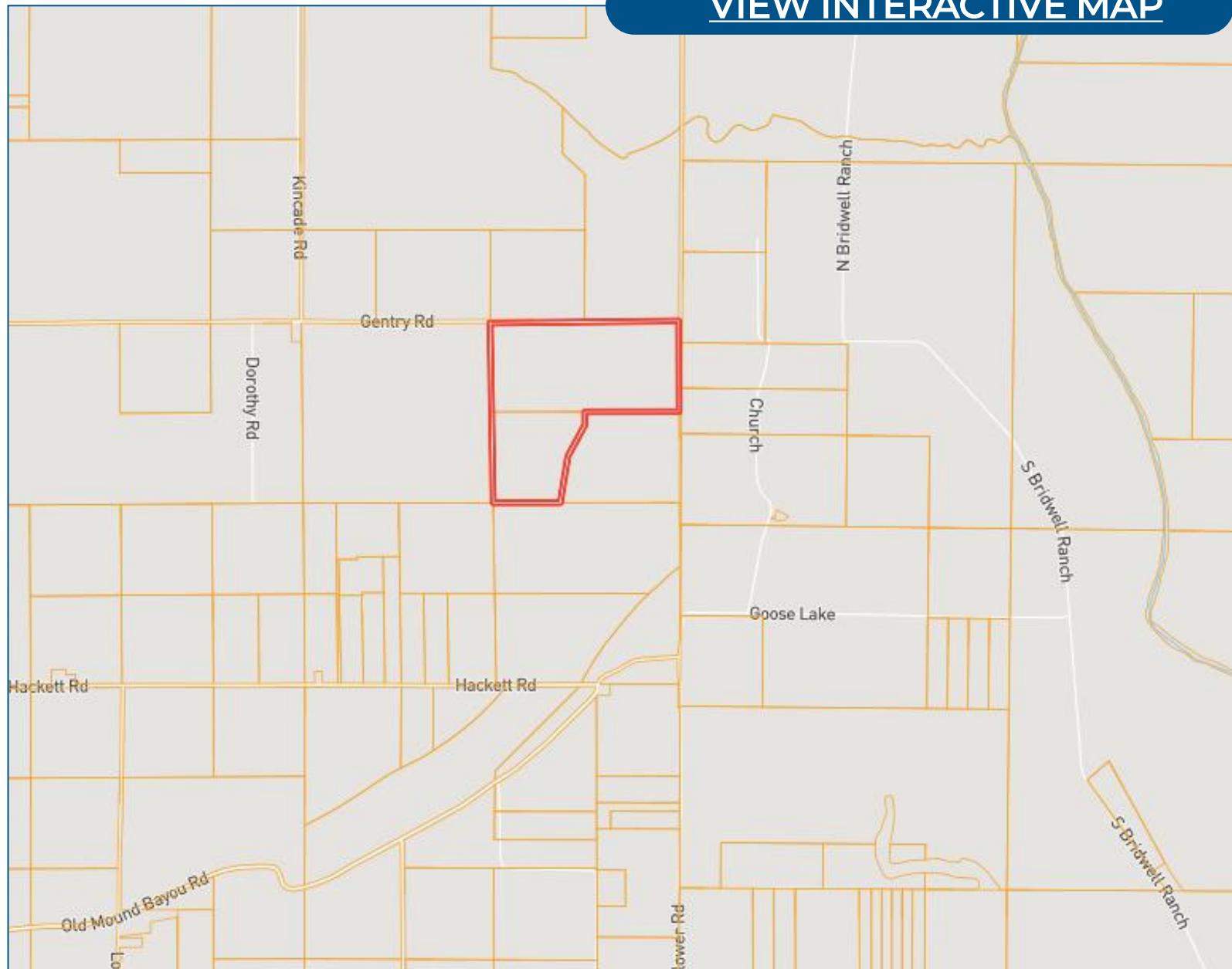


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Ownership Map

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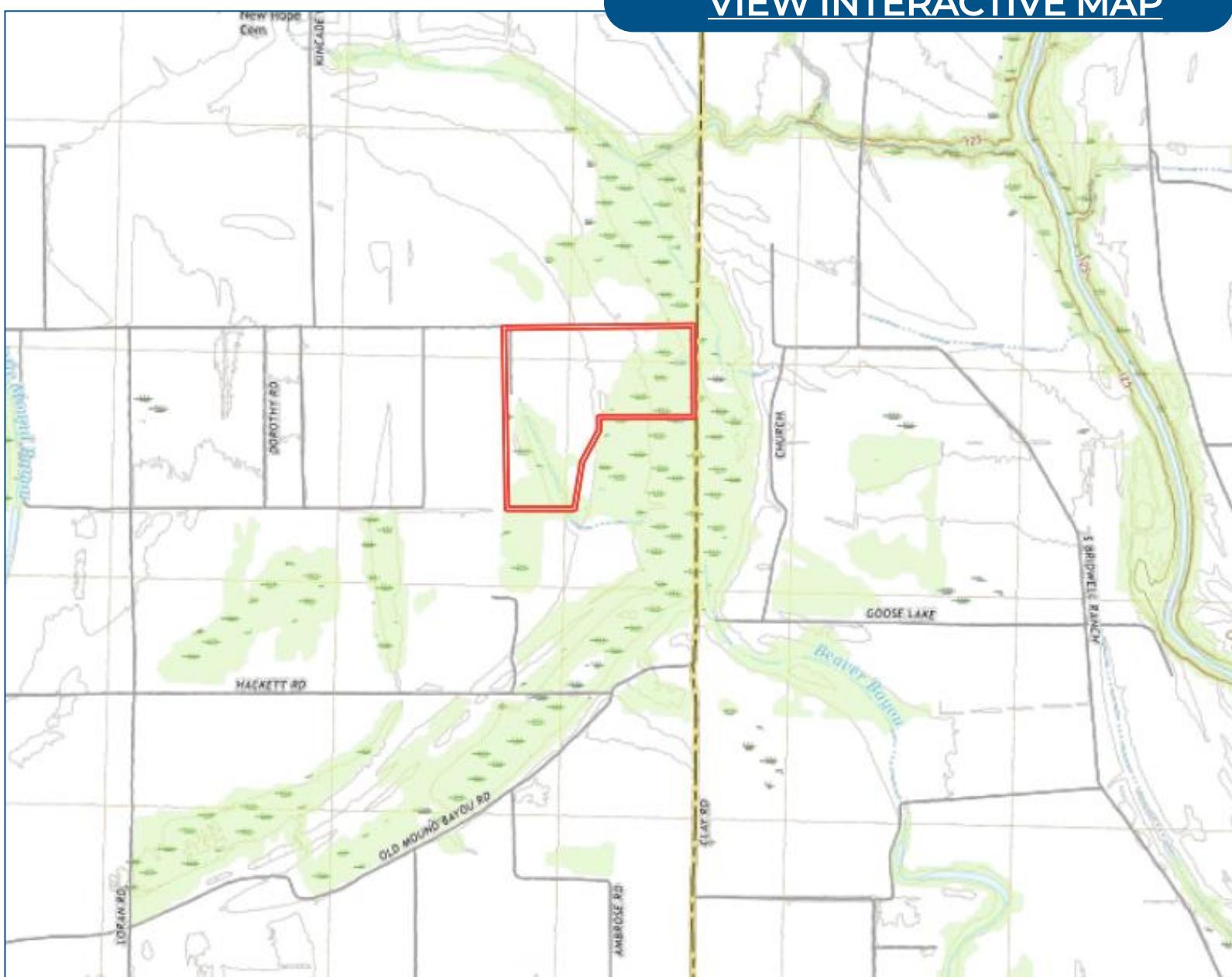
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Topo Map

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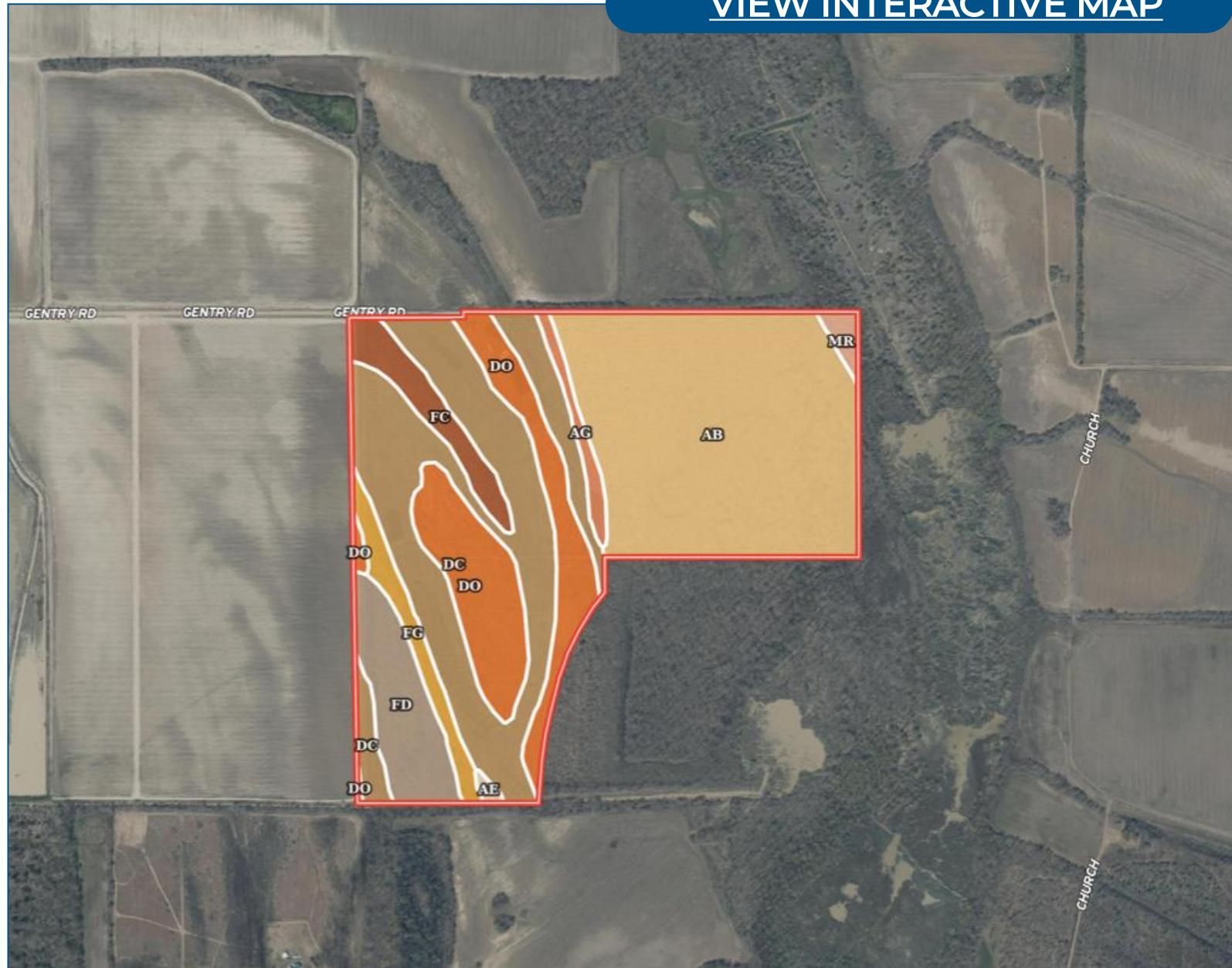
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Soil Map

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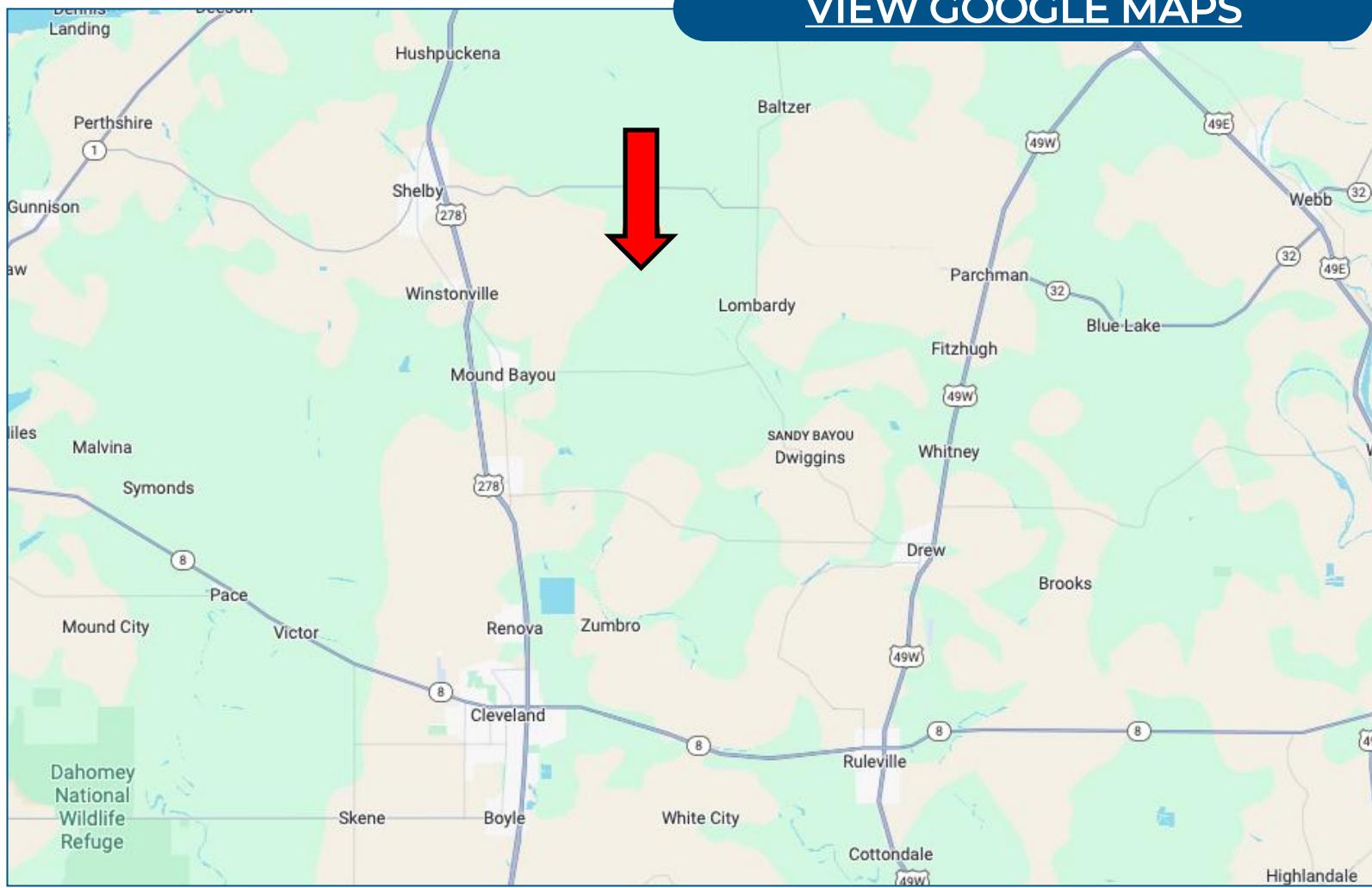
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Directional Map

[VIEW GOOGLE MAPS](#)



Directions from US-61 & MS-8, Cleveland, MS 38732

Travel on US-61 N for 11.5 miles. Turn right onto Moody Road for 1.9 miles. Turn left onto Granger Dorsey Road for 1.1 miles. Turn right at the 1st cross street onto Gentry Road. After 2.7 miles, the land will be on the right.

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Listing Agent



Anthony Steen ALC, Realtor & Land Specialist

Anthony was born in Bolivar County, but his family moved shortly after to Clarksdale, MS. He spent his primary educational and athletic years attending and playing sports at Lee Academy. As a child, he played baseball, football, basketball, soccer and even threw shot put and disc for track. After graduating in 2009, Anthony continued his education and athletic career for the next five years at the University of Alabama on a football scholarship. He majored in Health Environmental Science and completed his bachelor's degree and was a part of two SEC Championship and three National Championship teams with the Crimson Tide. After college, Anthony played for the Arizona Cardinals and the Miami Dolphins in the National Football League for 4 years until he decided to retire and come back to the Mississippi Delta where he grew up.

Growing up, Anthony was an avid hunter and fisherman who loved spending time helping his grandfather on the farm growing cotton and soybeans. His father and grandfather helped instill the importance of and a love for taking care of the land and wildlife around him. He enjoys all types of hunting from deer, duck, and turkey, to hogs, frogs, and pheasant. After retiring from the NFL, Anthony knew he wanted to come back home to the land he loved so much as a child.

Anthony currently resides in Tallahatchie County where he farmed soybeans with his family for a few years. After much deliberation and praying, Anthony knew it was time to start a new career path. He was certain he wanted to find a way to share his passion for the outdoors with others while staying true to his country roots. As a college athlete, Anthony learned hard work, dedication, discipline, trust, and how to work with others. These traits along with Anthony's personality, honesty, and knowledge of the land make him the perfect agent for you.

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**CALL ANTHONY STEEN
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