



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

Farm, Timber & Recreational Land Brokers

106 First Choice Dr Madison, MS 39110

www.SartainsHeritage.com

Beasley Lake Farm, 811 +/- acres, offered at \$3,000,000 without cabin or \$3,150,000 with cabin, located on the banks of the Sunflower River, in Sunflower County. This farm embodies the Mississippi Delta styles of hunting. Offering the classic lakebed hunting in old growth cypress, mature river bottom hardwoods, cropland field borders and reforested cottonwood plantation. Beasley Lake is entirely within the boundary of the property, with over fifty acres of open water, and forty-five more acres of timbered slough. This body of water is the centerpiece of the property. The lake is over a mile long. Fishing, skiing, duck hunting, and sunset lake cruising are all great recreational opportunities on this lake.

The property has extensive deer hunting infrastructure, from large food plots to woodland thicket, open mature hardwood, and riverbank hunting. There are over a ten like new shooting houses in place. During winter, the open water of Beasley Lake is a great rest area for ducks, large groups of migrators raft on the lake throughout the season. The west end of the lake turns to buckbrush and old growth cypress creating the picturesque setting the Delta is known for. The long lakebed slough running east off the main lake is also a great hunting; filled with buckbrush and cypress, ducks' traffic from the open water to the slough throughout the day. In addition to the lake area, the property has three wetland impoundments that can be drained and cultivated for ducks; as well as the potential to build an oak green-tree reservoir on about eighty acres.

Access through the property is excellent, ten miles of maintained roads traverse the land with a perimeter road that follows the riverbank, making for scenic ATV rides. The Beasley Lake Farm is a premium property that offers a family year-round recreation on a beautiful, and exclusively private property. Located less than ten minutes from Indianola, where all necessary provisions are easily accessed. The camp sits on a three-acre lot with a large, enclosed garage, covered screen porches, with a 2/2 bed and bath floor plan. Located one mile east of the property.

Location: Four miles Southwest of Indianola, Sunflower County, Mississippi.

Interactive map: <https://id.land/ranching/maps/ae0a7fafd700b0758e7d95c7d43fe68a/share>

Price: \$3,400,000.00

Contact: Jacob Sartain 662-836-6048 or jsartain@sartainsheritage.com



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Land use: 811 +/- total acres

- CRP 253.67 enrolled acres
- Natural Timber Stand: 392
- Lake & Slough: 125+/- acres
- Upland & Wetland Food Plots: 35 +/- acres
- Camp & Shop Yard: 6 +/- acres

Income:

- CRP Income through 2032: \$32,250.00
- CRP Income through 2051: \$9,754.78
- Carbon Income: \$5,000.00 (estimated)

Improvements:

- 10 + Miles interior roads
- 10 + like new shooting houses
- Twenty-five acres upland food plots
- Water control structures on wetland units
- Large cabin site overlooking Beasley Lake
- Gated access points
- Cabin 4,200 Sq feet under roof

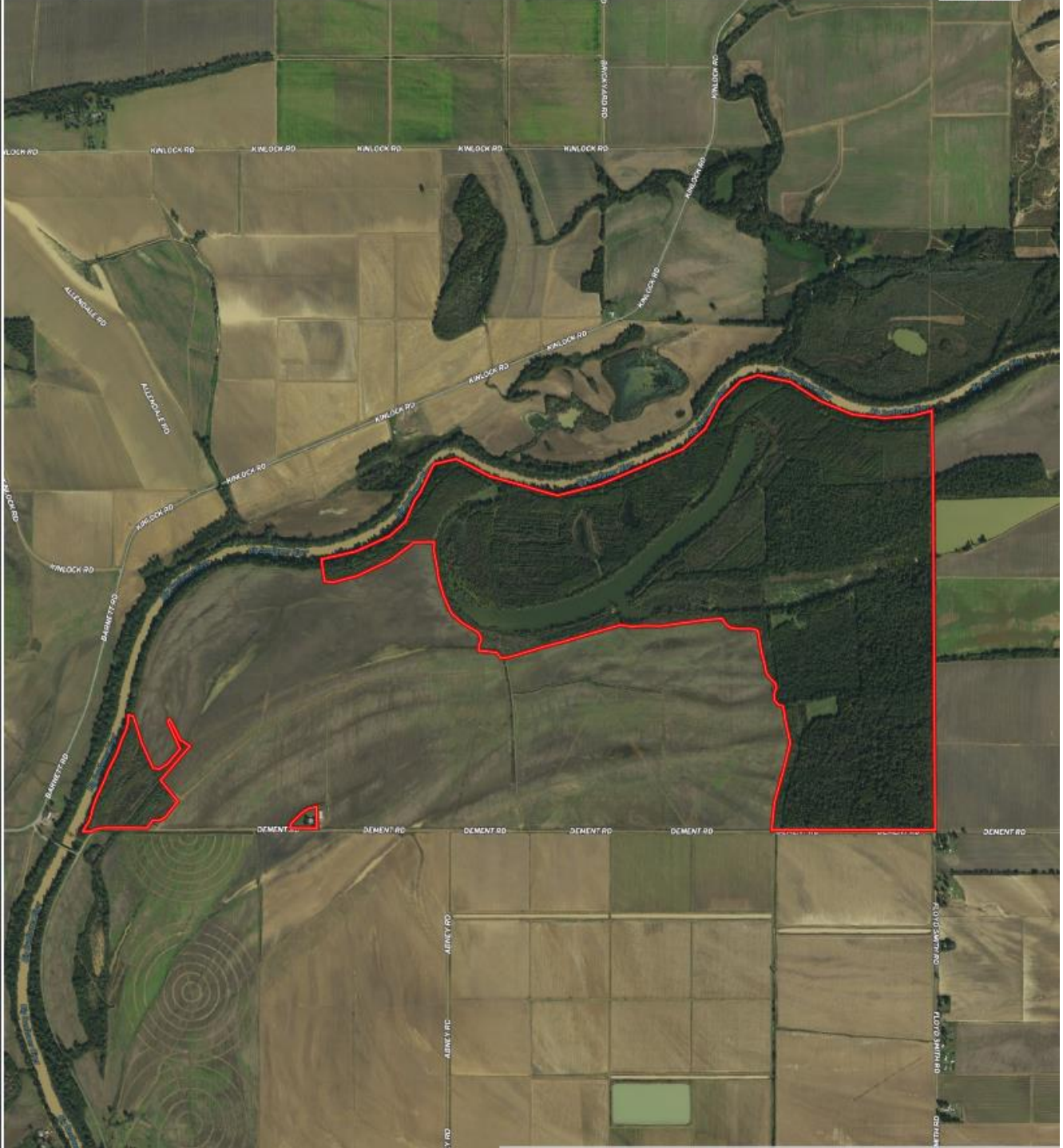
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BOUNDARY OVERVIEW

Beasley Lake Boundary Map
Mississippi, AC +/-



REGIONAL LOCATOR

