



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

Office 769.888.2522

53.04± Acres in Bolivar County, MS

\$238,680

Property Profile

The Bolivar 53.04

Location:

- Bolivar County, MS
- Mound City Road
- 3.5± Miles East of Beulah

Coordinates:

- 33.7594, -90.9411

Property Information:

- 53.04± Acres
- Mature Timber
- Secluded Property – Easement Access
- Water Control Structures in Place
- Adjoins Dahomey National Wildlife Refuge
- Well Access from Neighboring Property
- Great Deer & Duck Hunting Opportunities

Property Use:

- Timber Investment
- Hunting
- Recreational

Tax Information: 2020 \$165.67

- Parcel 1: 09-17-900-00-00101



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MICHAEL OSWALT

PRINCIPAL BROKER | Licensed in MS and AR

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P.O. Box K - Flora, MS 39071



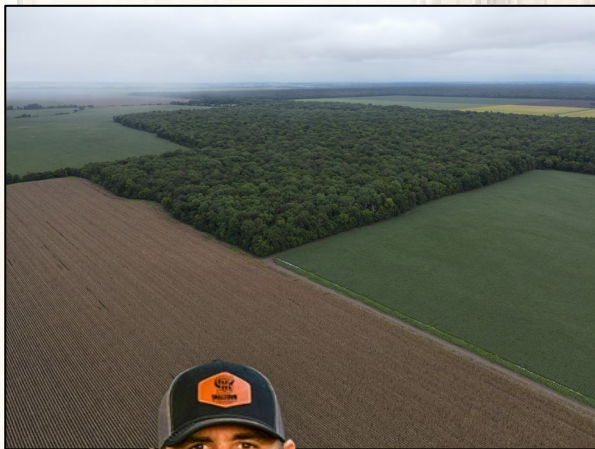
Welcome to The Bolivar 53 in the heart of the Mississippi Delta! The property features mature timber with flood control structures in place. Hunt deer in the fall and transition to ducks as the winter rains approach. The Mississippi Delta is known for BIG whitetails and this property is no different. The 53.04± acre tract is located just 3 miles from the Mississippi River Levee and adjoins the north side of Dahomey National Wildlife Refuge. The access is by deeded easement setting the owner up for pure seclusion and low-pressure hunting. The property has crop ground on the three sides meaning you won't need to spend a penny on summer deer plots. There is one wildlife plot in place and the back road can be planted as well. On dry years, water can be pumped from a neighbor's well if expense arrangements are made. Get ready for Mississippi Delta timber hunting!



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If you have been looking for a Mississippi Delta Honey Hole, call Michael Oswalt for your private tour of The Bolivar 53 today!

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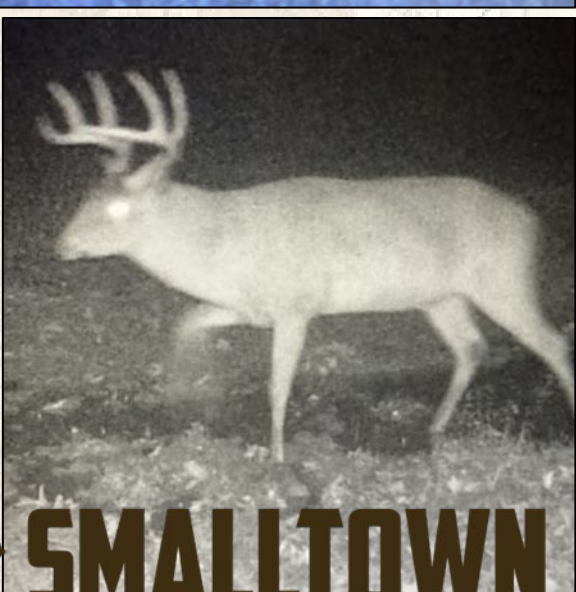
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Information is believed to be accurate but not guaranteed.



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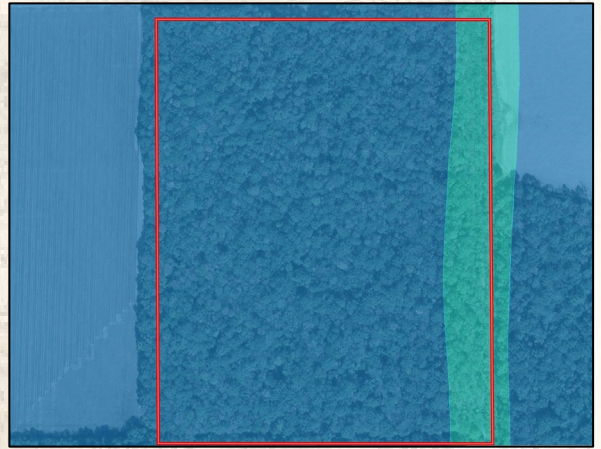
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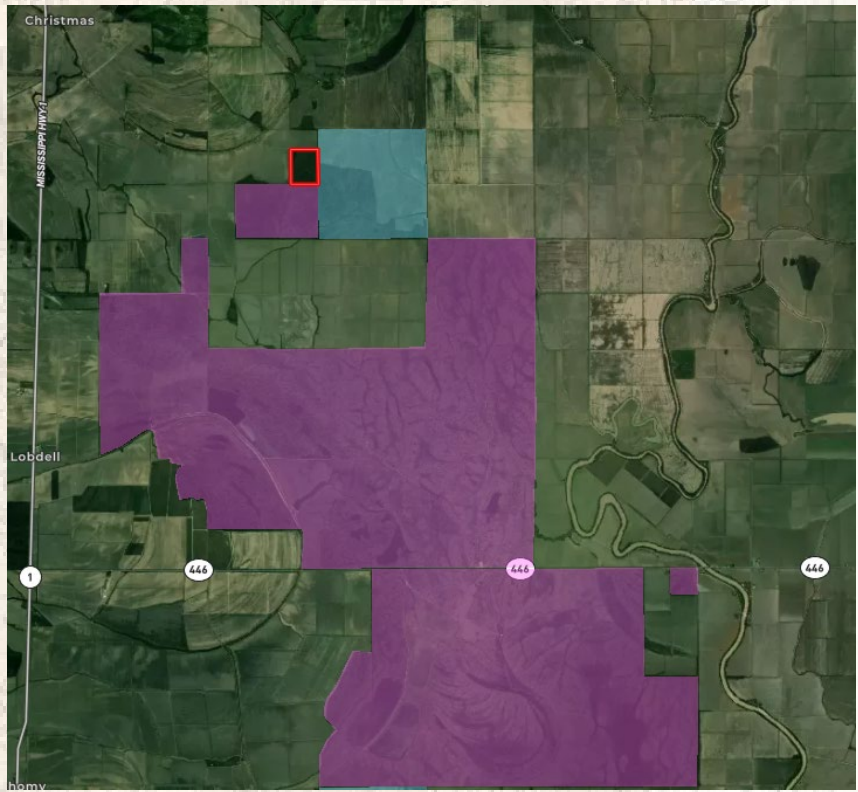
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- Boundary Consists of 53.04± Acres
- Flood Zone per FEMA MAP
- Borders the Dahomey National Wildlife Refuge



MapRight Link



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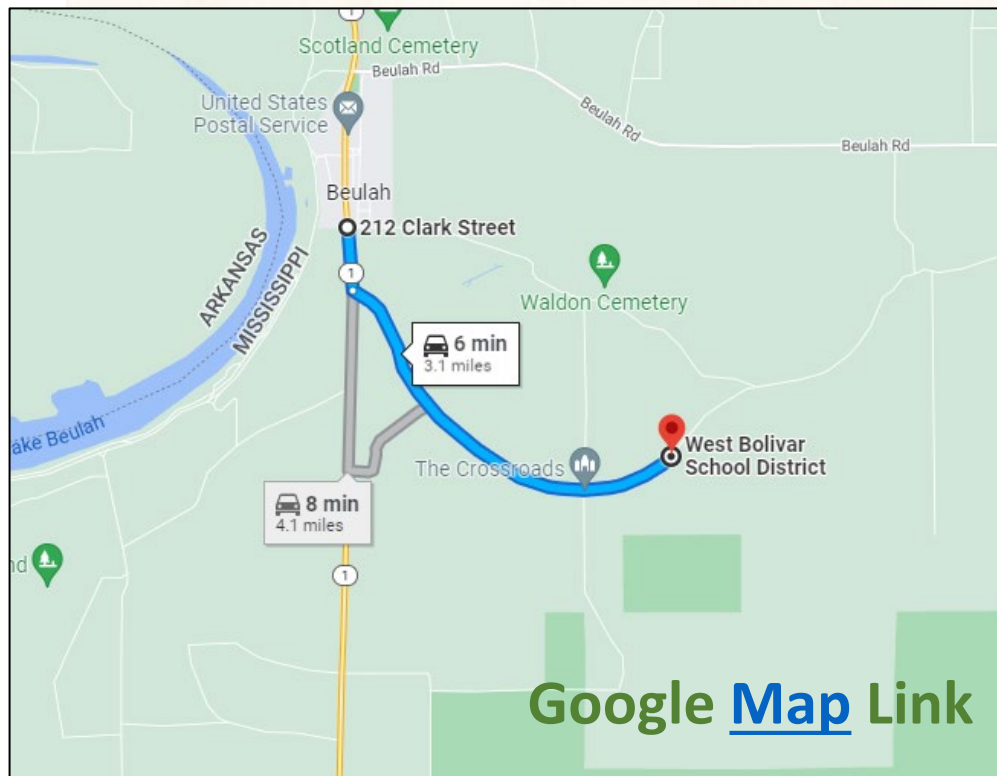
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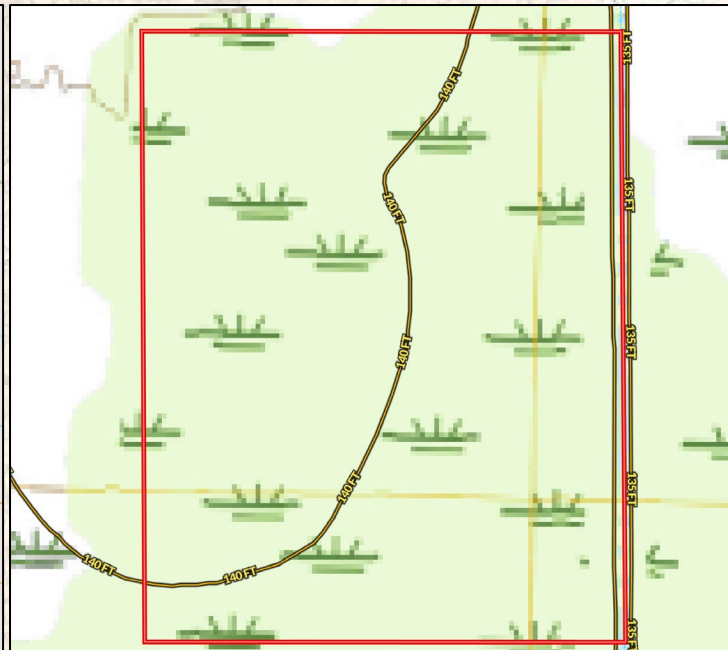
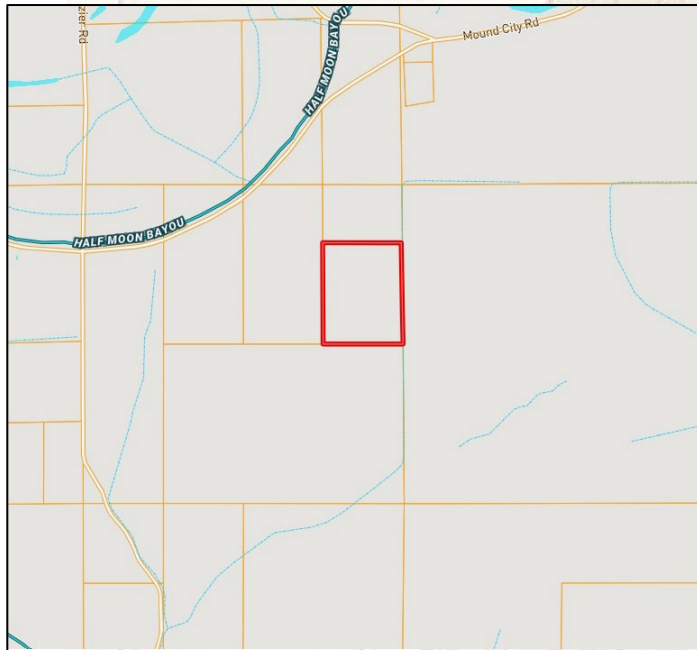
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Directions from Beulah, MS: Travel south on Highway 1 for 0.4 miles. Turn left on Mound City Road. Travel 2.7 miles, the easement access will be on the right.

Google [Map Link](#)



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