

141.99± ACRES WITH A CABIN

LAKE ALBEMARLE | ISSAQUENA COUNTY, MS

\$990,000



SMALLTOWN

**HUNTING PROPERTIES
& REAL ESTATESM**

OFFICE (769) 888-2522

LOCATION:

- Hwy 465
Rolling Fork, MS 39159
- Issaquena County
- 1.5± Hours NW
of Madison
- 3.5± Hours N
of Baton Rouge

COORDINATES:

- 32.63668, -91.00306

PROPERTY USE:

- Residential
- Recreational
- Hunting & Fishing
- Investment

PROPERTY INFORMATION:

- 141.99± Acres
- Mississippi River Bottom
- 1,408± SqFt Cabin
- 4 Bedrooms/2 Bathrooms
- Wood-Burning Fireplace
- 14x23 Storage Room
- Mature, Bottomland Hardwoods
- Boat Shed and Private Boat Ramp
- Multiple Stand Locations
- Excellent Hunting
- Endless Fishing

TAX INFORMATION:

2023 - \$904.33

- Parcel #1: 098-0210-28.00
- Parcel #2: 098-0210-07.00
- Parcel #3: 098-0210-41.00
- Parcel #4: 098-0210-03.01
- Parcel #5: 098-0210-40.00



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MICHAEL OSWALT, ALC

PRINCIPAL BROKER

C: 662-719-3967

O: 769-888-2522

michael@smalltownproperties.com

4848 Main St. - Flora, MS 39071

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WELCOME TO THE LAKE ALBEMARLE 141.99

WELCOME TO THE LAKE ALBEMARLE 141.99, LOCATED IN THE MISSISSIPPI RIVER BOTTOM APPROXIMATELY 20 MILES NORTHWEST OF VICKSBURG. This 141.99± acre Issaquena County property features a cabin/lake house, a private blue hole, and a private boat ramp to Lake Albemarle. The cabin has been raised approximately 4.5 feet above the 2011 floodplain and overlooks the beautiful lake. The underside offers a great storage area for boats, UTVs, and yard maintenance equipment. As you climb the stairs, the second-floor landing is equipped with a 14x23 enclosed storage room perfect for keeping your hunting equipment out of the weather. Finally, you will move up to the cabin and enter the porch, where you can imagine family cookouts or a place to enjoy a cup of coffee while overlooking the water. As you enter the 1,408± square foot cabin, you will appreciate the old 1933 heart yellow pine interior with a real wood-burning fireplace that screams, "Come on winter!" The beautiful cypress flooring will quickly catch your eye. The great room and kitchen area share a vaulted ceiling with a rustic river-bottom-made chandelier, and located off to the side is a small bar, perfect for all your cocktail needs. On each side of the great room/kitchen, you will find two bedrooms and one bathroom. The cabin was constructed in 1974 by the current sellers and has been part of countless memories ever since. Outside, there is a boat shed and your private concrete boat ramp to Lake Albemarle. You will have endless fishing opportunities in the summer and duck hunting opportunities in the winter.



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MORE ABOUT THE LAKE ALBEMARLE 141.99

The land makeup is predominately mature, bottomland hardwoods. There are multiple stand locations on the north and south of the MS River levee. This area is known for excellent hunting. A pile of persimmon, pecan, and oak trees provides great bowhunting areas year in and year out. You will also find your private "blue hole" that has been producing serious fishing since everyone can remember. The fishing hole is also home to a ton of alligators, adding even more hunting opportunities in the late summer (10 gators noted on the initial inspection).

The Lake Albemarle 141.99 is conveniently located 1.5 hours northwest of Madison, MS, and roughly 3.5 hours north of Baton Rouge, LA. It's rare to find a property that has been in the same family for more than 50+ years, so it's pretty special when it happens.

If you have been searching for a Mississippi River Bottom treasure to call your own, give Michael Oswalt a call today to schedule a private tour of the Lake Albemarle 141.99.



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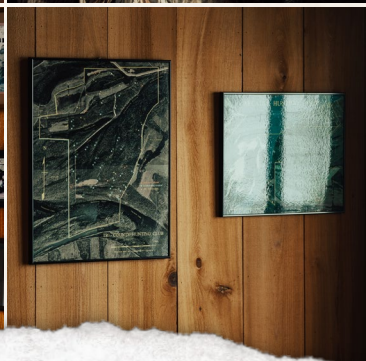
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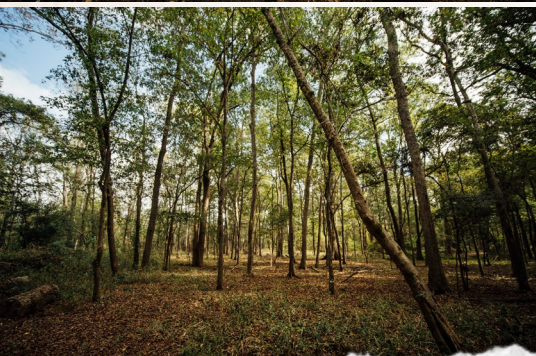
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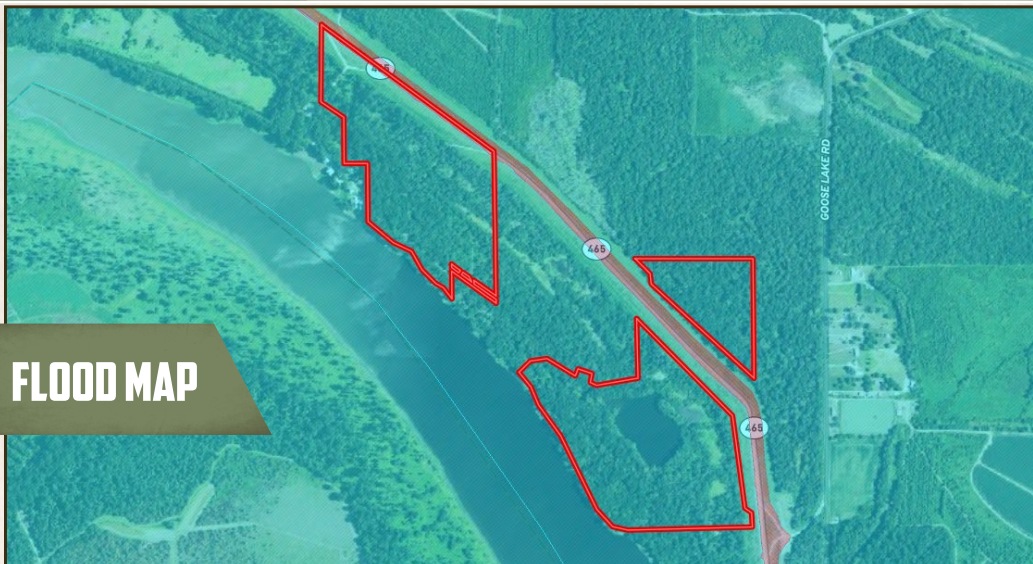
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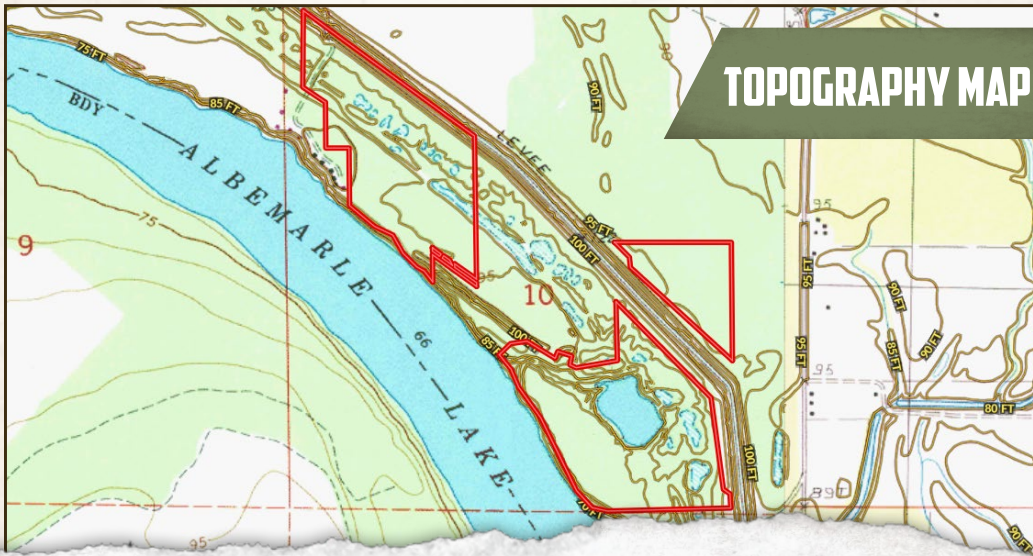
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FLOOD MAP



TOPOGRAPHY MAP



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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Af	Alluvial land, frequently flooded	55.71	39.55	0	12	5w
Bp	Pits, borrow	52.15	37.03	0	-	8s
Sb	Sharkey clay, 0 to 2 percent slopes	17.71	12.57	0	35	3e
W	Water	8.91	6.33	0	-	-
Be	Berm	6.37	4.52	0	-	-
TOTALS		140.8 5(*)	100%	-	9.15	5.96



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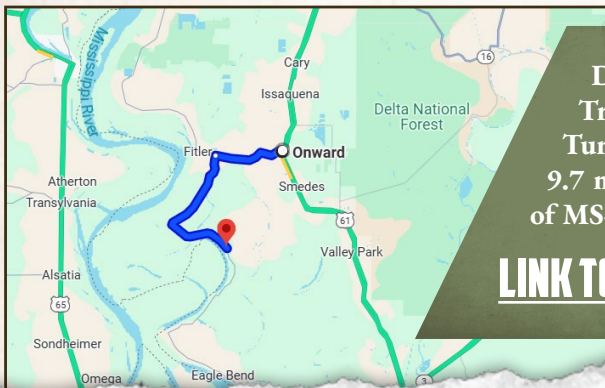
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land id. LINK



Directions from Onward, MS:
Travel 4.5 miles west on MS-1 N.
Turn left onto MS-465 S and continue
9.7 miles to the property on both sides
of MS-465.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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