



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

BERCLAIR FARM
694± ACRES
LEFLORE COUNTY, MS
\$2,650,000



OFFICE (662) 846-1425 | WWW.SMALLTOWNPROPERTIES.COM

BERCLAIR FARM

PROPERTY PROFILE

LOCATION:

- 8215 County Road 282
Itta Bena, MS 38941
- Leflore County
- 7± Miles SW of Greenwood
- 80± Miles N of Jackson
- 120± Miles S of Memphis

COORDINATES:

- 33.44695, -90.35446

PROPERTY USE:

- Recreation
- Investment
- Duck, Deer & Turkey Hunting

TAX INFORMATION:

- 2024 - Approximately \$2,684
- Parcel # 11512000000100
- Parcel # 11606000000410
- Parcel # 11512000000200
- Parcel # 11607000000100

PROPERTY INFORMATION:

- 694± Total Acres (Less
County Road Easements)
- 665.5± Acres in Wetland
Reserve Program
- 514± Acres Have
Conservation Easement
- 32± Acres in Gayden Brake
- 10± Acre Camp Area
(Excluded in WRP)
- 2,400± SqFt Lodge
- 6 Bedrooms/3 Bathrooms
- Large Porch
- Mudroom
- Storage Shed with Dog Kennels
- 2 Irrigation Wells
- Multiple Food Plots
- Private Boat Ramp
- Owner/Agent



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HENRY MOSCO

MANAGING BROKER

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701 W. Sunflower Rd - Cleveland, MS 38732

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO BERCLAIR FARM

WELCOME TO BERCLAIR FARM, LOCATED IN THE HEART OF THE MISSISSIPPI DELTA. When searching for a duck and big buck tract in Mississippi, the Delta will quickly enter the criteria, being some of the best all-around hunting our state has to offer. Berclair Farm is no different. Each year, this 694± acre Leflore County property consistently offers deer, duck, turkey (believe it or not), and small game hunting opportunities.

When entering the farm, you will notice the 2,400± square foot, six bedroom, three bath lodge that offers plenty of room for everyone in the family. The spacious home features a mudroom, laundry room, and kitchen/living room combo. Outside you will enjoy a huge porch with a screened-in area, a fire pit deck, and a storage shed with built-in dog kennels.



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MORE ABOUT BERCLAIR FARM

In 2013 and 2019, 665.5± acres of the property was enrolled in WRP (Wetland Reserve Program), meaning it has been converted from low-grade farmland back to its natural state, creating a hunting paradise. Also, approximately 514 acres have a conservation easement. A 10± acre campsite area was left unencumbered. As you will notice, the trees are growing, the wildlife plot areas are looking more defined, and it's all coming together with the original timbered areas.

The deer hunting is top-notch, as this area has been known for big bucks for many years. The duck hunting on the farm can be great in the open areas along the older sloughs. However, one of the high points is the 32± acres in Gayden Brake. Enjoy private boat ramp access to the brake with a big duck blind built in the timber already in place. These tupelo gum sloughs are some of the prettiest areas in the MS Delta.



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MORE ABOUT BERCLAIR FARM

A well-maintained, interior road system leads throughout the property with multiple entrances from two public gravel roads, keeping you from blowing out your farm when getting to your favorite hunting areas. Berclair Farm is located in the central part of the Mississippi Delta, approximately 80 miles north of Jackson, MS, 120 miles south of Memphis, TN, and only 33 miles west of Interstate 55. If you have been on the hunt for a farm that provides nearly everything Mississippi has to offer, let's go take a ride around Berclair Farm today.

**Call Henry Mosco for more information and
to schedule your private showing today.**

Owner/Agent



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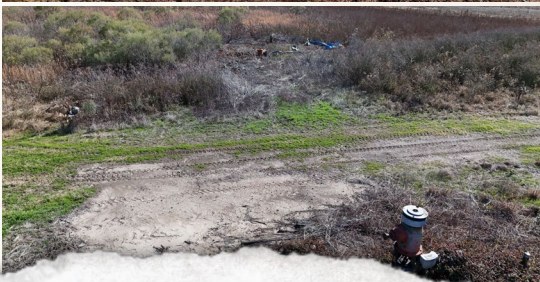
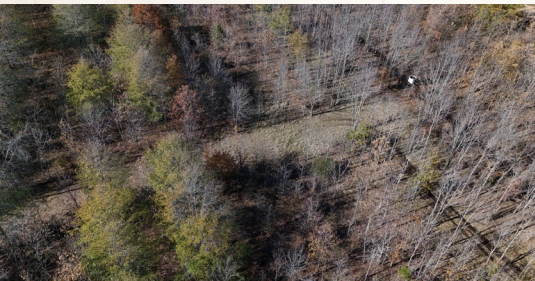
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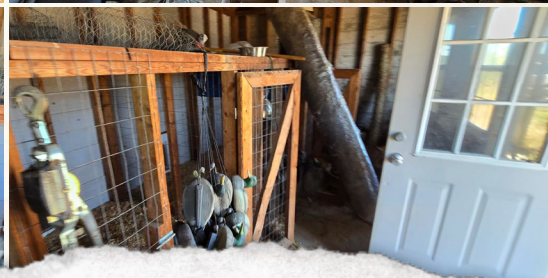
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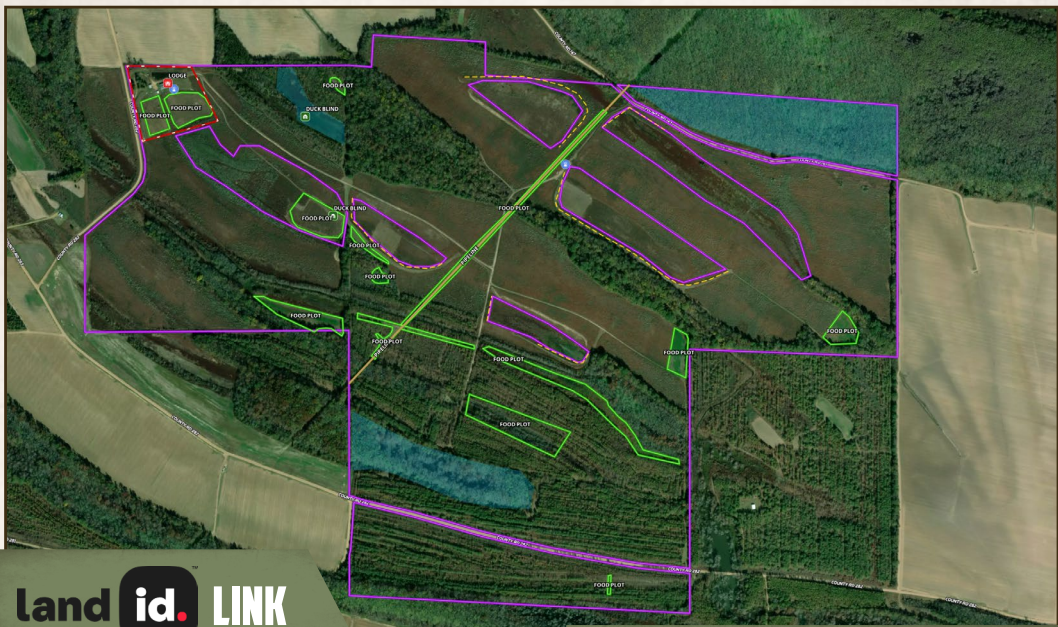
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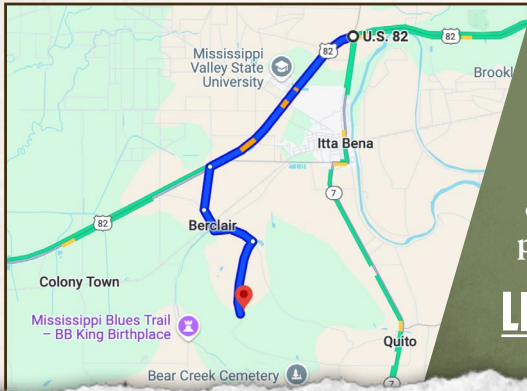
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land id. LINK

Directions from US-82 in Itta Bena, MS: Travel west for 3.9 miles on US-82 W toward Provine Road and then turn left onto Berclair Road. In 0.9 miles, turn left on County Road 167/County Road 285. Proceed 0.5 miles and turn left on County Road 167. Continue 0.5 miles and turn right onto County Road 282. In 1.5 miles, the property will be on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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