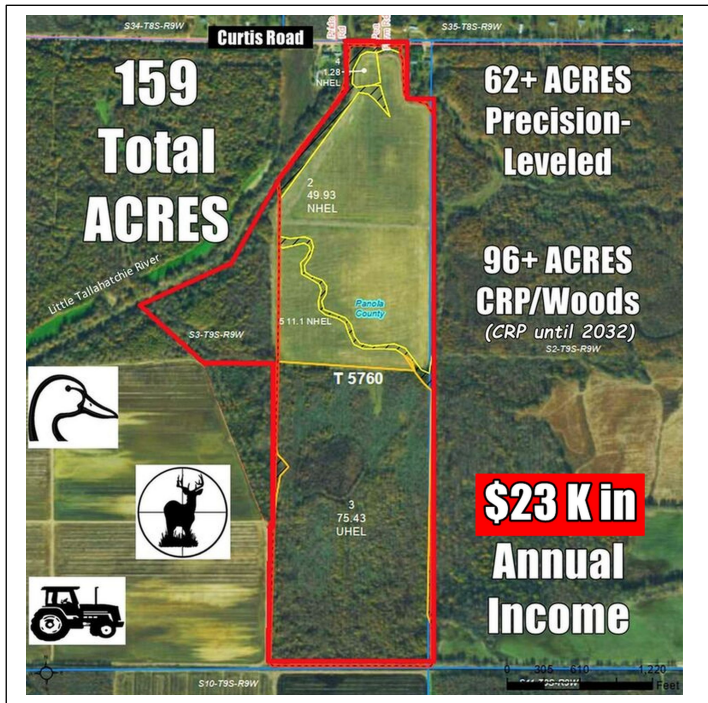


159 ACRES - Panola County



159 ACRES of Delta Crop Ground, CRP, & Hunting in Panola County Curtis Road - West of Batesville \$545,000

If you're searching for a great delta hunting spot with plenty of income and farm ground, here it is! Located 9 miles west of Batesville on Curtis Road, this property has it all!

There are 62+ acres of precision-levelled crop ground that were planted in beans this year. However, there's also a well in place for flooding rice fields or duck hunting!

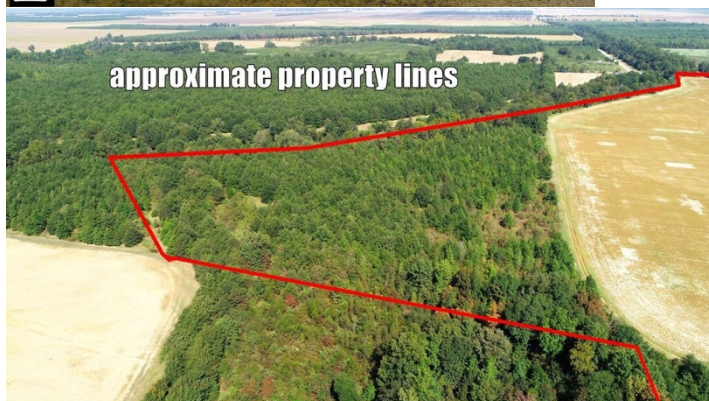
The crop acreage is currently leased at \$13,000 per year. The other 96+ acres are a combination of woods and CRP, which draws \$10,000 annually. There's a large hunting house located in the middle of the property that overlooks a food plot nestled in the CRP.
(CRP enrollment through 2032!)



shooting house & food plot in the CRP



approximate property lines



duck hunt 1/22/2020 - Panola County - 159 AC on Curtis Road