



State Highway Y, Charleston, MO 63834 -- \$432,000

Listing Courtesy of: CENTURY 21 Premiere Realty



Trammell and Son Realty

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Acres: 160
County Taxes: 789
Cropland: No
Pasture: No

Woods: No
Hill Land: No
Graded: No
Irrigated: No

Flood Zone: Yes
Zoning: Agricultural
County: Mississippi
School: Other
Rural: No

This property consist of 160 acres that has been enrolled in the Agricultural Conservation Easement Program-wetlands Reserve Easement (ACEP-WRE). Four separate pools hold 67 acres of water, and six water control structures allow precise management of the pools. Five habitat mounds in the pools provide excellent cover for the waterfowl hunter. The property also has 33 wooded acres, 10 acres of which are mature and 23 acres which has over 7,000 newly planted Cypress, Oak, Hickory, and Pecan trees. All this makes for a wonderful transition and bedding area for deer and other wildlife. Electricity is available for future hunting lodge and camper hookups.



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