



# SMALLTOWN

HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>



**289± ACRES WITH A HOME  
HUMPHREYS COUNTY, MS**

**\$2,199,999**

**WELCOME TO**

*Tortuga*

**YAZOO RIVER FRONTAGE**

**OFFICE (769) 888-2522 | [WWW.SMALLTOWNPROPERTIES.COM](http://WWW.SMALLTOWNPROPERTIES.COM)**

# THE HUMPHREYS 289

# PROPERTY PROFILE

## LOCATION:

- 902 Mound Street  
Belzoni, MS 39038
- Humphreys County
- 70± Miles NW of Madison
- 163± Miles SW of Memphis, TN

## PROPERTY USE:

- Hunting & Fishing
- Recreational
- Residential
- Weekend Getaway

## TAX INFORMATION:

- Tax Year 2025
- Parcel: J06C011009.00: \$481.15
- Parcel: J060002002.00: \$5,036.88
- Parcel: J060002008.01 \$271.68
- Parcel: J060002008.00: \$987.90
- Parcel: J060001004.00: \$473.22

## COORDINATES:

- 33.177169, -90.476820

## PROPERTY INFORMATION:

- 289± Acres
- 1.5± Miles Yazoo River Frontage
- 4,295± SqFt Home
  - 4 Bedrooms/4.5 Bathrooms
  - Remodeled Kitchen
  - Large Family Room
  - Hunting Room
  - 895± SqFt Unfinished Attic Space
- Pecan Trees
- Equipment Shop
- Storage Buildings
- Hardwood Timber
- Internal Trail System
- Sloughs & Open Wet Areas
- Multiple Ponds
- Established Food Plots
- Deer/Duck/Turkey/Alligator
- Bass/Bream/Crappie/Catfish



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# WELCOME TO THE HUMPHREYS 289

**WELCOME TO TORTUGA!** Located in Humphreys County, Mississippi, this 289± acre property features a 4,295± square foot home with land that stretches all the way to and along the Yazoo River. Just outside of Belzoni, it is easy to access while still offering the space and privacy suited for a hunting property, weekend getaway, or full-time residence.

The home is accessed by gated entry and was originally built around 1970. It has been updated over the years, including the addition of a new roof. It offers four bedrooms, each with its own bathroom, along with an additional half bath. Inside you will find a remodeled kitchen, dining and breakfast areas, a large family room, a hunting room, and a wet bar that works well for hosting. There is also a spacious area above the carport that serves well as a bonus room or extra sleeping space. The home, overlooking a large yard with mature pecan trees and an 8± acre field, has a lot of character and would make a great lodge, permanent residence, or even a small event venue. Additional improvements include several storage buildings and a 50' by 60' workshop with three roll-up doors, giving you plenty of room for equipment, UTVs, and boats.



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# MORE ABOUT THE HUMPHREYS 289

Inside the levee, maintained by the U. S. Army Corps of Engineers, is where the recreational side of the property really stands out. The land offers just over one and a half miles of Yazoo River frontage and includes ponds, sloughs, hardwood timber, and thick cover that create strong wildlife habitat. An internal trail system provides access through most of the property, with food plots already in place, including one along a powerline. The setup works well for both rifle and bow hunting. The property also offers the potential for duck hunting. With existing open wet areas and sloughs, there is plenty of opportunity to plant and develop waterfowl habitat, as Humphreys County is known for holding solid duck numbers. When deer and duck season wind down, the property continues to offer year-round use with turkey hunting, fishing in the ponds, and access to the Yazoo River. As a bonus, you receive four alligator tags for the private land alligator season!

Tortuga is a well-rounded property with plenty to offer in the heart of the Mississippi Delta. Places that provide this kind of year-round use are not easy to come by. Showings are by appointment only to qualified buyers.

**Call Adam Hester or Cody Bellipanni today for more information and experience #TheSmallTownWay.**

[CLICK HERE](#) OR SCAN THE CODE TO WATCH A VIDEO



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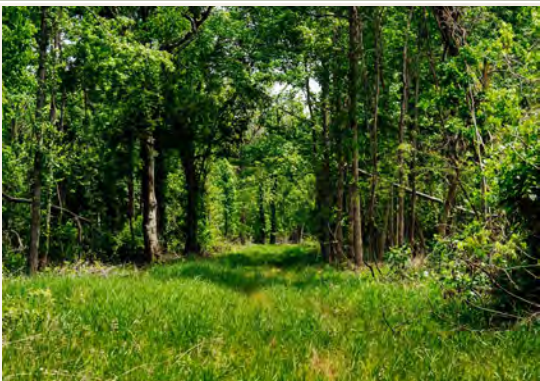


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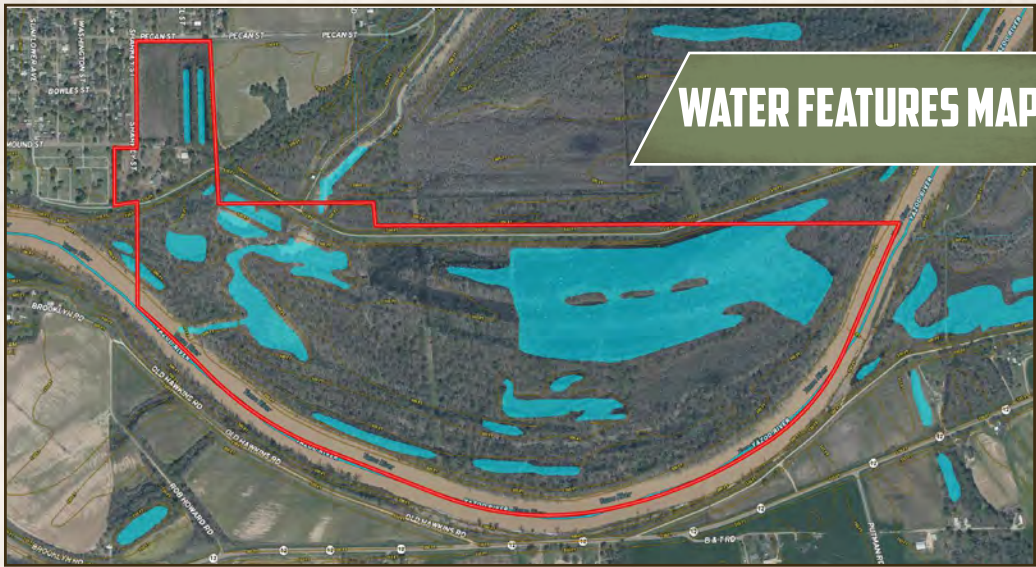


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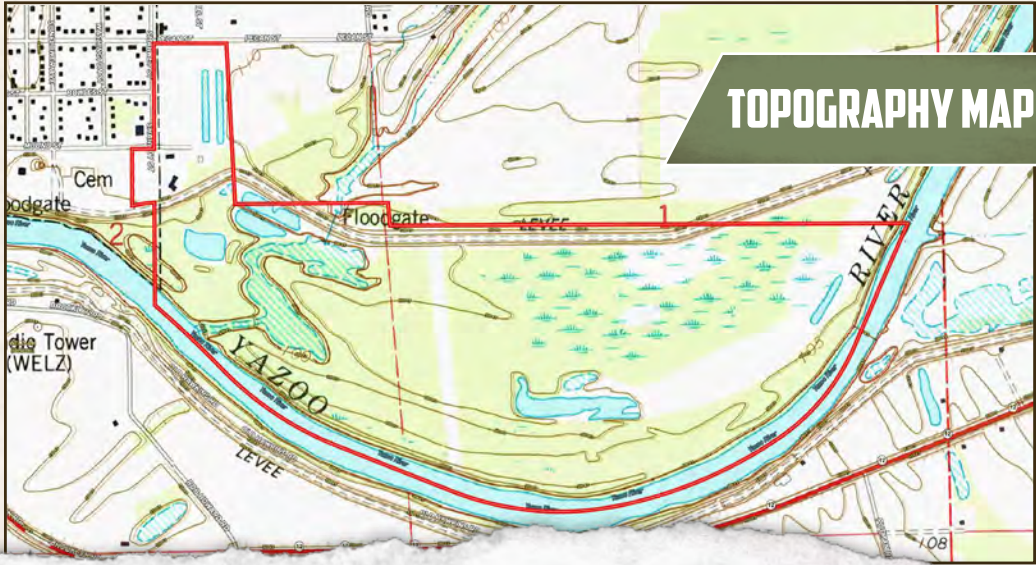
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# WATER FEATURES MAP



# TOPOGRAPHY MAP



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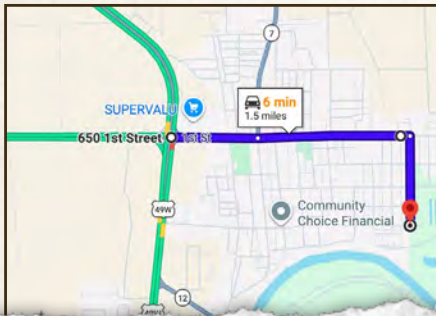
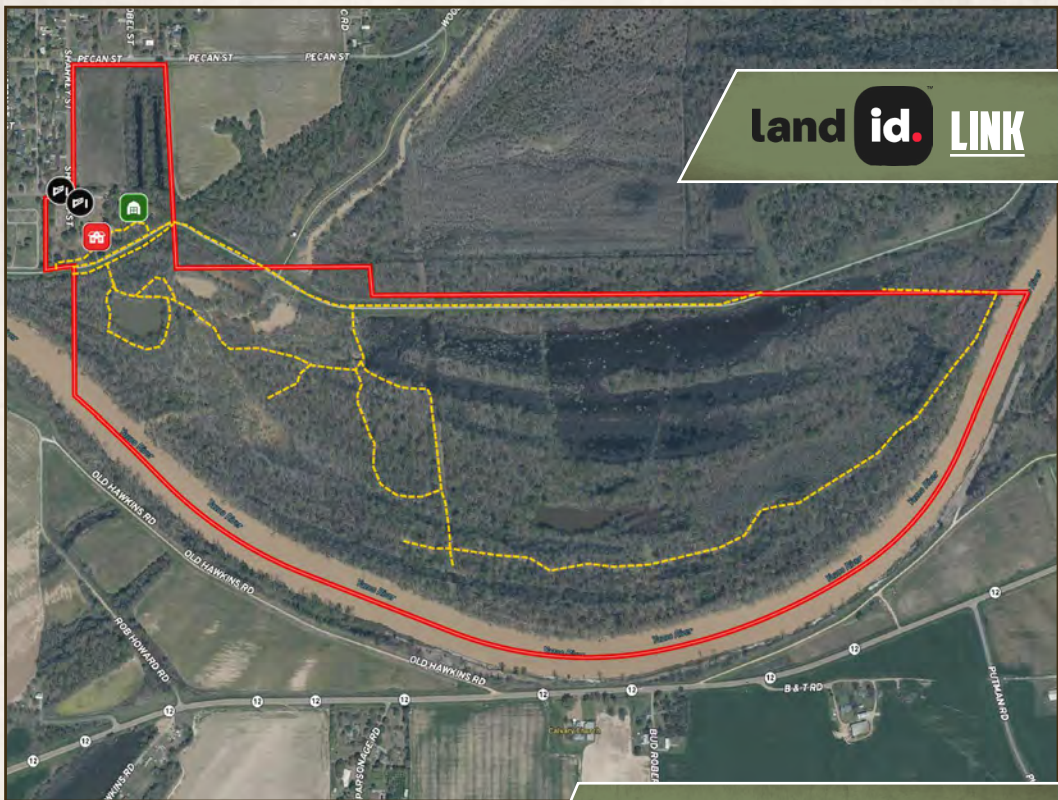
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land id. LINK



Directions From Belzoni, MS: From the intersection of US-49 W and 1st Street, drive east on 1st Street for 1.1 miles. Turn right onto Sharkey Street, and in 0.4 miles, you will dead end at the property gate.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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