



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

36± ACRES
SUNFLOWER COUNTY, MS
\$299,000



OFFICE (662) 238-4077 | WWW.SMALLTOWNPROPERTIES.COM

THE SUNFLOWER 36

PROPERTY PROFILE

LOCATION:

- O. W. Savell Road
Drew, MS 38737
- Sunflower County
- 3.6± Miles W of Drew
- 16± Mile NE of Cleveland

COORDINATES:

- 33.82183, -90.57981

PROPERTY USE:

- Hunting
- Agricultural
- Crawfish Production
- Potential Home/Cabin Site

PROPERTY INFORMATION:

- 36± Total Acres
- 31± Acres of Farmland
(Former Fish Ponds)
- 5± Acres of Pecan Trees
- Abundant Duck Population
- Patches of Timber
- Irrigation Well
- Small Camp
- Shop

TAX INFORMATION:

- 2025 Taxes: \$850.24
- Parcel ID: 157-35-00-004.00



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HUNTER ROBISON

LAND SPECIALIST

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50 CR 401 - Oxford, MS 38655

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE SUNFLOWER 36

ARE YOU LOOKING FOR A SMALL ACREAGE TRACT FOR FARMING, HUNTING, AND/OR A POTENTIAL HOME OR CABIN SITE? Look no further than the Sunflower 36 in Drew, Mississippi—also known as the “Duck Capital of Mississippi.” This 36± acre property is located in Sunflower County and features 31± acres made up of four former fish ponds that have naturally regenerated with volunteer rice, creating an outstanding food source for wintering waterfowl. Thoughtfully developed by the previous owner, the property is designed so each pond can be hunted efficiently regardless of wind direction, providing an incredibly versatile hunting setup. During the 2025 duck season, the owner documented nearly 500 harvested ducks from this 36± acre tract alone, including four banded ducks.

While modest in size, this property hunts much larger than its acreage. Surrounded by several large neighboring landowners whose primary focus is managing premium duck habitat, the Sunflower 36 benefits from being in the heart of an area that consistently attracts and holds waterfowl throughout the season. A well-maintained levee system allows for quick, dry walks to the blinds, with one established blind already in place. Numerous additional hunting locations offer the opportunity to hunt from standing timber along the levees, creating the feel of a classic flooded timber hunt. The current owner has also mulched new hunting openings in the rear ponds, creating additional shooting opportunities while improving visibility and access.



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MORE ABOUT THE SUNFLOWER 36

The property also features 5± acres of mature pecan trees, a small but comfortable camp that serves as the perfect duck camp or weekend retreat, and a shop for equipment storage. All four ponds are supplied by a single irrigation well, making water management both efficient and convenient. The two large rear ponds feature newly installed risers for precise water-level control, and a new riser has already been purchased for the front pond, allowing the next owner to complete the installation with ease. The existing underground pipe infrastructure further simplifies flooding and draining each pond. For late-season hunting, this setup is hard to beat. When surrounding waters begin to freeze, the running well can help keep water open, providing an attractive refuge for ducks and extending your hunting opportunities when conditions are at their best. Best of all, this property is completely unencumbered, giving the next owner the freedom to manage, improve, and manipulate the habitat however they choose.

Contact Hunter Robison today to schedule a private showing and experience #TheSmallTownWay.



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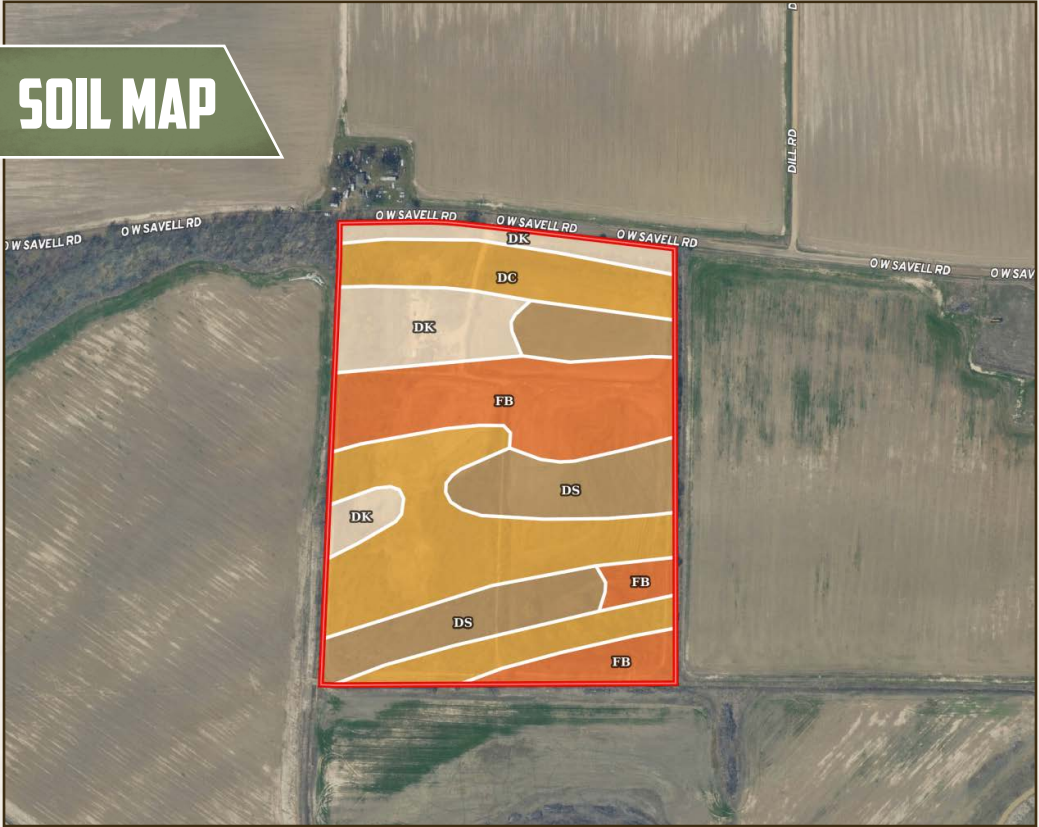
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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Dc	Dowling soils, overwash phases (sharkey)	14.27	38.4	0	43	4w
Fb	Forestdale silt loam, 0.5 to 3 percent slopes	8.96	24.11	0	65	3w
Ds	Dundee very fine sandy loam, 0 to 3 percent slopes, rarely flooded	8.36	22.5	0	88	2e
Dk	Dundee silt loam, 0 to 3 percent slopes, rarely flooded	5.56	14.96	0	87	2e
TOTALS		37.15()	100%	-	65.0	3.01



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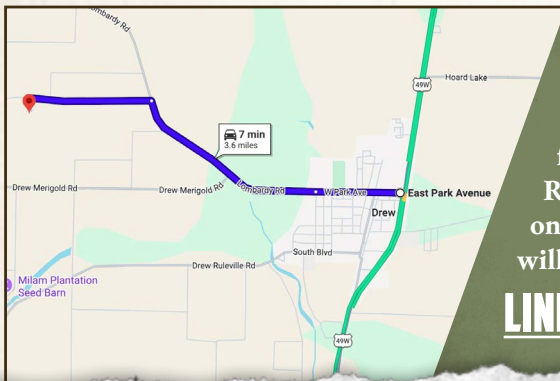
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land id. **LINK**



Directions from the Intersection of East Park Ave and Hwy 49 in Drew, MS: Travel west on East Park Avenue for 0.8 miles. Continue onto Lombardy Road for 1.8 miles and then turn left onto O. W. Savell Road. The property will be on the left in 1.1 miles.

LINK TO GOOGLE MAP DIRECTIONS



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