

LONE CYPRESS, LLC
TALLAHATCHIE COUNTY, MS
ONE EQUITY SHARE | \$1,350,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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

LOCATION:

- Tallahatchie County, MS
- 3± Miles North of Highway 8
- 29± Miles North of Greenwood, MS
- 63± Miles Southwest of Oxford, MS

COORDINATES:

- 33.81389, -90.06157

PROPERTY USE:

- Recreational
- Deer and Duck Hunting

MEMBERSHIP INFORMATION:

- Five Total Members
- Annual Dues: \$28,000 to \$35,000 (Voted on Annually)
- Membership Subject to Club Approval

CLUB INFORMATION:

- 1,484± Total Acres of Mississippi's Finest Duck Hunting
- 493± Acres Agriculture Fields (Planted)
- Willow Sloughs
- CRP Contract: \$20,021 through 2033
- 20+ Duck Blinds / 100+ of Wind Setups
- 4 Established Food Plots with Stands
- 9 Irrigation Wells With Multiple Water Control Structures
- Fences for Hog Control
- Fulltime Caretaker – 20 Years
- Kill History
- 2022-2023 Season: 1,000+
- 2023-2024 Season: 800+



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WILSON BRITT

LAND SPECIALIST

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wilson@smalltownproperties.com

701 W. Sunflower Rd - Cleveland, MS 38732

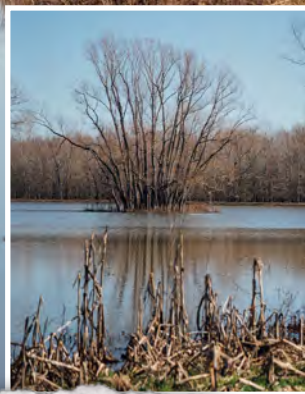
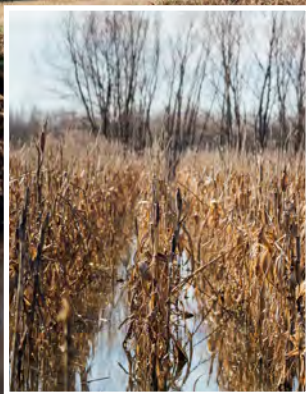
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Information is believed to be accurate but not guaranteed.

WELCOME TO LONE CYPRESS, LLC

WELCOME TO LONE CYPRESS – ONE OF THE OLDEST AND MOST RESPECTED EQUITY SHARES IN THE MISSISSIPPI DELTA. Located in the heart of the Mississippi Flyway in Tallahatchie County, MS, this 1,484± acre property is known for its duck history with 1,000+ kills from season to season. Situated between two WMAs, Lone Cypress has been transformed from farmland to a duck dynasty.

Formed in 1982, the property has been primarily managed for waterfowl. Of the total acres, 490± is agriculture fields planted in rice, corn, and millet. Willow trees and switch grass have been strategically planted, allowing for natural cover and a resting area for ducks. This setup also contributes to ease of hunting and many varieties of wind directions available to hunt.



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MORE ABOUT LONE CYPRESS, LLC

Irrigation wells and water control structures cover the property, creating a well-managed water system year-round. The fields are enhanced with padded turnrows, allowing for easy access to and from the many duck holes. While Lone Cypress is known for waterfowl hunting, the deer hunting is typical for the MS Delta with good genes and plenty of cover. Four food plots are established with stands included; however, it has not been deer hunted much in the past.

Lone Cypress, LLC consists of five total members. With no house or cabin on the property, each member has their own residence offsite. The cabin associated with this equity share is one mile away and can be purchased separately. The club is family friendly with plenty of room to bring a hunting guest. Don't miss this great opportunity to be a part of the duck dynasty.

**Call Wilson Britt today for your own
private showing of Lone Cypress!**



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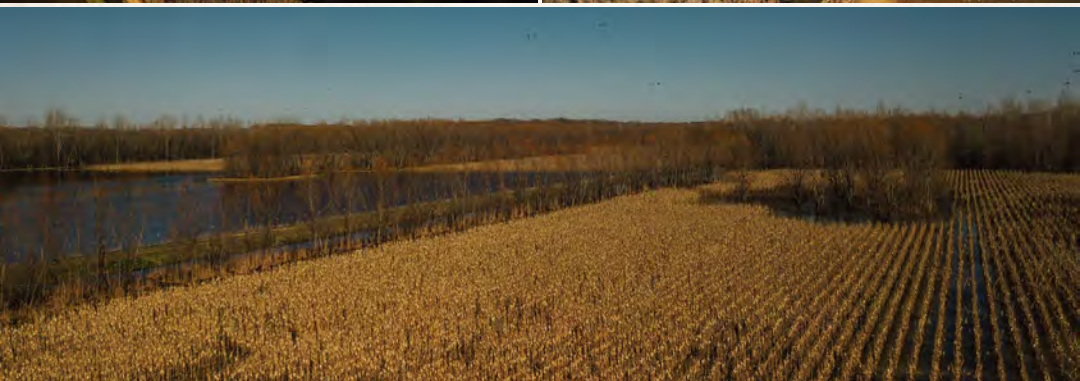
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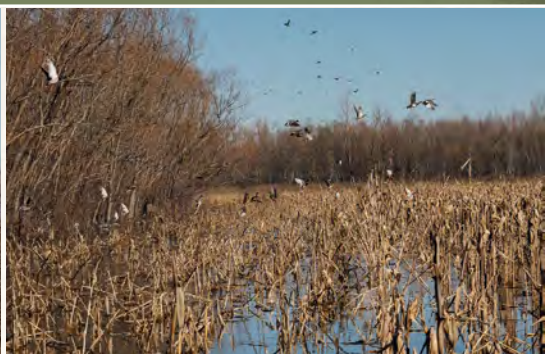
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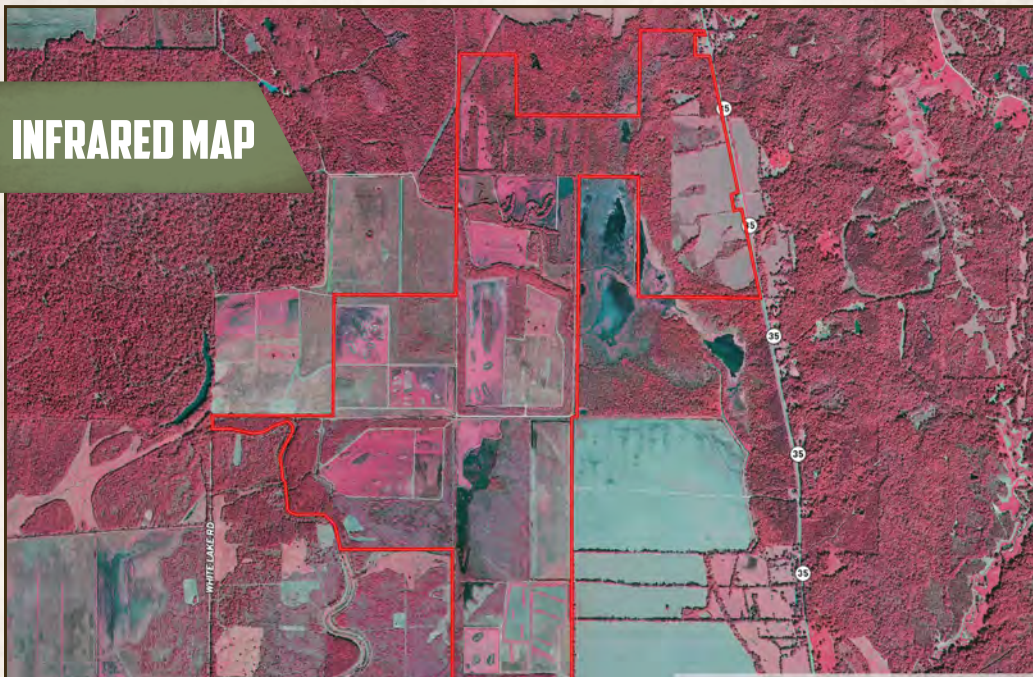
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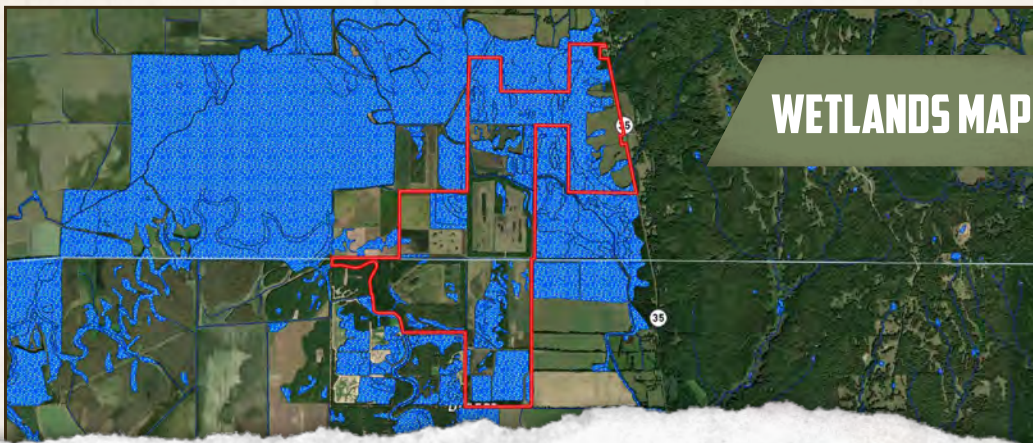
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INFRARED MAP



WETLANDS MAP



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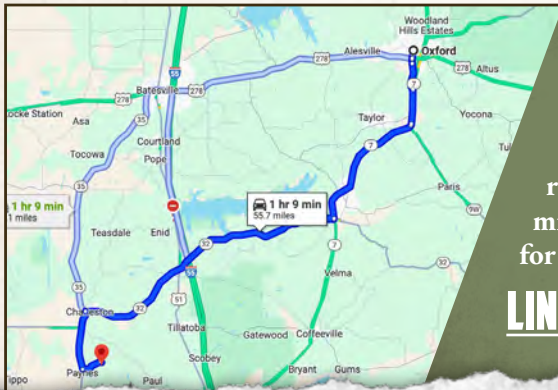
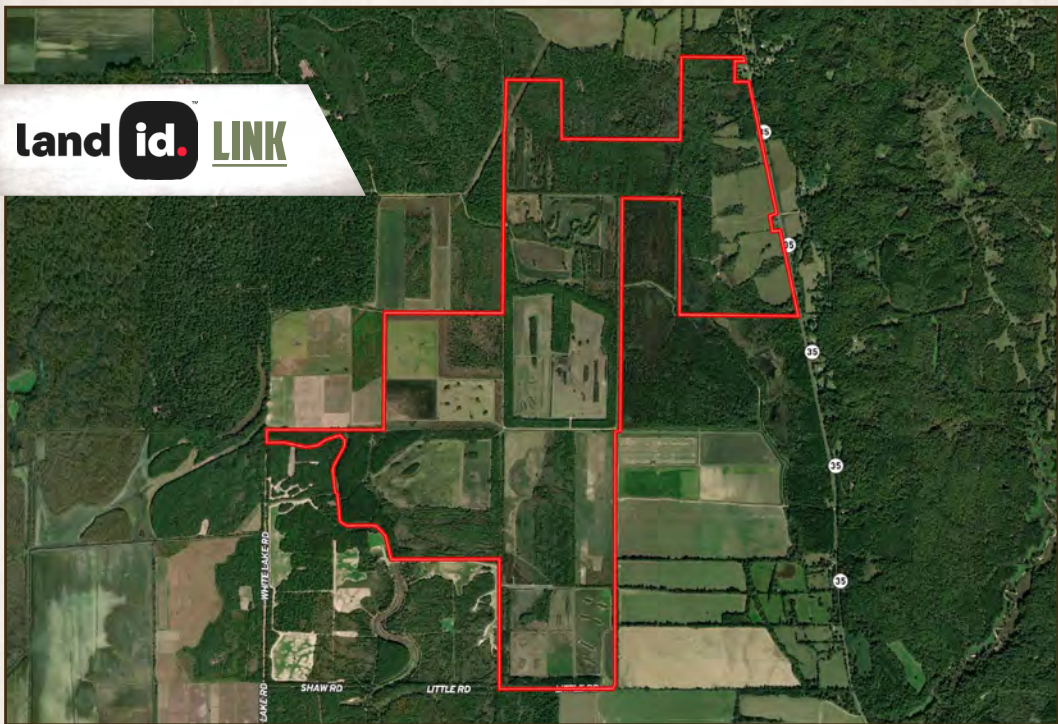
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land id. LINK



Directions from Oxford, MS:
Follow S. Lamar Blvd to Highway 7 South. Turn right on Highway 7 and continue for 13± miles. Then, turn right on Highway 32 and travel for 27± miles to Shook Road. Follow Shook Road for 2± miles to your destination.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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