



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

**1,113.67± ACRES WITH A CAMP
WARREN COUNTY, MS**

\$4,995,000

KINGS POINT ISLAND

OFFICE (769) 888-2522 | WWW.SMALLTOWNPROPERTIES.COM

THE WARREN 1,113.67

PROPERTY PROFILE

LOCATION:

- Old River Road
Vicksburg, MS 39183
- Warren County
- 13± Miles NW of Vicksburg
- 45± Miles NW
of the Jackson Area
- 135± Miles N of Baton Rouge
- 165± Miles E of Shreveport

PROPERTY USE:

- Recreational
- Turkey, Duck, Hog,
& Small Game Hunting

TAX INFORMATION:

- 2024 Taxes: \$4,475.88
- 062-05-9999-0001-00
- 069-15-9999-0001-00
- 068-07-9999-0001-00
- 068-06-9999-0002-00

COORDINATES:

- 32.41749, -90.95034

PROPERTY INFORMATION:

- 1,113.67± Acres
- 1,290.18± Acre Adjoining Lease
- 6 Bedroom/4 Bath Camp
- Numerous Wildlife Plots
- 11 Box Stands
- Unlimited Bowhunting Setups
- Extensive Road System
- Diverse Timber Stand
- Private Ferry Ownership & Access
- Secluded Island Setting
- Frontage on the Yazoo River
and Taylor Lake
- Trophy Deer Hunting with
Incredible History
- Biggest Deer 173" with
Numerous over 150"



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WELCOME TO THE WARREN 1,113.67

WELCOME TO KINGS POINT ISLAND, AN ICONIC ISLAND SITUATED BETWEEN THE YAZOO AND MISSISSIPPI RIVERS. The history of the island dates back to 1902 when the Yazoo Canal was completed, leaving roughly 17,000 acres between the two rivers and forming what is now known as Kings Point Island. For the first time in nearly 100 years, this 1,113.67± acre property is available for purchase. Additionally, an adjoining 1,290.18± acre portion is available to the new owner as a lease option, if desired. This is a unique opportunity for an outdoorsman to own some of the best recreational land the South Delta has to offer. Kings Point Island is known for its history of fertile soils, bottomland hardwood timber, and an abundance of wildlife that call it home.

The Warren County property is accessed by a private ferry that is owned and operated by landowners on the island, and a share of this ownership will convey with the land. The private ferry operates seven days a week from 7am to 5pm. Also, Warren County provides a ferry from 6am to 6pm during hunting season as well as select dates outside of hunting season. Once on the island, a gravel county road dead-ends into the property.



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MORE ABOUT THE WARREN 1,113.67

A unique camp, comfortably sleeping 12, is made up of two mobile homes and a recently constructed common area in between. Elevated to a level above the 2011 high-water mark, the camp is complete with generator power, well water, and a septic sewer. The new common area serves as a centerpiece for entertaining guests and gathering with family and friends. This space offers a large living area, kitchen, bathroom, and pantry for extra room if needed. Both mobile homes are nearly identical in age and layout and together feature six bedrooms, four bathrooms, and a living room. Enjoy comfortable amenities for any length of stay while at Kings Point Island.

The unencumbered property consists of exactly what you would expect to find in the Mississippi river bottom: rolling ridges with low bottoms filled with hardwoods, willow flats, and ironwood thickets encumber the property, creating excellent wildlife habitat. The habitat will solidify, while the hunting continues to be excellent for years to come. The timber has been managed with wildlife as the derived benefit. You will find several different age classes of timber throughout, as well as a diverse range of species, from cottonwoods, persimmon, hackberry, honey locusts, and various oaks. The amount of deer browse is incredible; the select cuts have produced some of the best whitetail habitat you'll find anywhere.



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Along the western boundary, you will also find frontage on Taylor Lake, and Yazoo River frontage along the eastern boundary just adding to the diversity. Over 32 acres of food plots provide additional forage for the wildlife, with each having an enclosed box blind (11 total) for hunting. Access is critical, and the road systems reflect it. Thoughtfully placed roads have been utilized to provide access to and from hunting areas, giving you a wide range of approaches when it matters. Take all of this and blend it together, and you've got something really, really special.

From a wildlife perspective, you will have opportunities at most everything! While whitetail deer are the main focus of the property, some of the best turkey, duck, hog, and small game hunting can be found in the Mississippi River Bottom, and this place is no different. The island has an abundance of deer—it's not uncommon for food plots to fill up with 30+ deer in some hunts.

If you are a bow hunter, your odds of a Pope and Young caliber deer are favorable, and the harvest history proves it—take a look through the trail camera and kill photos. Kings Point Island has produced deer in excess of 170" and consistently produces multiple deer ranging up to that criterion, year after year. Whether you enjoy hunting with a rifle or bow, this property will complement either.



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The turkey hunting in the Mississippi River Bottom can be incredible as well, especially with a couple of back-to-back low water years. Take advantage of the hardwood bottoms and sloughs when the conditions are favorable, and you'll find some great duck hunting opportunities...if you can stay off the deer stand. Over the years, the current owner has also had some great squirrel and hog hunts.

The location is favorable, being just 13 miles northwest of Vicksburg, MS, 45 miles northwest of Jackson, MS, 135 miles north of Baton Rouge, LA, and 165 miles east of Shreveport, LA.

If you have been looking for a sizable private ownership paradise in the Mississippi River Bottom, contact Jimmy Gentry or Michael Oswalt today and schedule a private tour of the Warren 1,113.67.

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



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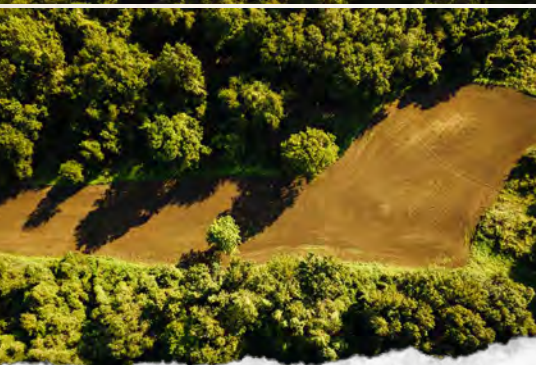
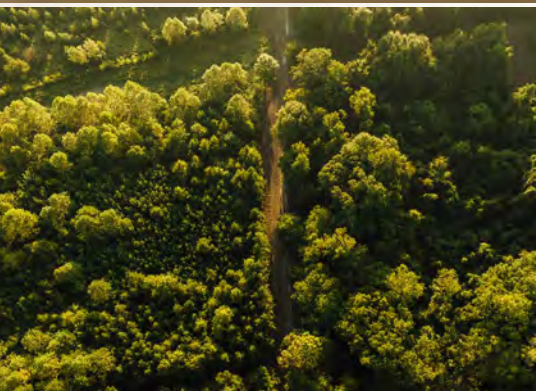
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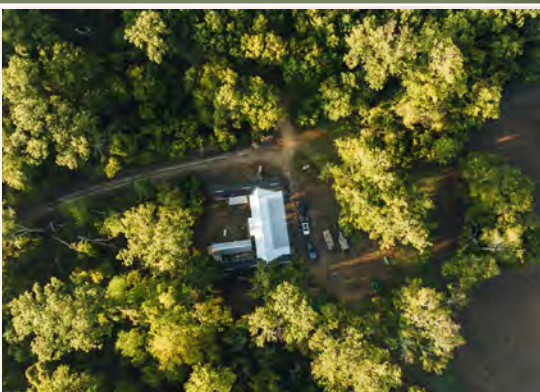
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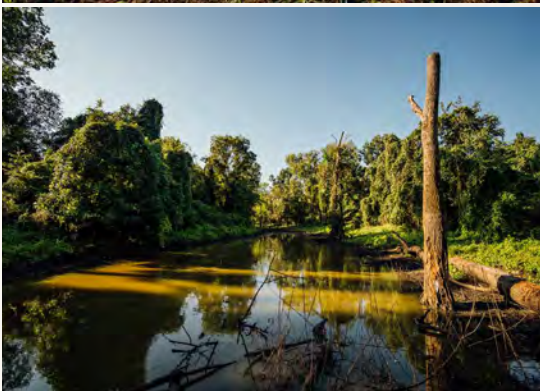
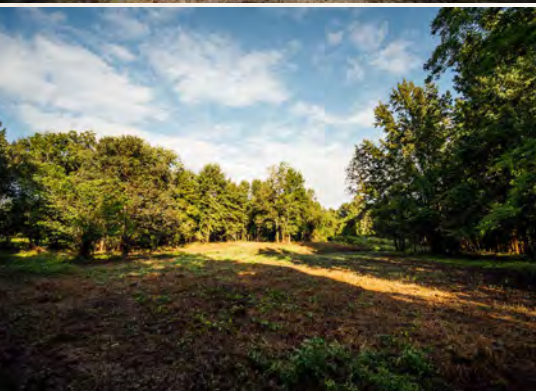
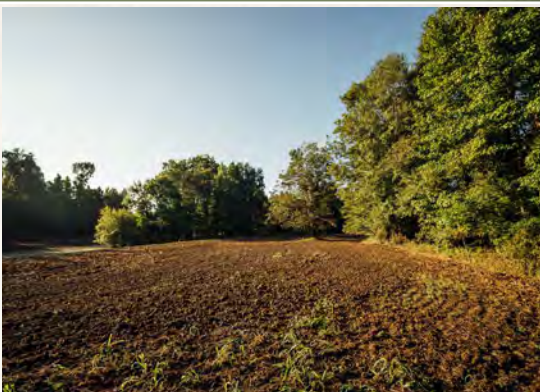
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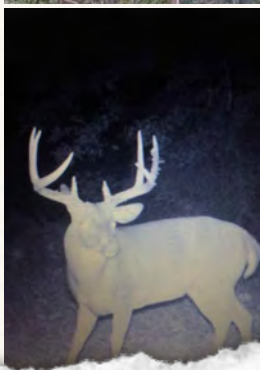
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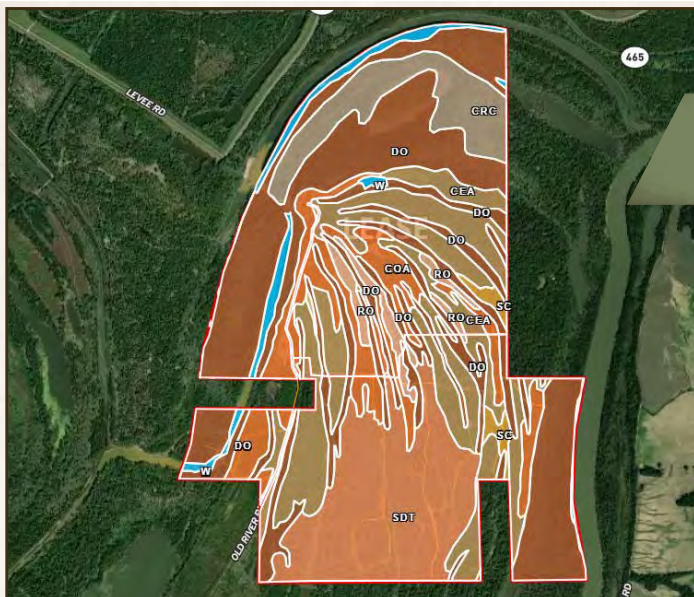
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SOIL MAP

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	GAP
Do	Dowling clay, frequently flooded (sharkey)	925.2	38.46	0	22	5w
CeA	Commerce silty clay loam, 0 to 2 percent slopes, frequently flooded	474.9 5	19.75	0	57	5w
SDT	Sharkey, Tunica, and Dowling clays, frequently flooded (sharkey, tunica, sharkey)	417.9 5	17.38	0	23	5w
CoA	Commerce silt loam, 0 to 2 percent slopes, frequently flooded	261.3	10.86	0	50	5w
CrC	Commerce, Robinsonville, and Crevasse soils, frequently flooded (commerce, robinsonville, bruno)	176.5 7	7.34	0	58	5w
W	Water	64.8	2.69	0	-	-
Ro	Robinsonville loam	57.24	2.38	0	90	1
Sc	Sharkey clay, frequently flooded	25.02	1.04	0	8	5w
Bo	Bowdre silty clay	2.16	0.09	0	85	2w
Al	Alluvial land, frequently flooded	0.17	0.01	0	14	5w
TOTALS		2405. 36(1)	100%	-	35.7	4.9



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land id. LINK

TOPOGRAPHY MAP



Directions From Vicksburg, MS: Travel 2 miles north on Washington Street towards Kings Point Ferry. Turn left on Haining Road and continue 0.6 miles. Turn right and then a slight left on Long Lake Road. Continue on Kings Point Road for 3.7 miles. Take the Kings Point Ferry to the island. Travel Kings Point Road for 3.3 miles and turn right onto Old River Road. Travel 2.9 miles and you will dead end into the property.

LINK TO GOOGLE MAP DIRECTIONS



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