

# CASTENS CREEK

**1,304± ACRES WITH A CABIN  
MADISON COUNTY, MS**

**\$8,215,200**



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

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



## LOCATION:

- Way Road  
Pickens, MS 39146
- Madison County
- On the Yazoo/Madison County Line
- 25± Minutes N of  
the City of Madison

## COORDINATES:

- 32.75419, -90.03038

## PROPERTY USE:

- Hunting: Deer, Turkey,  
Duck, Alligator, & Small Game
- Fishing: Catfish, Bream,  
Crappie, Bass
- Kayaking & Camping on Sandbars
- Year-Round Recreation

## PROPERTY INFORMATION:

- 1,304± Acres
- 4+ Miles of Big Black River Frontage
- Frontage on Castens Creek  
and Birds Creek
- Initially Created as an  
Equity Club in 1999
- 4 Bedroom/2.5 Bath Cabin
- Pole Barn and Covered Sheds
- Mature Timber, Natural Regeneration,  
Select-Cut and Clear-Cut Areas
- Multiple Sloughs and Oxbows
- Large Sandbars on the River
- 4 Private Land-Owner Alligator Tags

## TAX INFORMATION:

- Call for more information.



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# WELCOME TO CASTENS CREEK

**FEW PLACES MATCH THE YEAR-ROUND RECREATIONAL OPPORTUNITIES FOUND IN THE BOTTOMLANDS OF THE BIG BLACK RIVER.** Whether you're drawn to deer and turkey hunting, occasional duck hunts, or fishing, this contiguous corridor is a true sportsman's haven. Castens Creek offers all of this and more! Established in 1999 as an equity club, the property spans approximately 1,304 acres and features more than four miles of frontage along the Big Black River. Located in Madison County, MS, along the Madison/Yazoo County line, Castens Creek is just a 25-minute drive north of the city of Madison.

From the moment you turn off Way Road, a winding gravel drive carries you through the property, offering an "off the grid" feeling. The drive gradually rises to a bluff with an estimated 80-foot elevation change to a rustic four bedroom, two and a half bathroom cabin surrounded by mature oaks draped in Spanish moss. The cabin offers front and back porches, a wood-burning fireplace, comfortable living space, and a fully functional kitchen. A new HVAC system was installed in June of 2025.



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# MORE ABOUT CASTENS CREEK

Additional improvements include multiple covered sheds, a spacious pole barn for your equipment, and fuel tanks for both diesel and gas.

What sets Castens Creek apart is not just what it offers today, but the untouched potential it holds for the future. The landscape features a diverse mix of mature timber, natural regeneration, select-cut sections, and small clear-cuts—creating a variety of habitat types that support the property's wildlife. In addition to its river frontage, the property is intersected by Castens Creek and Birds Creek, along with multiple sloughs and oxbows that provide additional water sources throughout the tract. Miles of internal trails lead through the property to numerous food plots and multiple sandbars along the river.

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



 Watch Video



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# MORE ABOUT CASTENS CREEK

This is a property built for the true outdoorsman. Deer hunters will find the perfect mix of food plots and natural forage. Bow or rifle, there are plenty of setups: from transition zones and oak flats to thickets and secluded clearings. When spring hits, turkey hunting takes center stage. With a proven history of strong populations and classic river-bottom habitat, it's the kind of place where every hunt feels like a memory in the making. Castens Creek adds waterfowl opportunity, including a duck impoundment equipped with a tractor operated hydraulic structure for easy water control. Other areas provide room for expansion and duck food planting. When the hunting seasons are over, the Big Black River becomes the focal point with catfishing, camping, and river trips. Wide sandbars are ready for tents and bonfires, making this property a true year-round escape. As an added bonus, land owners get to enjoy four annual alligator tags.

Large acreage along the Big Black River is becoming harder and harder to find. Factor in this property's location, the cabin, and all-season recreational potential, and you'll see why Castens Creek stands in a class of its own.

**Contact Adam Hester, Michael Oswalt, or Hunter Pridgen today to schedule a personal tour.**



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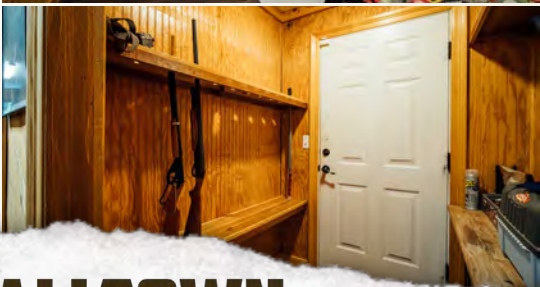
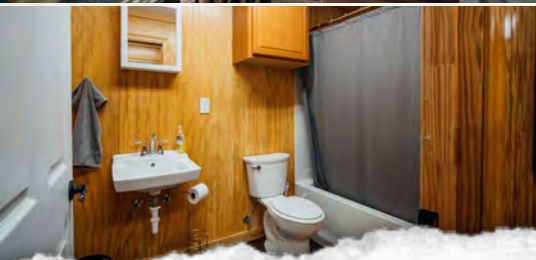
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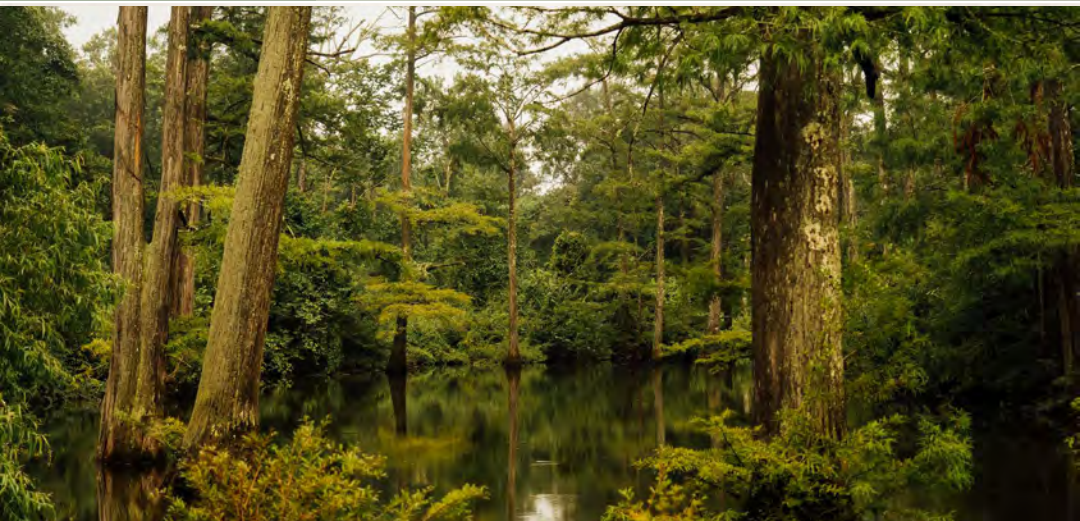
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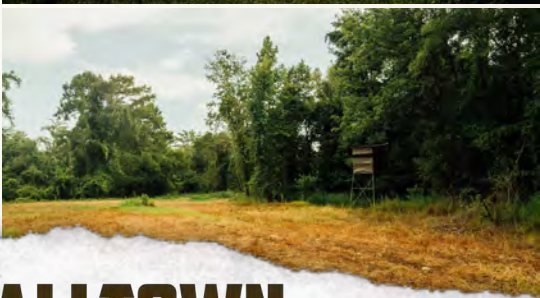
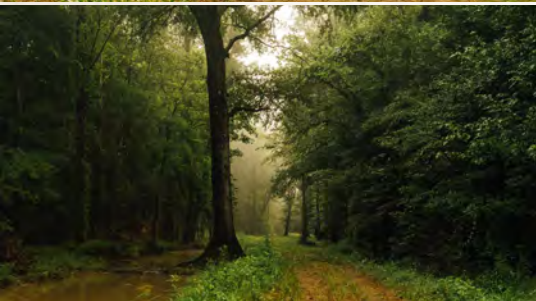
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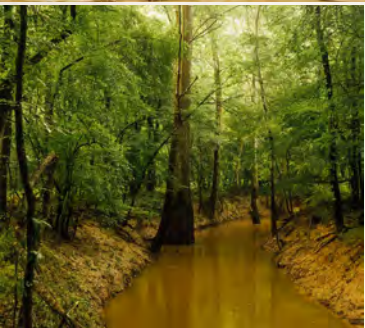
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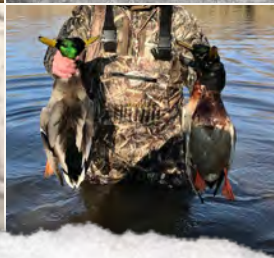
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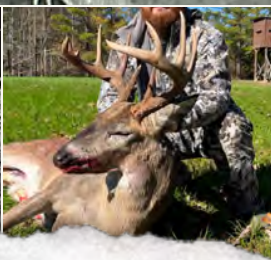
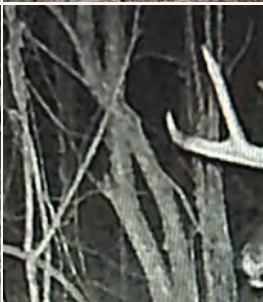
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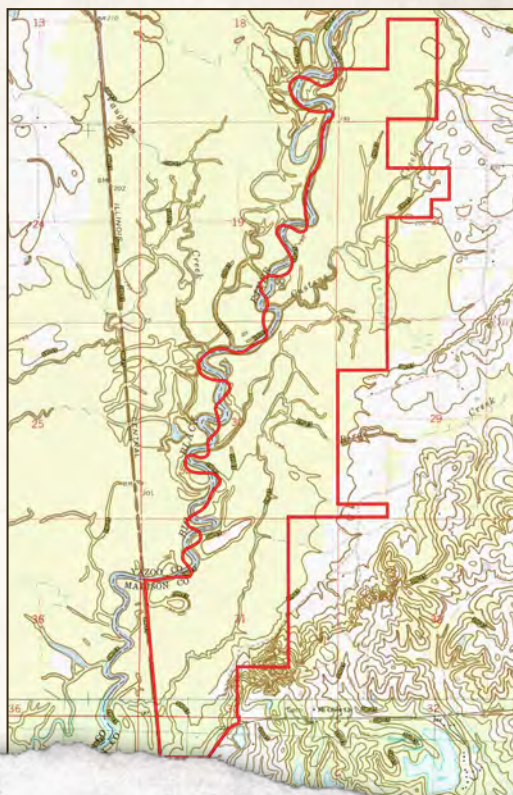
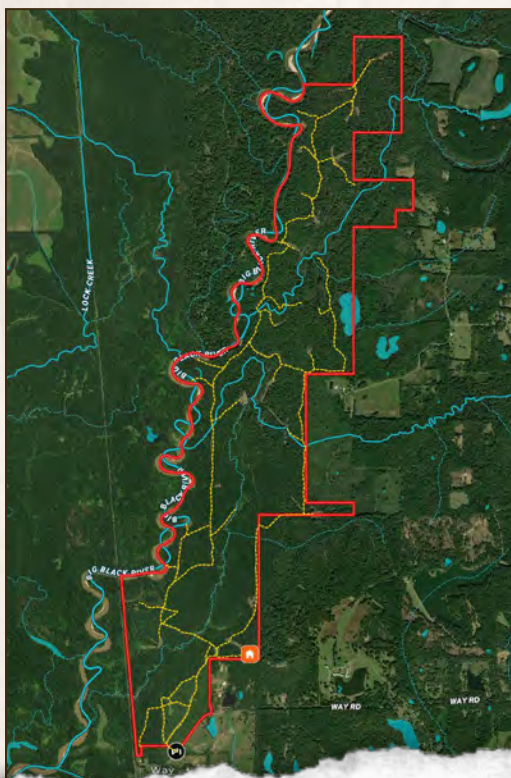
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TOPOGRAPHY MAP



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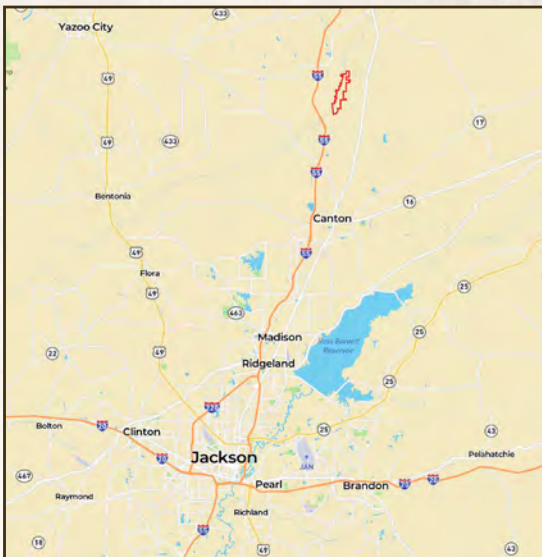
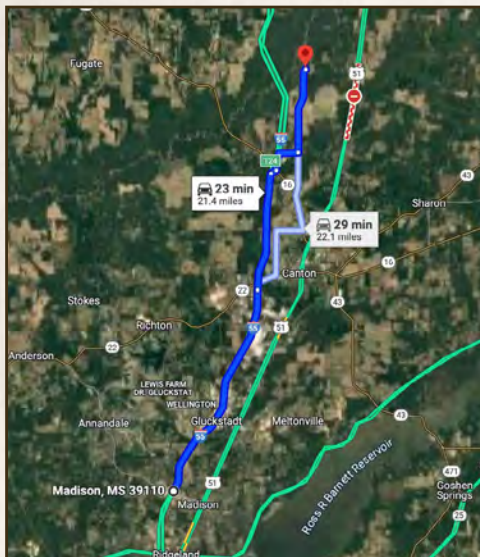
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**Directions From Madison, MS:** Travel 15 miles north on I-55 to exit #124. Turn right on MS-16 E and then make an immediate left on Davis Crossing Road and proceed 1.7 miles. At the 4-way stop, turn left on Way Road and continue 3.9 miles to the property entrance on the left.

**LINK TO GOOGLE MAP DIRECTIONS**



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