

**One Equity Share of Lone Cypress, LLC**

**Tallahatchie County, MS**

**\$1,490,000**



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

**Office: 662-846-1425**

# Property Profile

## One Equity Share of Lone Cypress, LLC

### 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 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+

### Membership Information:

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

### Property Use:

- Recreational
- Deer and Duck Hunting



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**WILSON BRITT**

LAND SPECIALIST

C: 662-299-2367

O: 662-846-1425

wilson@smalltownproperties.com

701 W. Sunflower Rd - Cleveland, MS 38732

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

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.



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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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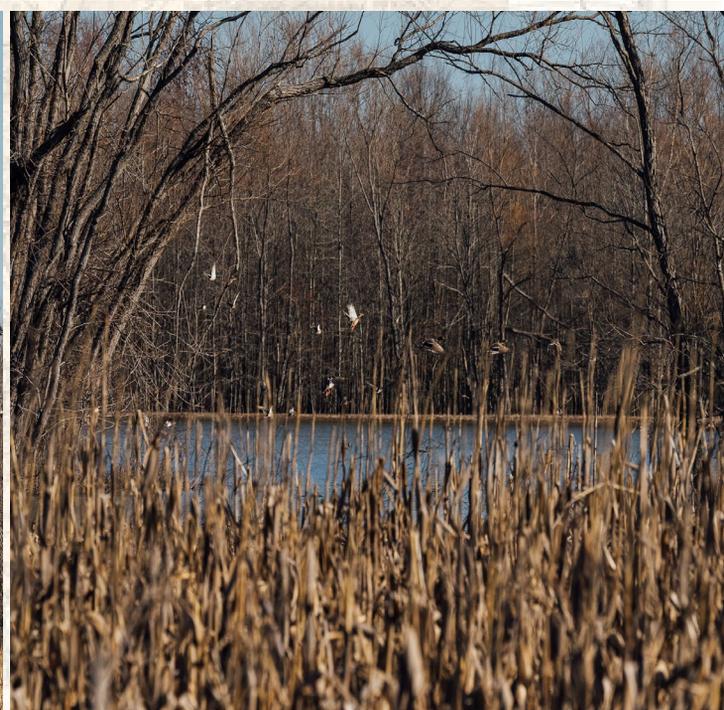
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Irrigation wells and water control structures cover the property, creating a well-managed water system year-round. The fields are enhanced with padded turnrows, allowing for easy access to and from the many duck holes. While Lone Cypress is known for 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.



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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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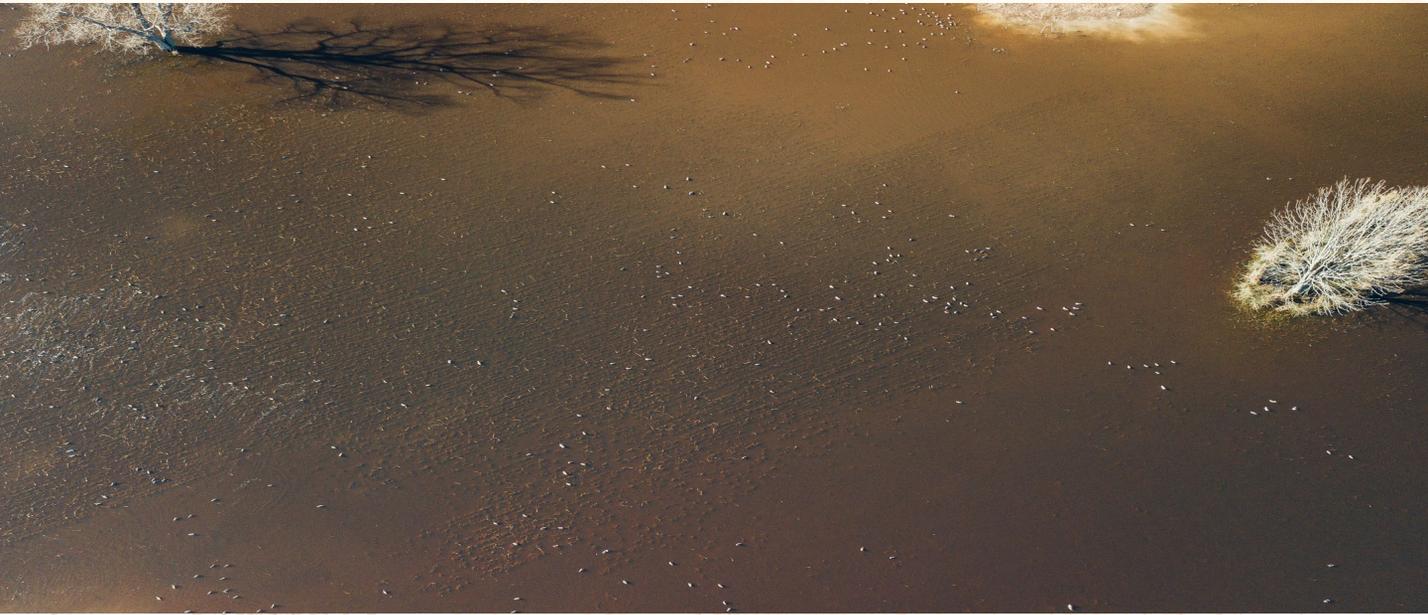
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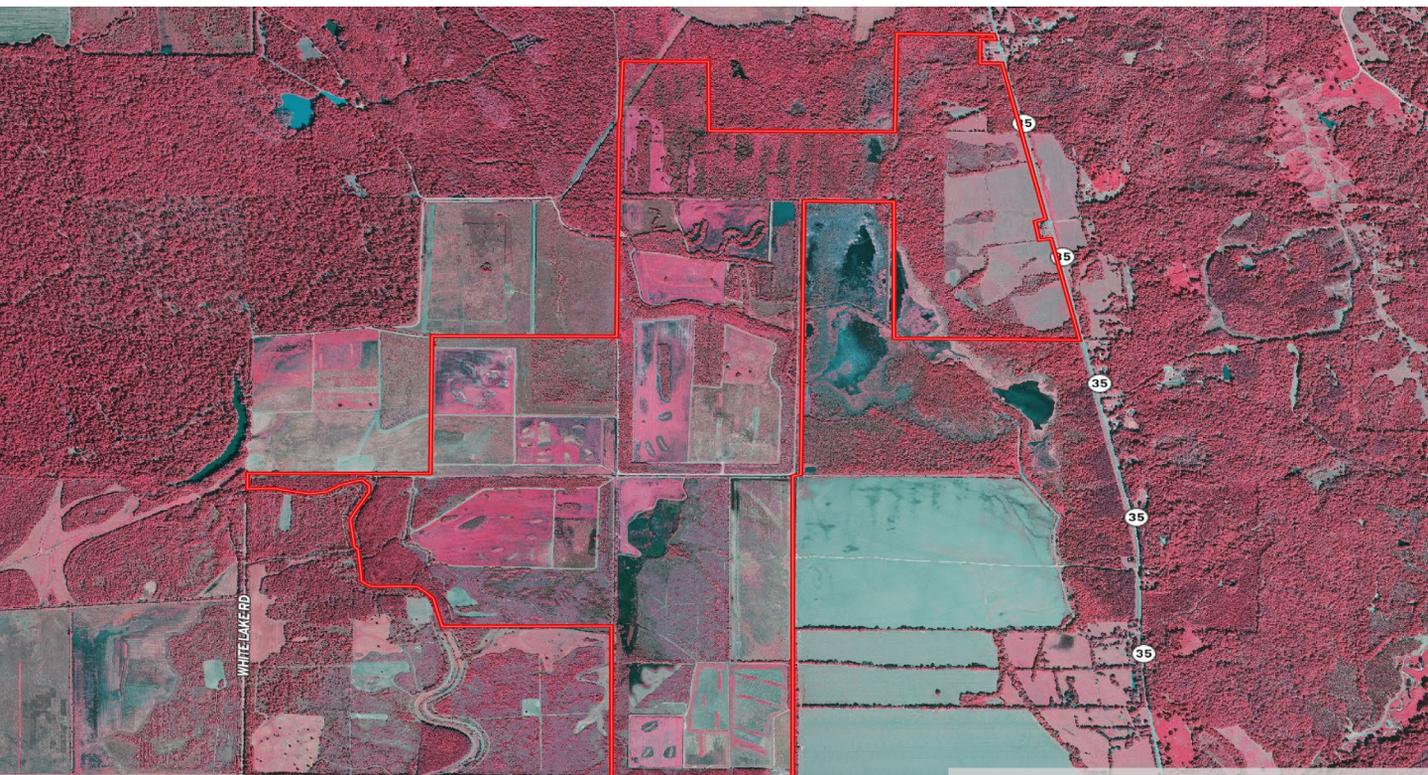
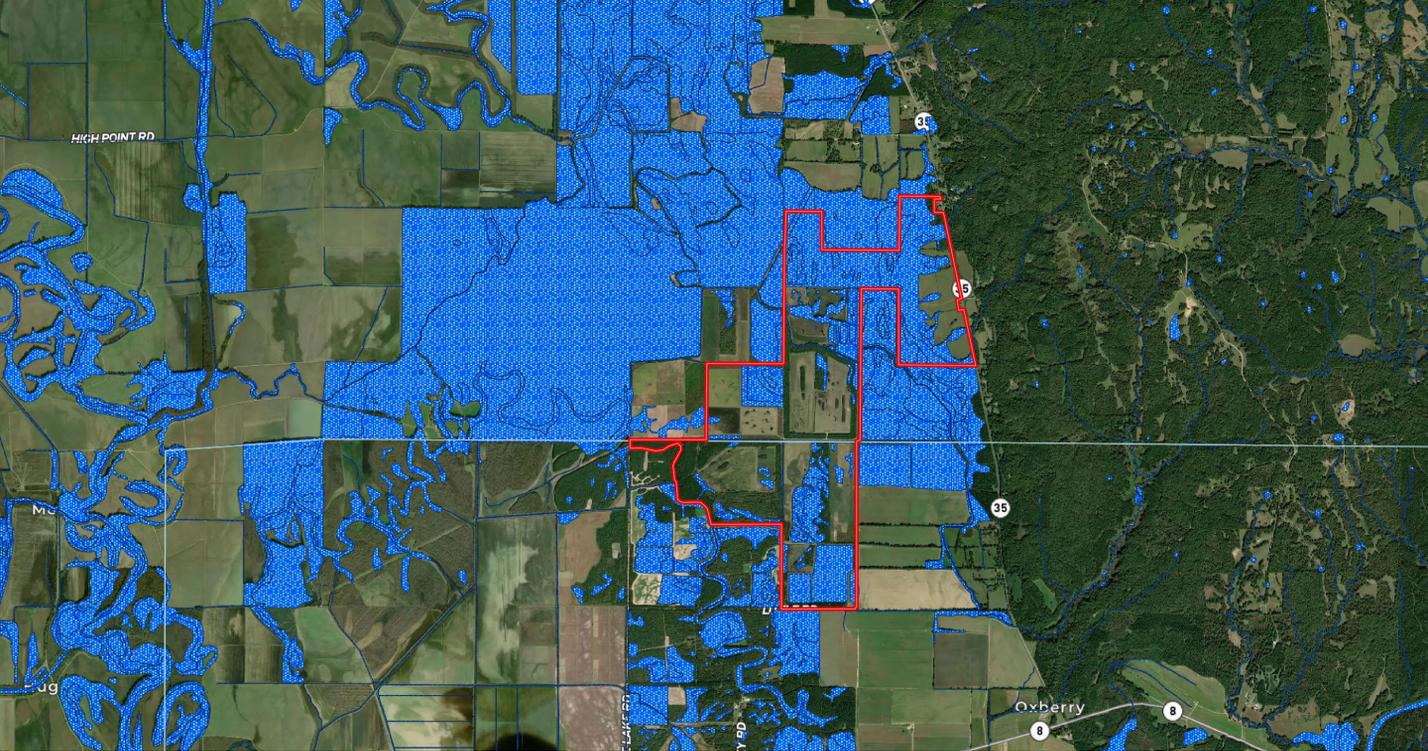
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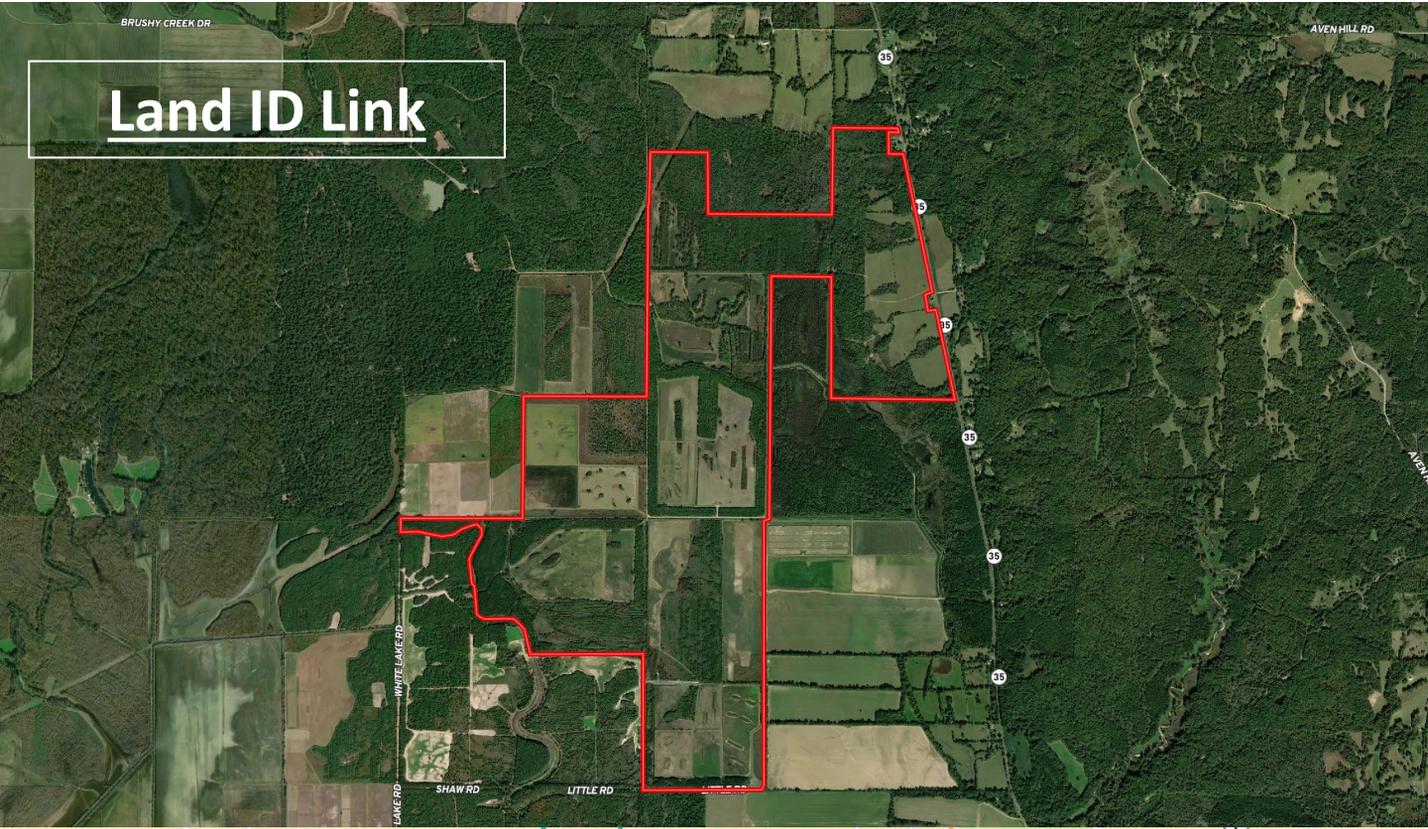
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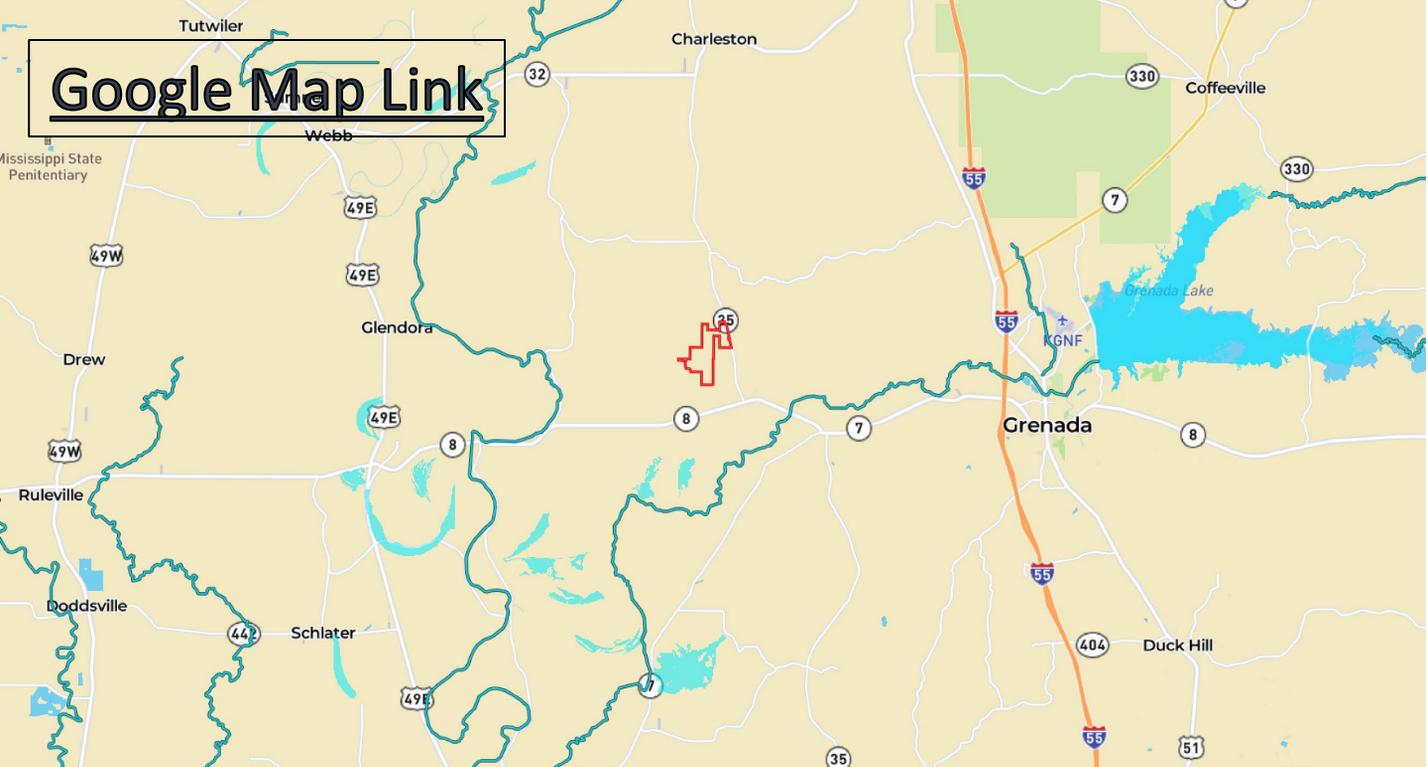
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[Land ID Link](#)



[Google Map Link](#)



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