

Dry Bayou Farm
Dry Bayou Road
Crowder, MS 38622

\$4,000,000
568± Acres
Quitman County



Dry Bayou Farm
Crowder, MS / Quitman County

SUMMARY

Address

Dry Bayou Road

City, State Zip

Crowder, MS 38622

County

Quitman County

Type

Farms, Hunting Land

Latitude / Longitude

34.116591 / -90.153469

Acreage

568

Price

\$4,000,000

Property Website

<https://www.mossyoakproperties.com/property/dry-bayou-farm-quitman-mississippi/76653/>



PROPERTY DESCRIPTION

Dry Bayou Farm – Premier Waterfowl Hunting, Whitetail Deer, and Rice Production in the Mississippi Delta

Located just two miles southwest of Crowder, Dry Bayou Farm covers 568 acres in one of the Mississippi Delta's top duck hunting regions. This property blends agricultural productivity with world-class hunting opportunities. Situated only three miles from the Coldwater River National Wildlife Refuge, a vital habitat for migratory waterfowl and wildlife, the area is also renowned for producing massive whitetail bucks.

Property Highlights:

- **Total Acreage:** 568 acres, with 488 acres in cultivation, nearly all set up for rice production.
- **Agriculture:**
 - The land is fully developed for rice farming, with a focus on straight levee rice production to maximize crop yields.
 - Five high-capacity irrigation wells provide abundant water for both rice crops and flooding duck holes, ensuring water availability year-round.
 - The farm's agricultural infrastructure has been carefully designed for efficient operation, making it perfect for those seeking both a productive farming and hunting experience.
- **Waterfowl Features:**
 - The farm's irrigated areas are ideal for duck hunting, with multiple flooded fields that can be hunted using layout and skid blinds.
 - A large duck blind, coupled with numerous natural hideaways around the main duck hole, provides a prime waterfowl hunting environment.
 - A boat ditch running from behind the shop to the main duck blind allows easy access to hunting zones.
- **Whitetail Deer Hunting:**
 - The Mississippi Delta is known for producing trophy whitetail bucks, and Dry Bayou Farm offers the perfect combination of diverse wildlife habitat and seclusion for exceptional whitetail deer hunting.
- **Farm and Hunting Improvements:**
 - Roads built throughout the property offer easy access to all hunting areas and farmland.
 - The entire farmland has been improved to enhance both agricultural production and wildlife habitat, making it a prime location for both farming and recreational hunting.
- **Storage and Equipment:**
 - A large pole barn provides ample storage space for blinds, boats, and hunting gear.
 - A portion of the barn is enclosed for storing side-by-sides, equipment, or other necessities.
- **Residential Features:**
 - The 1,400-square-foot home, recently renovated, is the perfect base for a hunting camp. It includes an attached carport, providing plenty of space for your vehicles and outdoor equipment. With its cozy yet functional design, it is ideal for a retreat after a day spent hunting or farming.

The Coldwater River National Wildlife Refuge – A Waterfowl and Wildlife Sanctuary

Located just three miles southeast of Dry Bayou Farm, the Coldwater River National Wildlife Refuge is a vital wetland and forest habitat. The refuge attracts thousands of migratory birds each year, providing unmatched hunting opportunities for waterfowl enthusiasts. Its diverse ecosystems of hardwoods, oxbow lakes, and wetlands also support a healthy population of whitetail deer, further enhancing the recreational appeal of this area.

Why Dry Bayou Farm?

Dry Bayou Farm is an exceptional agricultural and recreational property. The fully developed farmland, combined with its waterfowl hunting and trophy whitetail deer opportunities, creates a rare and valuable combination. The farm's infrastructure, including irrigation systems and hunting improvements, ensures that this property will continue to be productive for both farming and outdoor recreation.

The recently renovated home offers an ideal setting for a hunting camp, providing a comfortable and convenient retreat after a long day. If you are looking for a property that combines productive agriculture with exceptional waterfowl and deer hunting, Dry Bayou Farm is a must-see. Schedule a tour today and discover the incredible opportunities this farm offers!

Darrell Bullock, ARA, MAI, SRA

Managing Broker

Mossy Oak Properties, Bottomland Real Estate - The Delta

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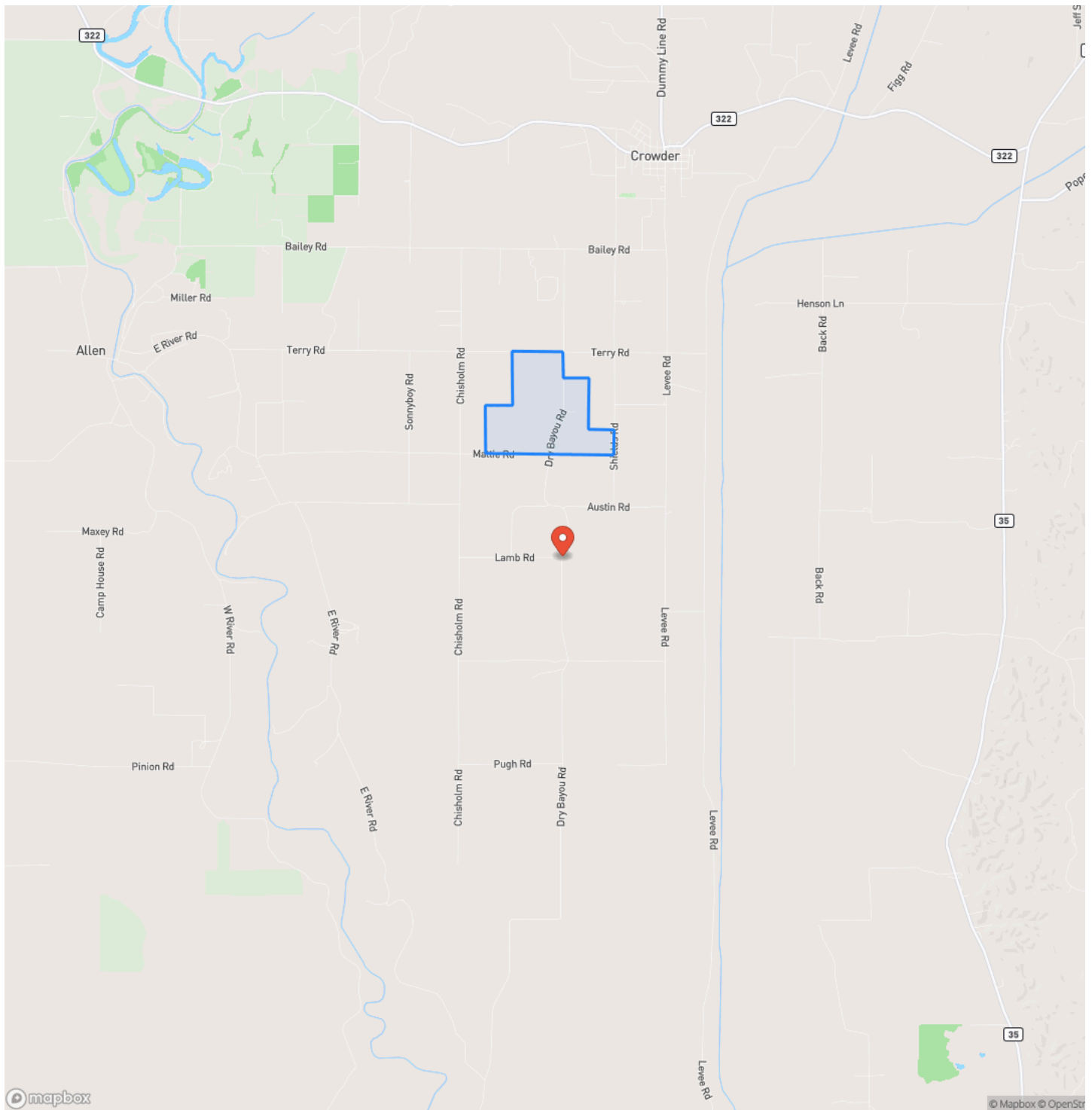
dbullock@mossyoakproperties.com



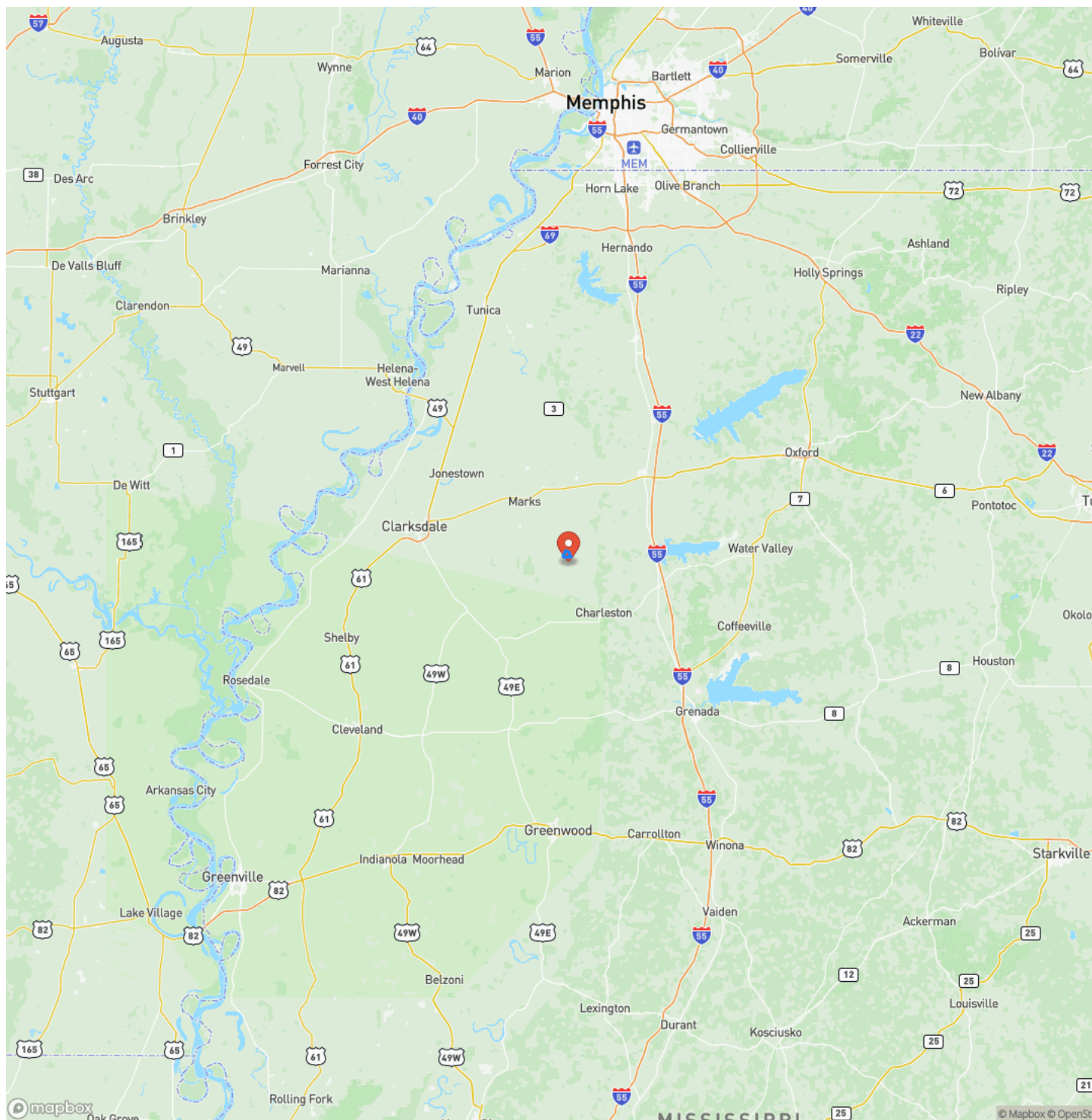
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Locator Map



Locator Map



Satellite Map



Dry Bayou Farm
Crowder, MS / Quitman County

LISTING REPRESENTATIVE

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NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



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