

Booga Bottom 121 Ducks and Bucks!
Booga Bottom Road
Duncan, MS 38740

\$383,859
121.800± Acres
Bolivar County



Booga Bottom 121 Ducks and Bucks! Duncan, MS / Bolivar County

SUMMARY

Address

Booga Bottom Road

City, State Zip

Duncan, MS 38740

County

Bolivar County

Type

Hunting Land, Recreational Land

Latitude / Longitude

34.016922 / -90.685106

Taxes (Annually)

1270

Acreage

121.800

Price

\$383,859

Property Website

<https://www.mossyoakproperties.com/property/booga-bottom-121-ducks-and-bucks-bolivar-mississippi/21444/>



Booga Bottom 121 Ducks and Bucks!

Duncan, MS / Bolivar County

PROPERTY DESCRIPTION

Situated on the south side of Booga Bottom Road, this small hunting tract is an ideal location for a duck paradise. It is surrounded by acres of open cropland that will attract waterfowl. The small brake and three water impoundments provide the rest areas that these ducks need. The property is currently enrolled in a 30 year Wetlands Reserve Program and has approximately sixteen years remaining. 3.8 acres were excluded from the WRP for a cabin site. There are two food plots for deer hunting. These food plots along with the thick cover, woods and ditch banks surrounded by fields provide a great chance at harvesting plenty of Delta deer. The property has not been hunted in several years and is likely home to your next trophy. The eastern boundary is a county road that has been closed near the southwestern corner. An electric well provides a reliable water source during drier years for pumping up the duck holes. Not many small recreational tracts come along in Bolivar County, don't miss your chance to own this one!



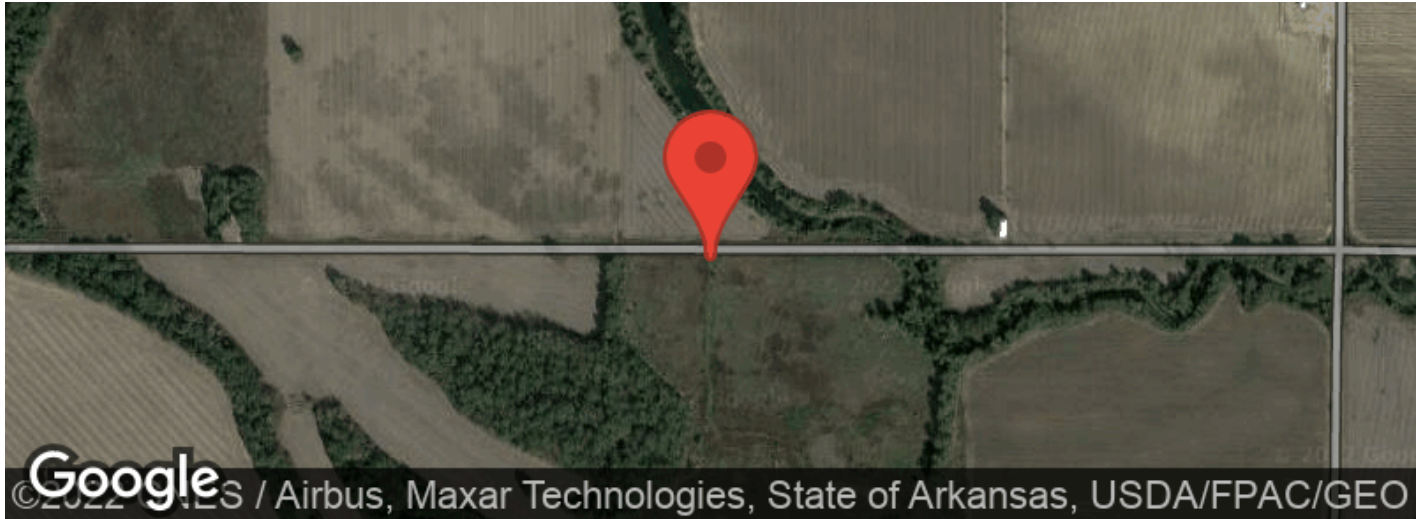
Booga Bottom 121 Ducks and Bucks!
Duncan, MS / Bolivar County



Locator Maps



Aerial Maps



Booga Bottom 121 Ducks and Bucks!
Duncan, MS / Bolivar County

LISTING REPRESENTATIVE

For more information contact:



Representative

Darrell Bullock

Mobile

(662) 392-3010

Email

dbullock@mossyoakproperties.com

Address

223 Sharkey Avenue

City / State / Zip

Clarksdale, MS 38614

NOTES



MORE INFO ONLINE:

MossyOakProperties.com

NOTES

[illegible]

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



Mossy Oak Properties Bottomland Real Estate

5741 Hwy 45 Alt South

West Point, MS 39773

(662) 495-1121

MossyOakProperties.com



MORE INFO ONLINE:

MossyOakProperties.com