



# **Mount Level Plantation**

## **Issaquena County, Mississippi**

**910+/- Acres**



**OFFERED BY:**  
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# Mount Level Plantation

**Description:** Mount Level Plantation is a mixed use property with high quality income producing farmland and excellent hunting land. The combination of bottomland hardwoods, CRP and agricultural land provide excellent opportunities for deer and turkey hunting as well as waterfowl and small game hunting. The income from the farmable acres and the CRP also make this an attractive investment.

**Location:** The farm is located in Mayersville, MS on Hwy 1. Driving distance from Jackson Mississippi is less than 75 miles. Although very near the Mississippi River this property is safe from flooding due to its location inside the levee system.

**Acreeage:** 910 +/- Total Acres, of which, 315.5 Cultivated, 89.2 CRP, and 505.3 acres Timber

**Improvements:** A 5000sq ft. Lodge was built in 2002. It has 3 private bedrooms with attached baths, a great room, dining room and kitchen, a loft/game room and additional bath. It is a metal frame building complete with porches, boot room and ATV garage. There are numerous other amenities such as deerstands, fire pit, furniture etc.

**Elevation:** During the great flood of 2011, this property was not adversely affected; it remained dry while much of the southern Delta flooded.

**Farm Income:** Total income: \$33,428; Farm lease \$25,000, CRP \$8,428

<b>Base Acres:</b>	Cotton	286.4	747lbs
	Soybeans	73.5	18bu
	Corn	.6	41bu

**Sales Price:** \$2,275,000 or \$2500 per acre

**Minerals:** All minerals to be reserved by Seller.

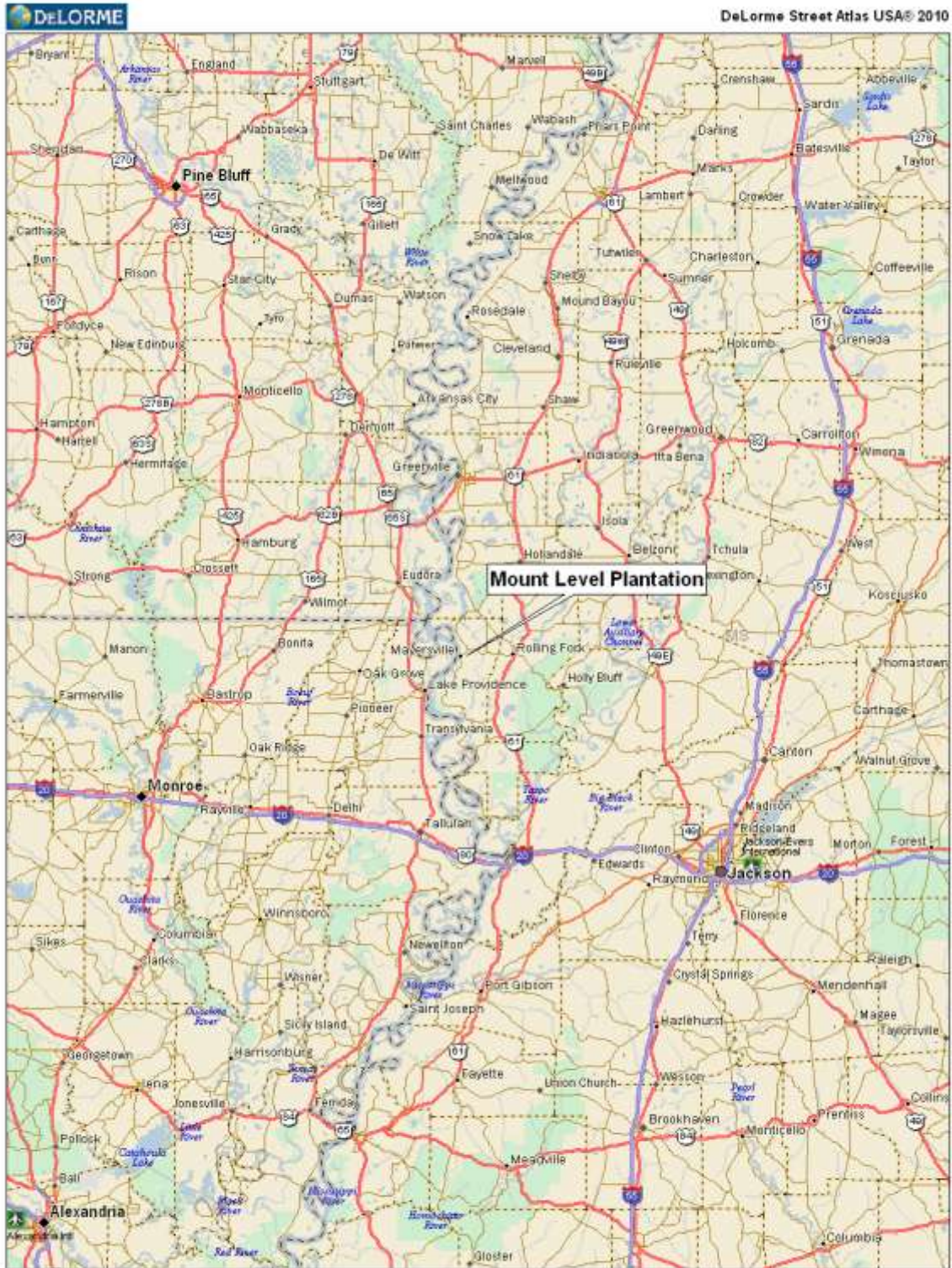
**Possession:** At closing.

**Showing:** By appointment only.

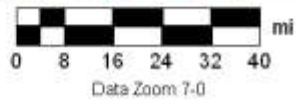
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# Location Map

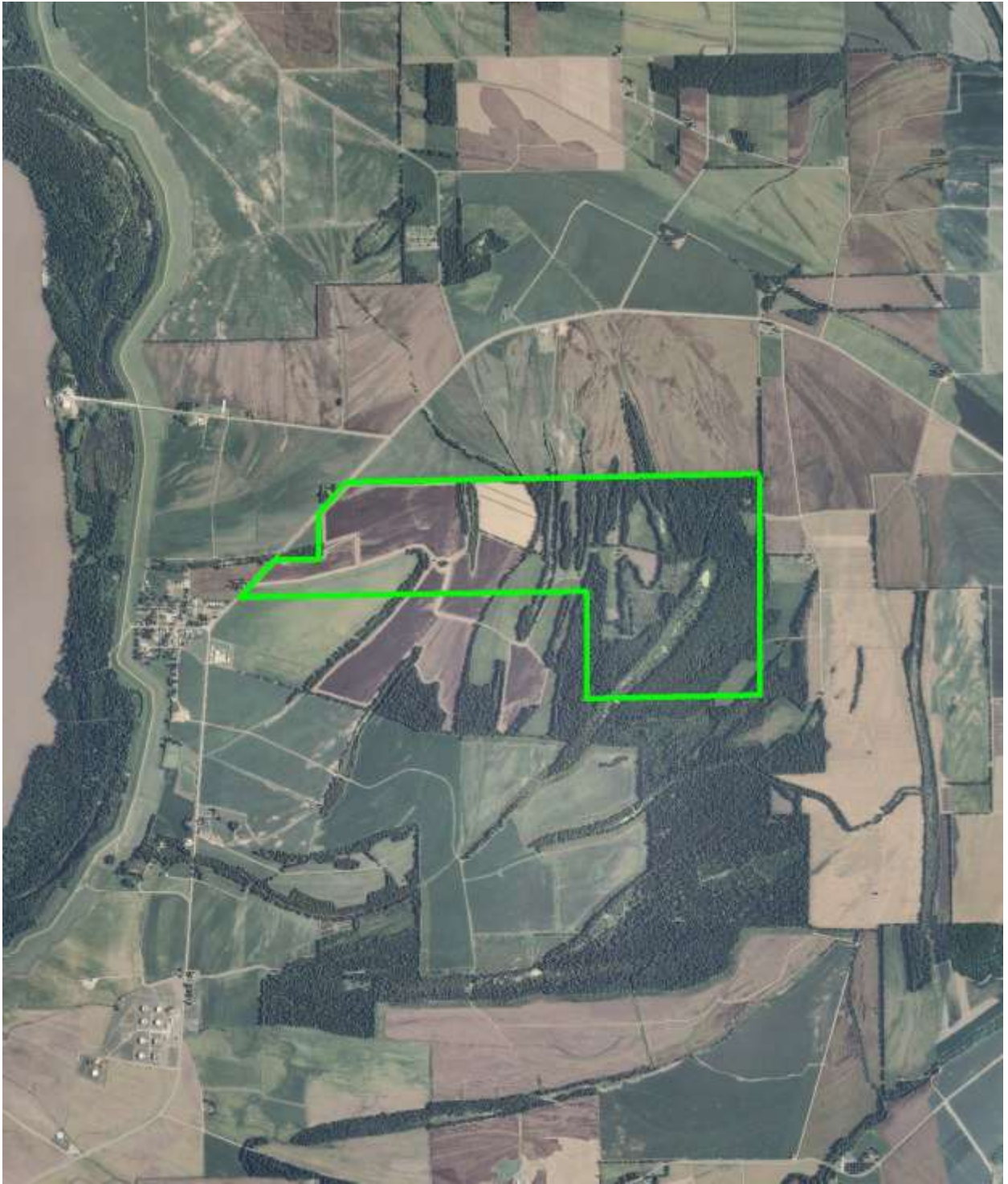


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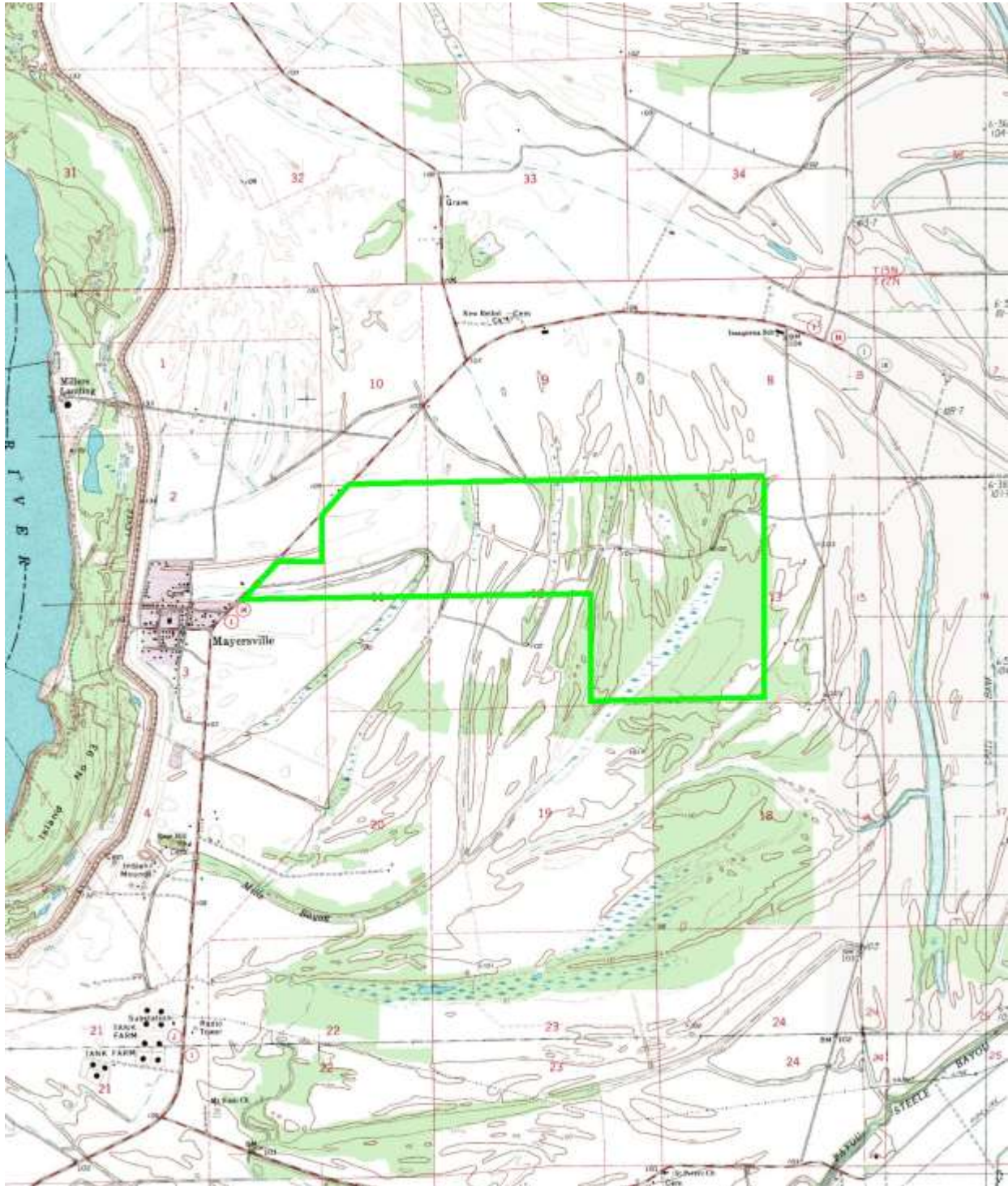




# Aerial Photo



# Topo Map





# Property Photos

































**To arrange a private showing please contact:**

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*G. A. Robinson Land Co LLC is the exclusive listing agent for the Seller. All of the information contained herein is deemed to be accurate, however Agent and Seller do not warrant against errors or omissions and urge prospective Buyers to perform their own inspections and due diligence of the property.*