



Sartain's Heritage
Properties, LLC.
www.sartainsheritage.com

Farm, Timber & Recreational Land Brokers
106 First Choice Dr Madison, MS 39110
www.SartainsHeritage.com

Property: Cameta Brake Farm, located in Sharkey County Mississippi, near the town of Anguilla. This property is comprised of 460 acres, that is extensively developed for waterfowl and upland wing-shooting. The property has excellent income from farming and CRP contacts.

With nearly 140 acres cultivated and 70 wetland acres, almost 50% of this property can be managed for annual crops and flooded for waterfowl. This amount of surface water combined with high quality food source and flyway location is what makes the property excellent and consistent as a duck hunting property. The property location is close to the Mississippi River, and in-between multiple state and federal waterfowl refuges. Situating Cameta Brake in a highly trafficked waterfowl flyway.

The CRP acres are a mixture of wetland grasslands and hardwood reforestation. In addition to wing-shooting, deer management has been a central focus of the current ownership. Buck harvest has been limited to mature bucks with adequate doe harvest to maintain herd balance. Winter food plots have been designed using levee tops by sloping and widening them to maximize size and usability. Each season Cameta produces high quality hunting due to the long-term management plan commitment by its owners.

Improvements:

- 6 irrigation wells
- 20 water control structures
- 60x90 barn-dominium & shop
- 40x60 concrete equipment pad.
- Automated gate access points along road

Income:

- **CRP:** \$11,752.00 – expires 2030
- **Farm Income:** \$18,600 + 5 acres standing crop – expires 2026

Price: \$2,750,000.00

Contact: Jacob Sartain 662-836-6048 or jsartain@sartainsheritage.com



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Land Use:

- Farmland: 137.5ac of which, 124ac leased, 8ac dove field & 5acre air strip
- CRP: 258.49ac., 12 moist soil impoundments, 2 dove fields, 2 quail fields
- WRP 40ac of which, 20 acre planted trees, 20-acre moist soil unit.
- Access, Shop/Equipment Storage, Drainage 23.8

Map Links:

- **Infrastructure Map:** <https://id.land/ranching/maps/8265b4c45c7158c3f2461dca3d9ffaf5/share>
- **Boundary Map:** <https://id.land/ranching/maps/92c9ebfb9c7489f57b670b386364a4e7/share>

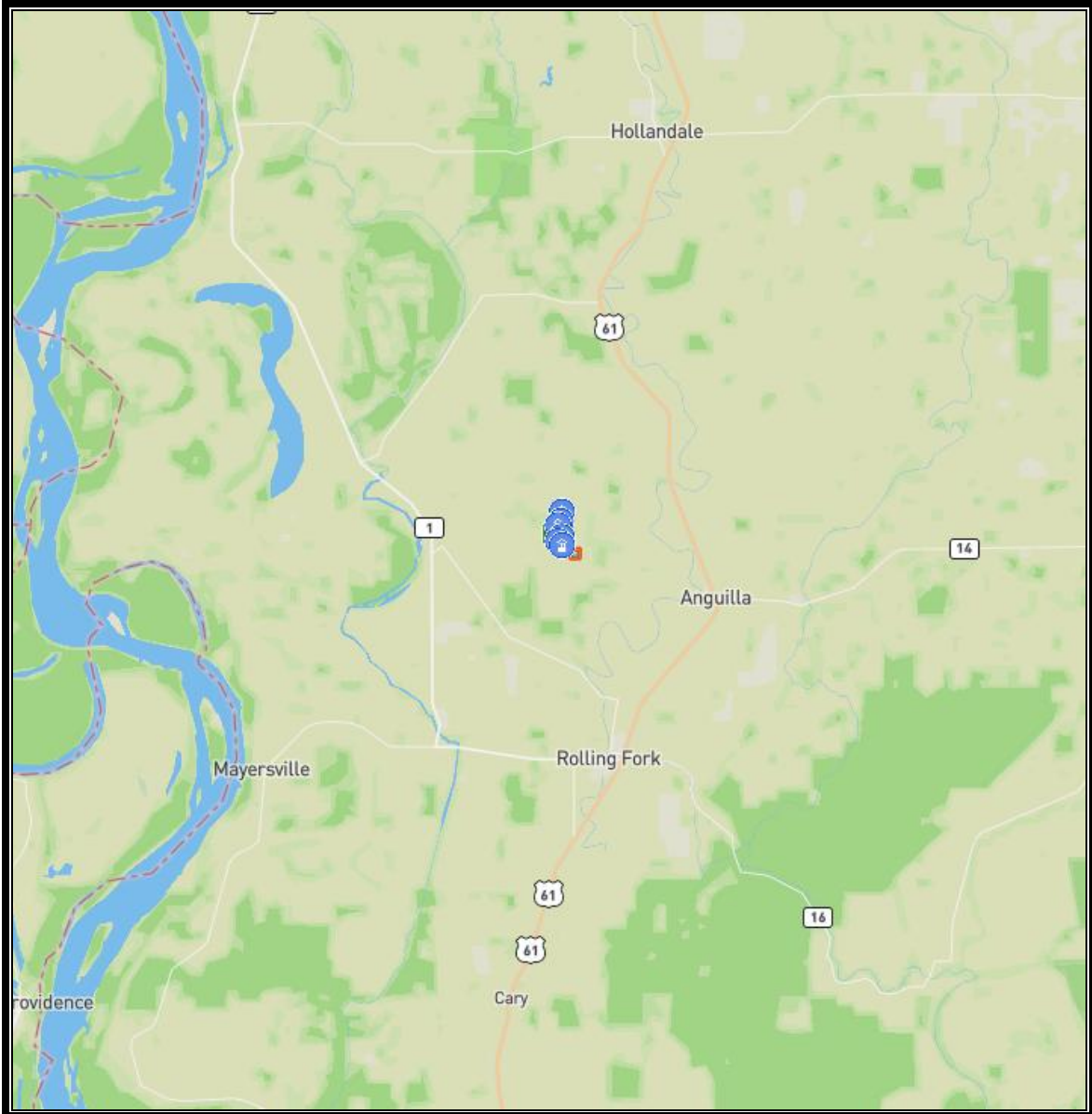
Property Tax: \$7,652.54 – 2024

Price: \$2,750,000.00

Contact: Jacob Sartain 662-836-6048 or jsartain@sartainsheritage.com
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All information contained in this document is deemed reliable but not guaranteed by the Broker or Owner.

LOCATOR MAP



BOUNDARY MAP

