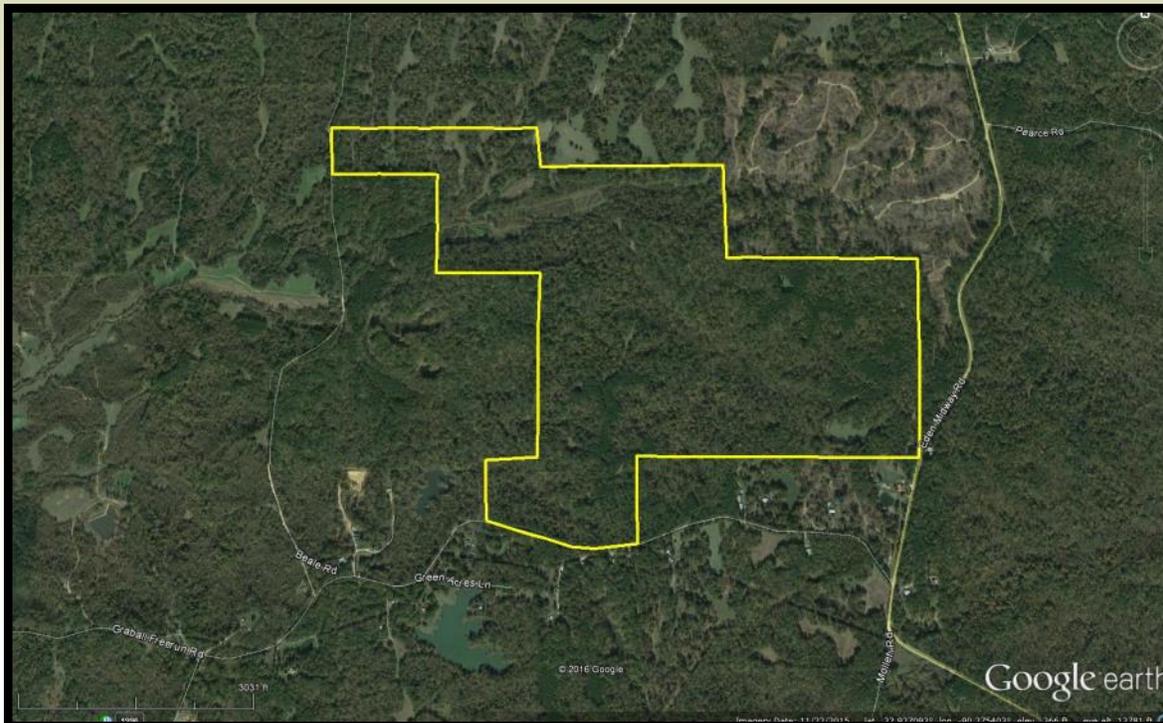




# Bogey Creek

516 acres +/-  
Yazoo County, MS



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Nestled in the rolling hills and hardwoods of northern Yazoo County north of Benton, west of Midway and east of Eden only 45 minutes from Madison lies this 516+/- acre sportsman's paradise with a bona fide history of 170+ inch bucks, large flocks of trophy gobblers and schools of largemouth bass. This is one of the finest deer, turkey and fishing properties for its size in Mississippi with a highly developed road system, 28 stands up and ready to hunt, 12 feeders installed and more in storage and 20 or more trail cameras in storage waiting for you to put them out.

This is truly Big Black Basin quality hunting without paying a Big Black Basin price and that is not the half of it! The property has a charming, fully furnished 4BR, 2 BA cabin, 800+/- square foot building on concrete slab with two skinning racks and a stand-alone two car garage for more even storage.

Seller says "I'm retired and ready to travel with my wife" so everything stays including an 80hp Kubota tractor with cab, several implements, 2 Polaris Rangers and a Bad Boy Buggy! You can literally close on this property in mid-September and be 100% turnkey ready to hunt on October 1.

Outstanding stand of hardwood timber with species including Cherrybark oak, Water oak, Willow oak, Nuttall oak, Southern red oak, Swamp chestnut oak, Persimmon, Sugarberry, Green ash, Sycamore with just a smidgen of Loblolly pine.

Beautiful 1-2 acre pond stocked with bass, bream and catfish so there is something for all members of the family to fish for.

**\$1,800,000.00**



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