



Dubbs Road WRP 168.8 +/- acres Tunica County, Mississippi

TOTAL SIZE 168.8 +/- tax acres, 145.63 +/- surveyed WRP acres;
23 +/- of woods, sloughs & house site (utilities available)

LOCATION The farm is located in Mississippi, 16 miles southeast of Tunica, 14 miles northwest of Sledge, 26 miles west of Senatobia, and 34 miles north of Clarksdale. The property is located in a prime waterfowl habitat area, 3 miles west of the Coldwater River and Askew Bottoms WMA, and 1 mile south of Brushy Bayou. The farm is easily accessed by Dubbs Road, a paved county road.

DESCRIPTION The 145 +/- acres of converted farmland was enrolled in the Wetland Reserve Program (WRP) in 2020. Water control structures were developed in 2024 with about 75 +/- acres of trees planted between 2010 and 2015, and another 70 +/- acres planted in 2025. There was a significant harvest of ducks on the property before entering into the WRP, and hunting should only improve with the enhancements recently added.

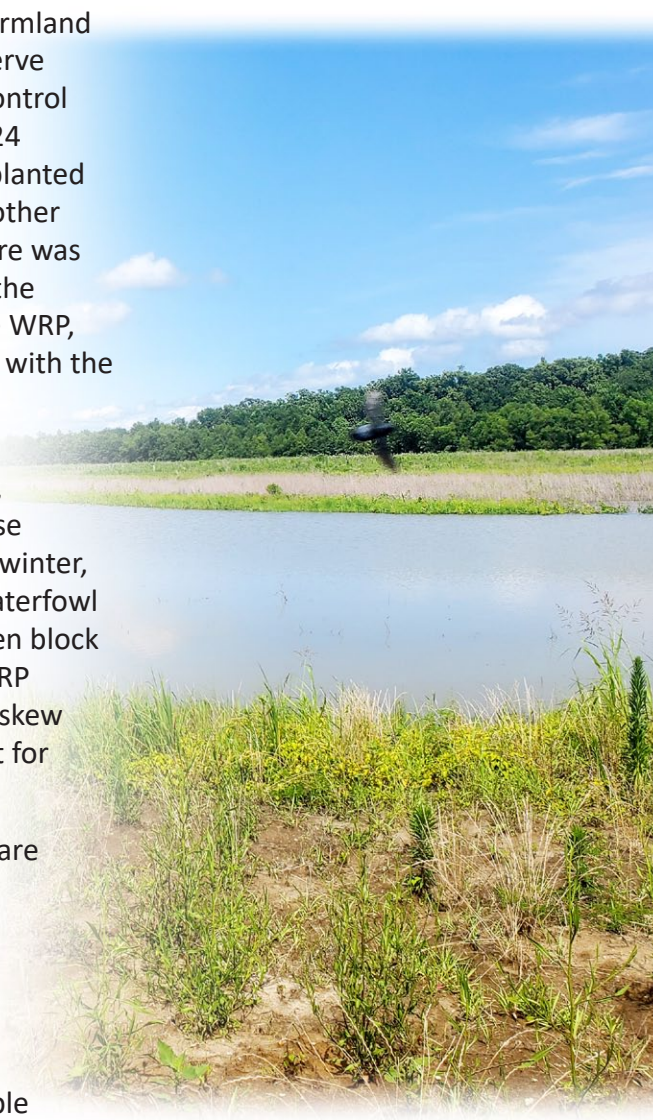
The farmland in the surrounding area is historically planted in rice, soybeans and grain. Some of those acres are typically flooded in the winter, which draws large numbers of waterfowl to the vicinity. An almost unbroken block of woods, including additional WRP tracts, connect this property to Askew Bottoms, providing ample habitat for deer to roam.

SOILS Predominant cropland soil types are Alligator and Sharkey clay.

PROPERTY TAXES (2024) Tunica County - \$531.09,
approximately \$3.17 per acre

SHOWING By appointment only

MANAGEMENT Professional management available



**FOR
SALE**

CONTACT: Murry McClintock, Broker, McClintock Land Company
Office: 662-363-1801 Cell: 662-363-6024
E-mail: murry@mcclintockland.com
Address: PO Box 115, Tunica, MS 38676

Dubbs Road WRP (168.8 +/- ac.) Tunica County, Mississippi

Aerial Map



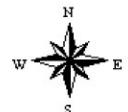
Boundary Center: 34.529366, -90.312722

25-6S-11W
Tunica County
Mississippi

Maps Provided By:



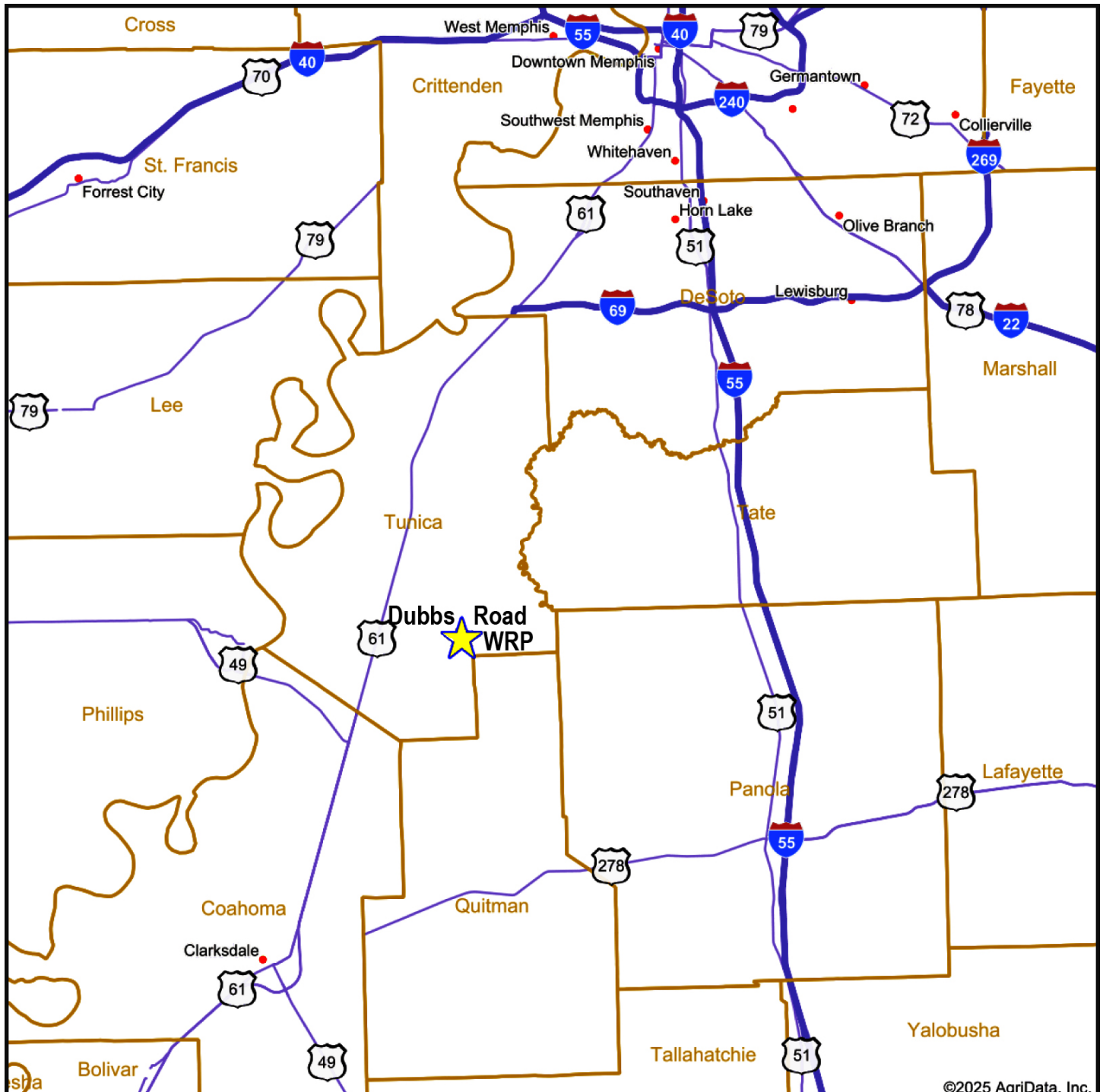
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2018 www.AgrIDataInc.com



www.mcclintockland.com

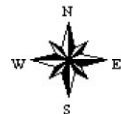
Dubbs Road WRP (168.8 +/- ac.) Tunica County, Mississippi

Location Map



Map Center: 34.616469, -90.197622

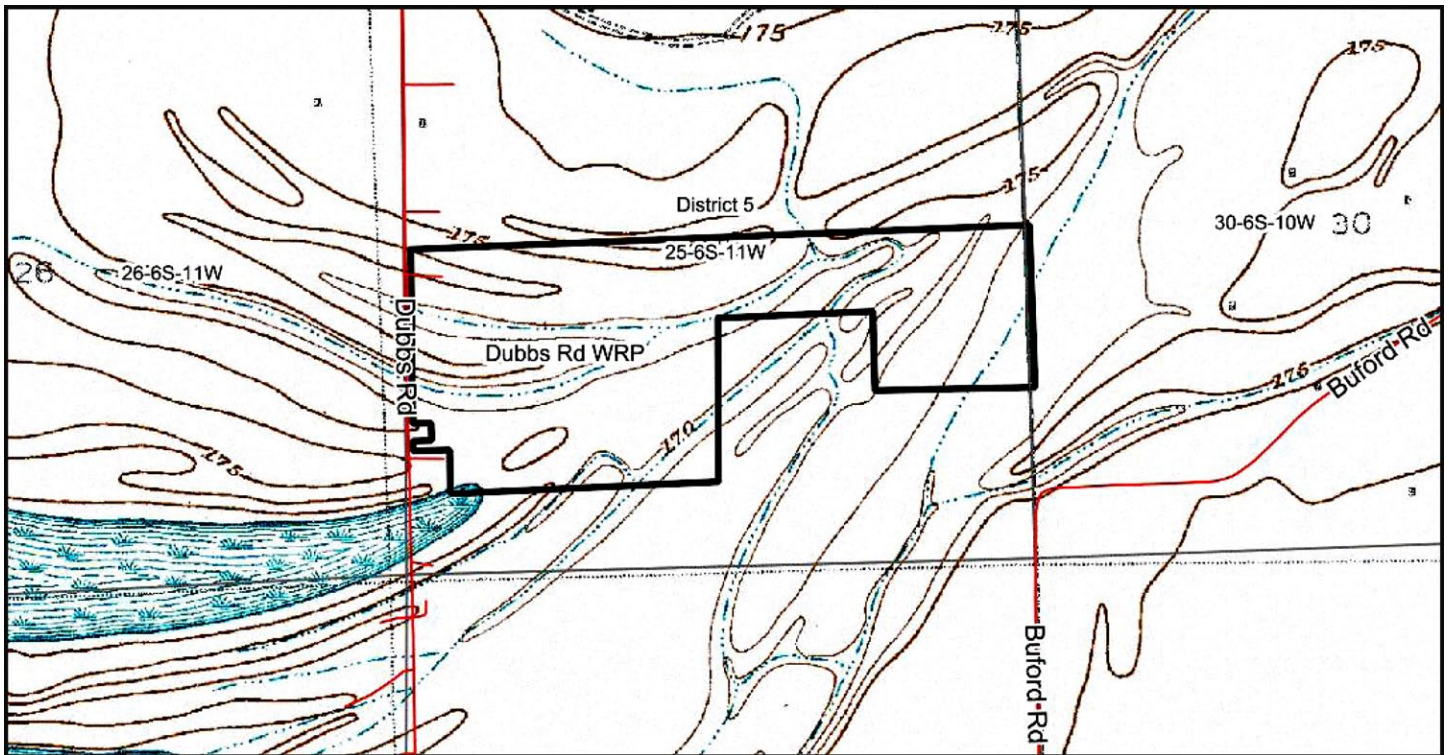
Maps Provided By:



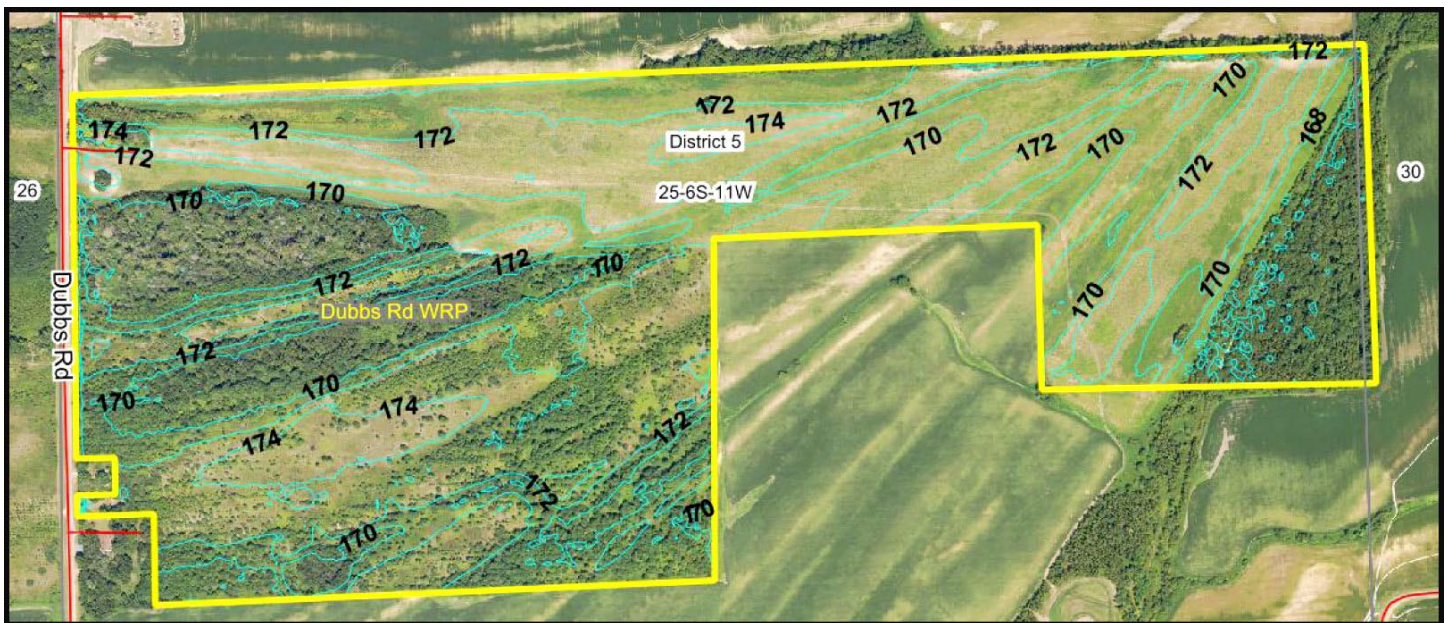
www.mcclintockland.com

Dubbs Road WRP (168.8 +/- ac.) Tunica County, Mississippi

Topography Map



Topography Contour Map



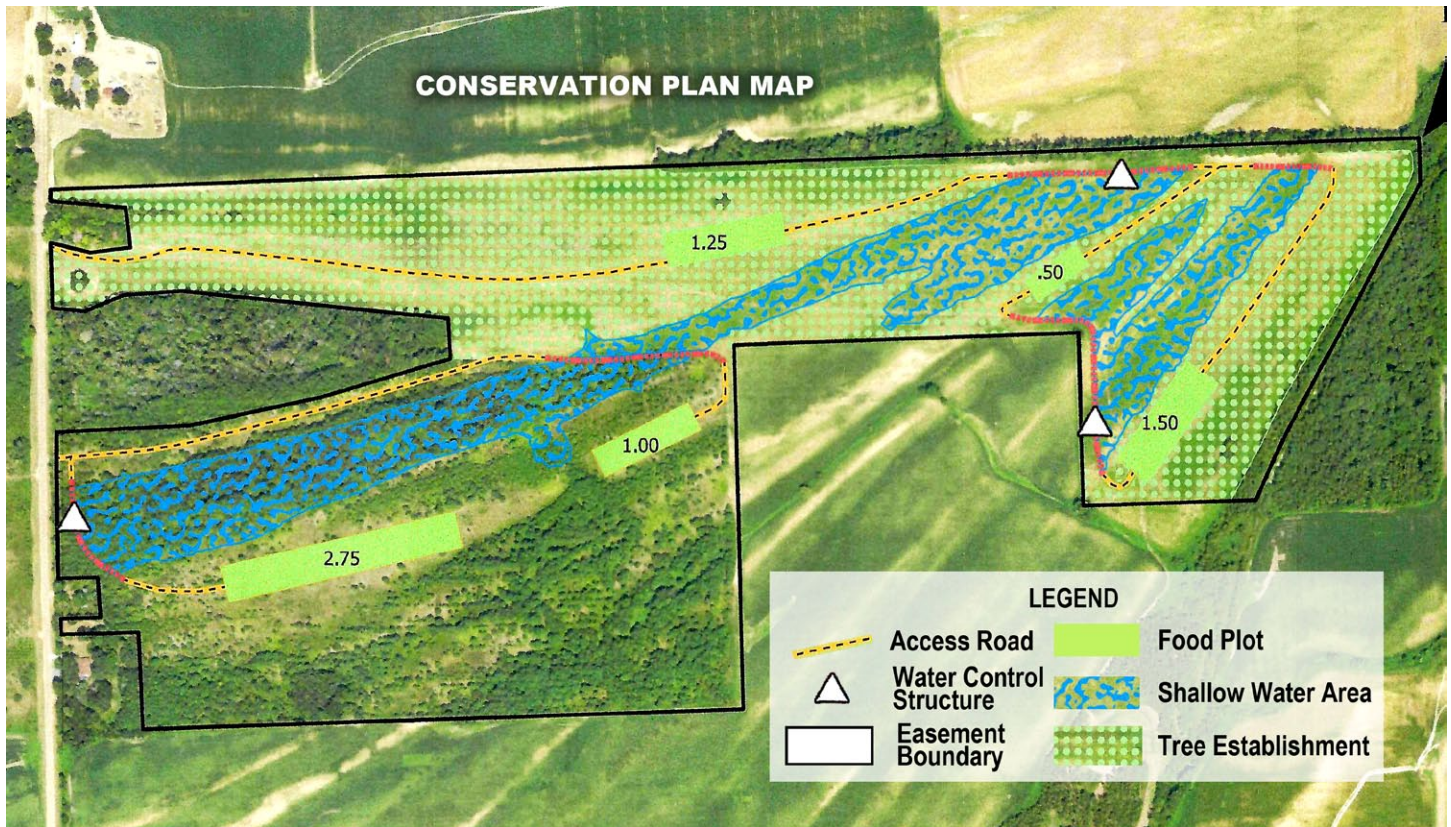
25-6S-11W
Tunica County
Mississippi

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
© Agridata, Inc. 2018 www.AgridataInc.com



www.mcclintockland.com

Conservation Plan Map



Property Photos



Dubbs Road WRP (168.8 +/- ac.) Tunica County, Mississippi

Property Photos



McClintock Land Company has previously entered into an agreement with the client to provide certain real estate brokerage services and acts as that client's designated agent. As such, McClintock Land is the agent of the seller. The information contained herein is from sources McClintock Land considers reliable, but is not guaranteed. This offering may be withdrawn from the market or be subject to a change in price or terms without advance notice. Seller reserves the right to reject any and all offers. Boundary lines on maps are for illustration purposes only and should not be used to define legal property lines.



Office: 662-363-1801

Murry McClintock, Licensed Real Estate Broker
murry@mcclintockland.com

Cell: 662-363-6024

McCLINTOCK LAND COMPANY