



# RICHARDSON PROPERTIES, INC.



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103 I-55 W. Frontage Road • Terry, Mississippi 39170 • 878-2484 • Fax: 878-5424

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**NUTT TRACT  
640 ACRES ISSAQUENA COUNTY, MS**

**Property Description:** +/- 640 acres located across the Levee from Chotard Landing in Issaquena County. Section 26, 27 & 34, Township 9 North, Range 8 West.

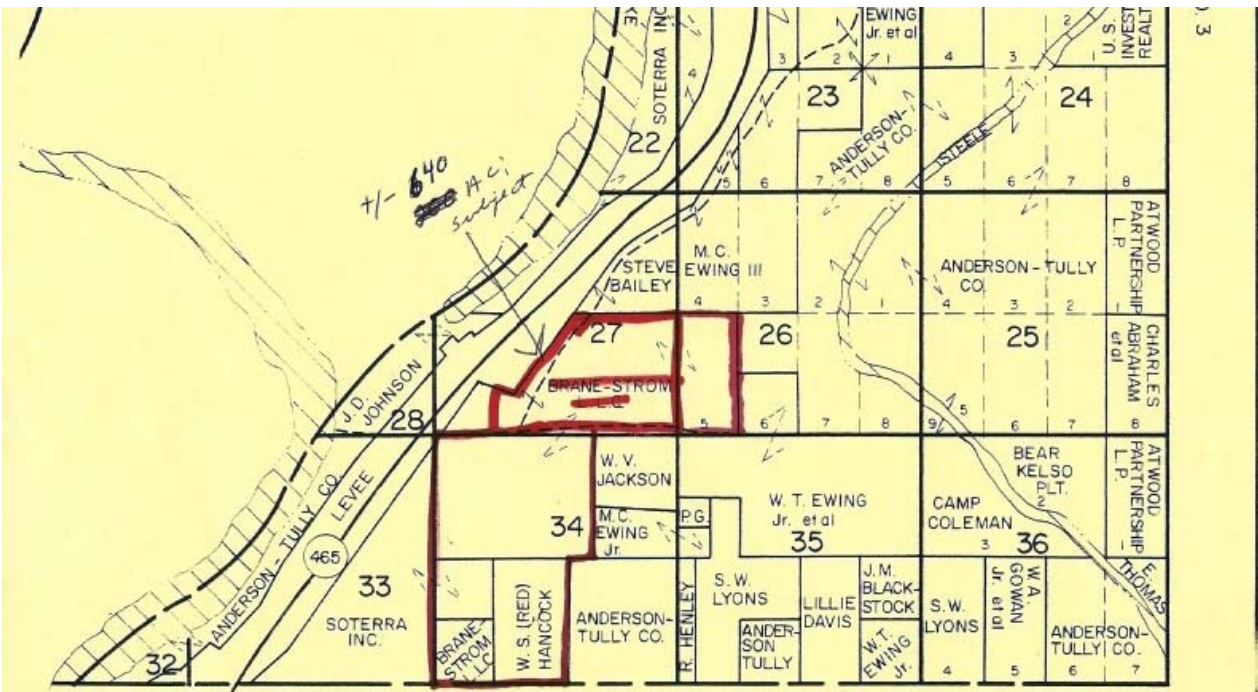
**Improvements:** Property has two wells that will flood three fields and one greentree. There are numerous acres in Cottonwoods and about 150 acres in mature hardwood timber that has a levee around it. The fields are all open with duck blinds in place.

**Hunting:** Ducks feed in these fields and rest in the greentree. You can consistently have good duck hunting here. Also, there are lots of deer that live in the cottonwoods and timber.

**Directions:** Take Hwy 465 to Chotard Landing and the property is on the East side of the Levee. A county gravel road accesses the property.

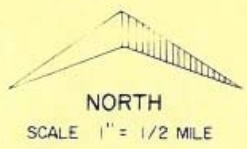
**Price:** \$2,800 per acre.

**FOR A SHOWING CALL RONNIE RICHARDSON  
601-668-7231**



WARREN COUNTY

	FARCEL HOOK		PAVED ROAD
	SAME OWNERSHIP		UNPAVED ROAD
	LOT LINE		CREEK, STREAM
	PARCEL OUTLINE		CHURCH
	INTERSTATE HIGHWAY		SECTION NUMBERS
	U.S. HIGHWAY		COUNTY LINE
	STATE HIGHWAY		RAILROAD



~~ISSAQUENA COUNTY~~  
~~MISSISSIPPI~~  
~~TWP. 9-N~~  
~~RNG. 8-W~~  
~~SHEET 4~~





**CALL RONNIE RICHARDSON**

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