



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

***Farm, Timber & Recreational Land Brokers***  
106 First Choice Dr Madison, MS 39110  
[www.SartainsHeritage.com](http://www.SartainsHeritage.com)

**Property:** Catledge Brothers Farm, located in Issaquena County, Mississippi, near the community of Fittler, encompasses 240+/- acres and offers an excellent combination of recreational opportunities and conservation income. This property is well positioned for both waterfowl and deer hunting, with established habitat that supports a diverse range of wildlife throughout the year.

The property is comprised of two tracts, each with a slough with proven duck potential, and optimal deer habitat able to grow mature deer. The CRP acreage consists of native grasses, wetland areas, and reforested habitat that create ideal conditions for both migratory birds and resident game populations.

The property's location within the Mississippi Delta and near major river systems places it within a highly desirable corridor for migratory waterfowl. Seasonal flooding opportunities, combined with natural food sources and quality cover, offer strong potential for developing and managing an exceptional duck hunting property. The mix of open habitat, cover, and surrounding agricultural influence also creates excellent conditions for deer hunting, making the farm attractive to sportsmen seeking a versatile recreational tract.

With reliable CRP income, quality wildlife habitat, and outstanding hunting potential, Catledge Brothers Farm presents a unique opportunity to own a productive and recreational property in one of Mississippi's most renowned Delta regions.

**Income:**

- **CRP 1:** \$6,350.00 – expires September 30<sup>th</sup>, 2026
- **CRP 2:** \$23,056.00 – expires September 30<sup>th</sup>, 2039

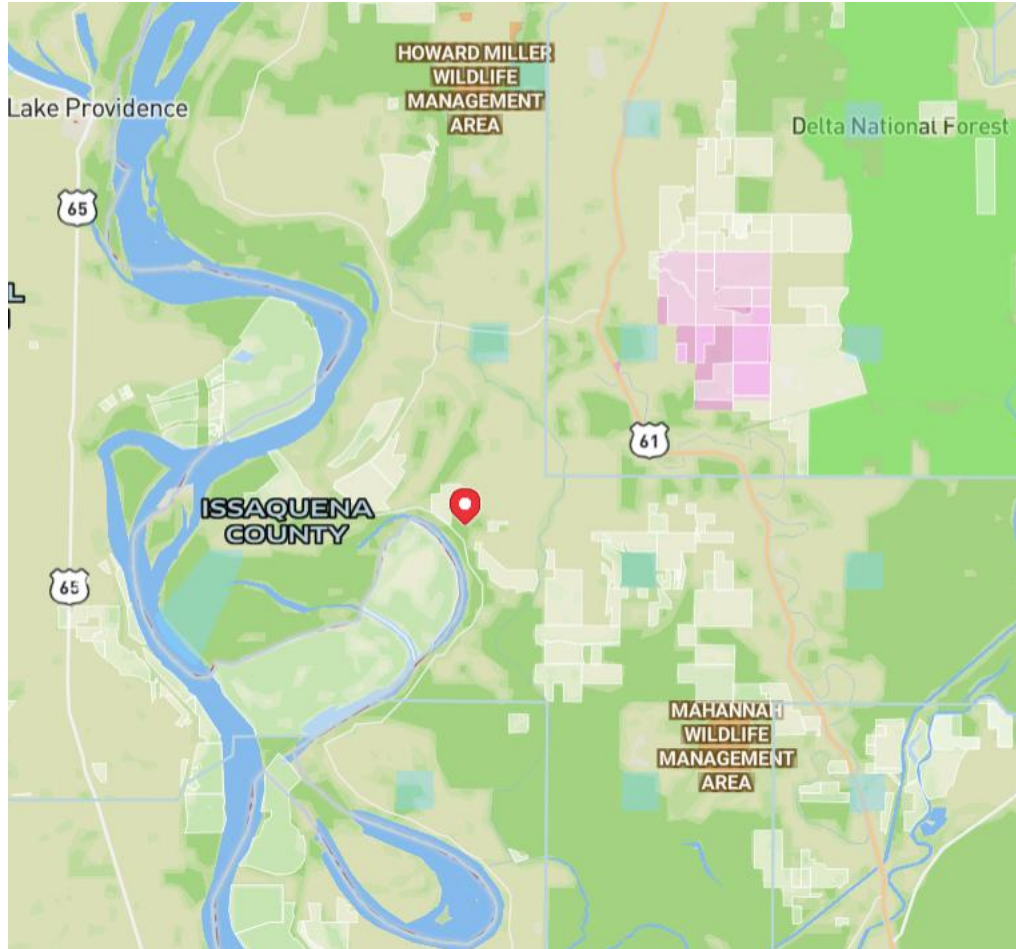
**Total CRP Income:** \$29,091.00

**Property Tax:** \$723.55

**Price:** \$1,044,000.00

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# LOCATOR MAP



**Boundary Map**









