



**For Sale**  
**1571 +/- Deeded Acres**  
**Coahoma County, MS**

- Location:** 3 miles West of Clarksdale; 3 miles East of Mississippi River Levee
- Price:** \$10,600,000
- Access:** Hwy 322 and Davenport-Allen Road
- Structure:** 9800+ sq. ft. Lodge/Building with 6500+ sq. ft. heated/cooled, 10 bedrooms, 8 baths, 3 large dens and kitchen, shop area, game processing room, 30 ft x 20 ft ATV storage, carport
- Improvements:** 6.5+ miles of 8 ft. game high fence, 7 irrigation wells (1 - 2500 GPM, 5 - 1500 GPM, 1 electric - 600 GPM), 15+ duck impoundments with drainage structures, 20+ deer food plots, excellent interior road system
- Land Area:** 442+/- acres of cropland  
267.59+/- acres cropland (leased for 2023 (\$200/ac) - \$53,518)  
928+/- acres hardwoods; last timber harvest prior to 2002  
189.64+/- acres Clear 30 CRP (expires 2052) Payment: \$36,238  
252+/- acres precision irrigated  
56 +/- acres upland food plots  
2023 Waterfowl plantings: 40+/- acres corn; 9+/- acres rice; 5+/- acres soybeans; 40+/- acres moist soil & millets
- Game:** Deer, ducks, turkeys, doves, quail, and small game; under strict game management for 18 years. One of the highest quality native whitetail deer herds in the Southeastern United States (see attached Biologist comment).
- Other:** A portion of the property (1400+/-) is protected by a Mississippi Land Trust Conservation Easement which allows for managed timber harvest, commercial farming and recreational uses.



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All information is deemed reliable but not guaranteed. Subject to price change or retraction from the market. Madison Properties, Inc. is an agent of the Seller

# Bowman Delta Farm - Fall 2019

## Description

Bowman Delta Farm consists of 1426\* acres in Coahoma County, west of Clarksdale. It is an island of wildlife habitat in the Mississippi Delta. Philip Bowman purchased Bowman Delta Farm in 2006. It was enclosed by an eight-foot fence in 2007. I have visited the property more than 20 times since it was purchased. This property ranks as the most intensively and properly managed areas for wildlife habitat that I have had the pleasure of visiting and working with in my career.

The primary wildlife management focus is on white-tailed deer and waterfowl, but many management techniques are implemented to benefit wild turkey, mourning dove, rabbit, shorebirds, and songbirds. A visit to the property quickly reveals the intensity of wildlife management. Various ages of timber exist. Approximately 250 acres of agriculture is planted annually. Additionally, over 70 acres of annual, winter, and summer food plots are maintained. Wildlife openings are created throughout the property. Strips of switchgrass surround agricultural fields and serve as corridors throughout the property. The habitat is diverse and fragmented, creating abundant edge. Approximately 35 acres of permanent water exist on the property and winter flooding results in approximately 300 acres of surface water annually.

## White-tailed Deer

White-tailed deer are managed with emphasis on bucks reaching their maximum antler potential. Contrary to many properties in the region and county, Bowman Delta Farm is managed at a relatively low deer density, with a goal of 1 adult deer per 12 acres. Herd density, sex ratio, and fawn production are monitored by annual camera surveys. Specific bucks, identified from the camera survey, are targeted for harvest based on age and antler quality. Most of these bucks are filmed multiple years before harvest, with emphasis on mature deer. Shed antlers are also used to identify bucks and to monitor their growth. Annual antlerless harvest goals are set from the camera survey.

Bowman Delta Farm exceeds the Delta Soil Region and Coahoma County in average deer weights and average antler measurements. See the table below. These measurements are testament to the dedication towards sound deer management exhibited on Bowman Delta Farm. This property has produced some of the largest antlered bucks in the state and is one of the few properties that reveal the full potential of mature bucks grown on the MS Delta soil.

	Delta Soil Region	Coahoma County	Bowman Delta Farm
<b>1.5 yr old doe weight</b>	104 pounds	105 pounds	109 pounds
<b>3.5+ yr old doe weight</b>	124 pounds	125 pounds	132 pounds
<b>4.5+ yr old buck weight</b>	198 pounds	208 pounds	217 pounds
<b>4.5+ antler points</b>	8.3 points	8.7 points	9.0 points
<b>4.5+ antler circumference</b>	4.5 inches	4.7 inches	5.2 inches
<b>4.5+ mainbeam length</b>	20.1 inches	21.5 inches	23.4 inches
<b>4.5+ antler spread</b>	16.2 inches	16.8 inches	18.4 inches

**\* Acquired additional 145+/- acres in 2020 (not high fenced)**

### **Waterfowl**

Approximately 200 acres are flooded annually via rainfall and pumps. Much of this area is both harvested and unharvested agriculture, while the remainder are impoundments specifically planted for waterfowl (rice, millet, corn). Areas are set aside as off-limit refuges, with no hunting or harassment. Loafing areas exist in the timber, some of which are hunted. A strong emphasis is enacted to not overhunt any specific area. Switchgrass corridors and edges contribute to minimal disturbance from vehicle traffic. At peak times, an estimated ten thousand waterfowl roost on the area nightly. Hunting is outstanding and many new hunters are introduced to waterfowl hunting on this property. This property meets all the critical needs for migrating waterfowl, without excessive disturbance.

### **Wild Turkey**

A sustainable population of wild turkey are found on the property year-round. While the total area of the property is smaller than the normal home-range of a turkey flock, this property obviously supplies all of the year-round needs. Hunting occurs and the property averages about 2 gobblers harvested annually. This is a very rare find in the Mississippi Delta.

### **Small Game**

The habitat diversity and field borders host abundant cottontail and swamp rabbits and exciting hunts are conducted annually. Fox squirrels are common on the property. Mourning doves use the fields year-round and are numerous on the property. On most winters, common snipe are more abundant than any property I have ever visited. All of the small game mentioned above are hunted annually, with many new hunters being introduced to the sport.

### **Non-Game**

Sound game management also benefits non-game animals. There is an abundance of small mammals such as cotton rats and field mice on the property. These sustain coyotes, bobcats, gray foxes, and numerous raptors, such as great horned owls, barred owls, red-tailed hawks and northern harriers that frequent the property. The miles of edge and diversity of habitat provide ideal nesting and wintering grounds for numerous songbirds, such as dickcissels, horned larks, indigo buntings, painted buntings, and various orioles, tanagers, warblers, and sparrows. The permanent and seasonal water attract wading and shore birds such as great egrets, snowy egrets, little blue herons, great blue herons, night herons, and plovers. There is even a flock of Sandhill cranes often observed in the winter. The management efforts on this property reach far more wildlife than the "target" species.

### **Summary**

I reiterate that this property follows the script for proper wildlife and habitat management. Success is measured not in the animals harvested, but in the impact made to wildlife for future generations. I applaud the work and dedication that you have exhibited in the management of the property and I am truly appreciative of being able to share in the management and enjoyment of the land and wildlife.

Respectfully submitted,

William T. McKinley

Deer Program Coordinator for the Mississippi Department of Wildlife, Fisheries, and Parks



### Waterfowl Impoundments

Name	Planted Acres	Crop	Water Acres	Drainage Structure
House Corn #4	Sheet Water	Harvested Corn	35	Yes
#1	Sheet Water	Harvested Corn	30	Yes
#2	Sheet Water	Harvested Corn	30	Yes
#3	Sheet Water	Harvested Corn	34	Yes
Texas Tower	18.18	Corn	18.8	Yes
House Guest	2.82	Soybeans	2.82	Yes
Shaw Johnson	1.9	Soybeans	4.9	Yes
French	2	Rice	35	Yes
Rice Break	7	Rice		Yes
Government Hole	2.58	Millet/Moist Soil	3.5	Yes
Millet Hole	1.74	Millet/Moist Soil	2	Yes
Stockett	1.04	Millet/Moist Soil	20+	Yes
Dogwood Bayou	N/A	Natural	10+	Yes
Driveway Field	14.5	Corn	14.5	Yes
7 Acres	7	Corn	7	Yes
Wesley's Bayou	N/A	Mulched 2023	10+	No
HG Millet	23	Millet Mix	23	Yes



## Duck Hunting Log

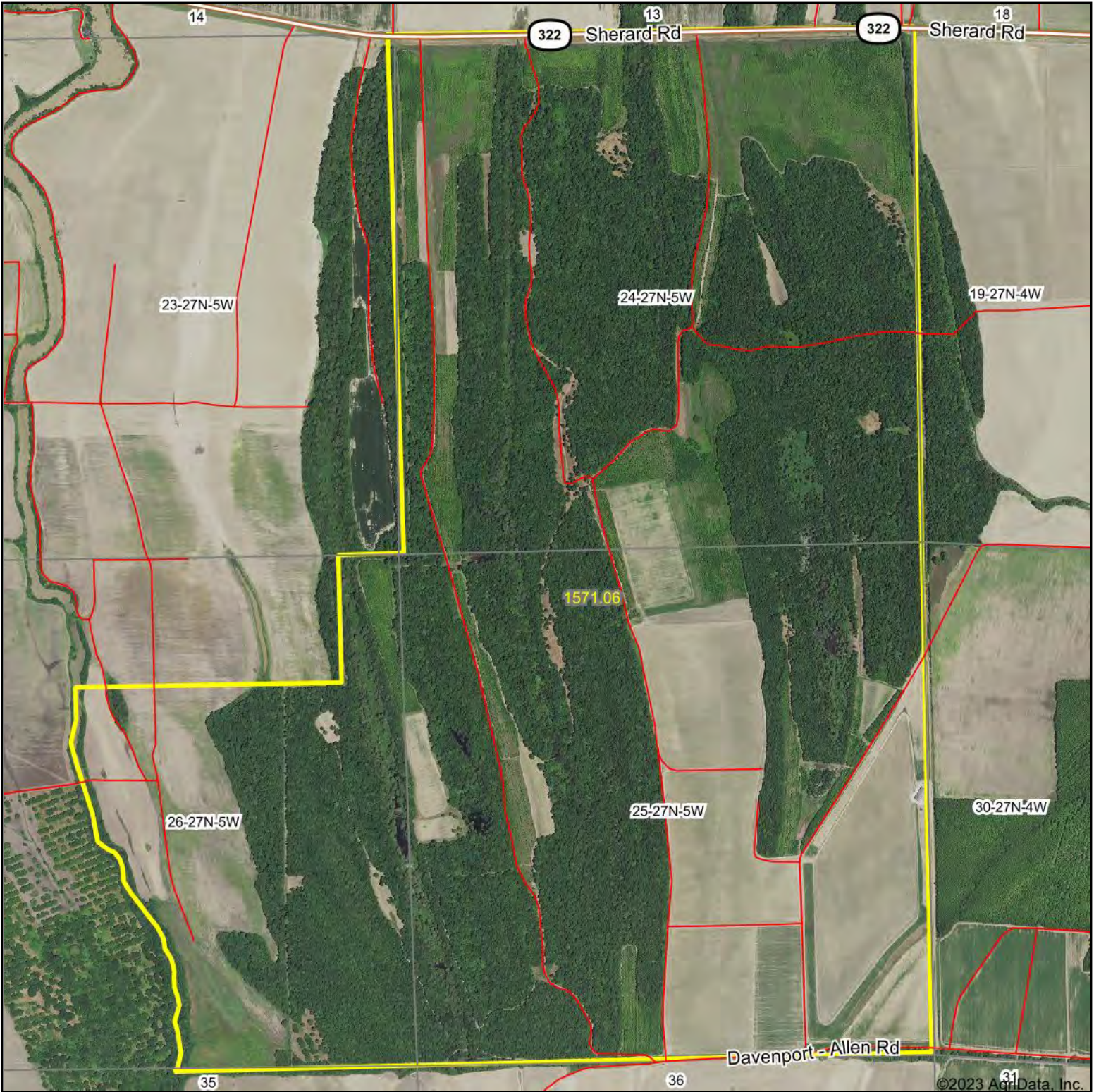
Season	Corn Planted	Rice Planted	Total Ducks	Mallards	Other Ducks	Geese	Days Hunted	Man Days
2006-2007	Little	0	163					
2007-2008	20 Acres	0	204					
2008-2009	20 Acres	0	191					
2009-2010	11 Acres	0	186			2		
2010-2011	4 Acres	0	172					
2011-2012	11 Acres	0	211			13		
2012-2013	0	0	103					
2013-2014	7 Acres	0	170					
2014-2015	30 Acres	0	271	198	73		26	63
2015-2016	34 Acres	0	303	219	84		24	67
2016-2017	36 Acres	17 Acres	244	87	157		13	46
2017-2018	40 Acres	17 Acres	714	421	293	100+	34	126
2018-2019	36 Acres	17 Acres	249	144	105		38	76
2019-2020	36 Acres	15 Acres	347	192	155	20+	26	115
2020-2021	18 Acres	15 Acres	276	161	115	25+	26	89
2021-2022	*Estimates*		350					180
2022-2023	40 Acres	23 Acres	830	334	496	20+	26	
		<b>Totals:</b>	4984	1756	1478		213	762

### Ducks per Year

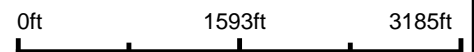
5 Year Avg: 410  
 10 Year Avg: 375



# Aerial Map



Boundary Center: 34° 11' 29.98, -90° 40' 25.61



**24-27N-5W**  
**Coahoma County**  
**Mississippi**

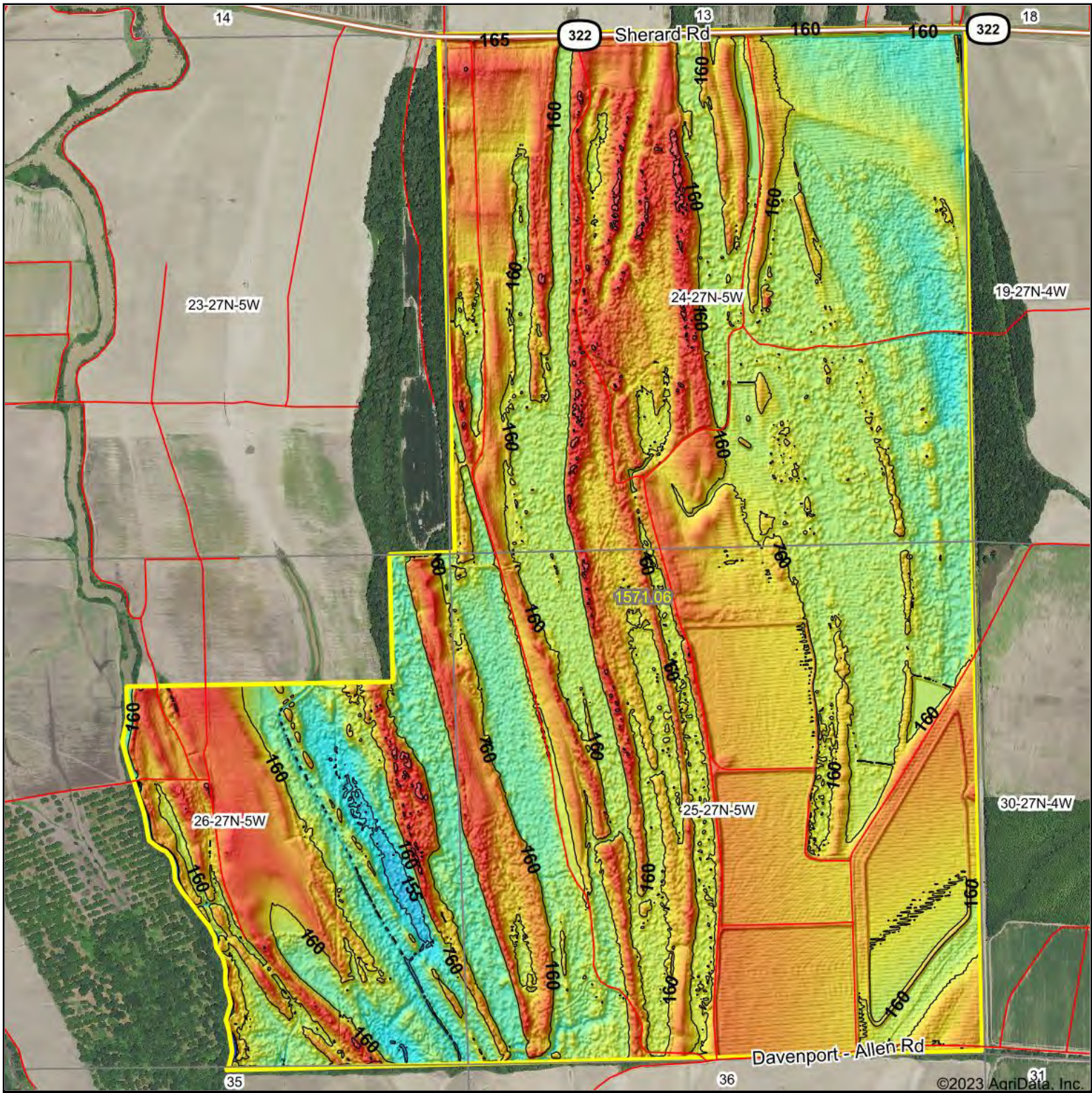


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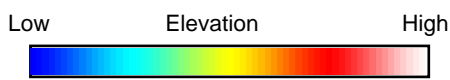
9/7/2023



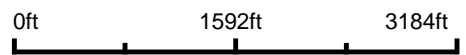
# Topography Hillshade



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Source: USGS 3 meter dem  
 Interval(ft): 5  
 Min: 150.7  
 Max: 169.3  
 Range: 18.6  
 Average: 160.2  
 Standard Deviation: 2.2 ft



MADISON PROPERTIES  
 BUILDER/DEVELOPER

Maps Provided By:  
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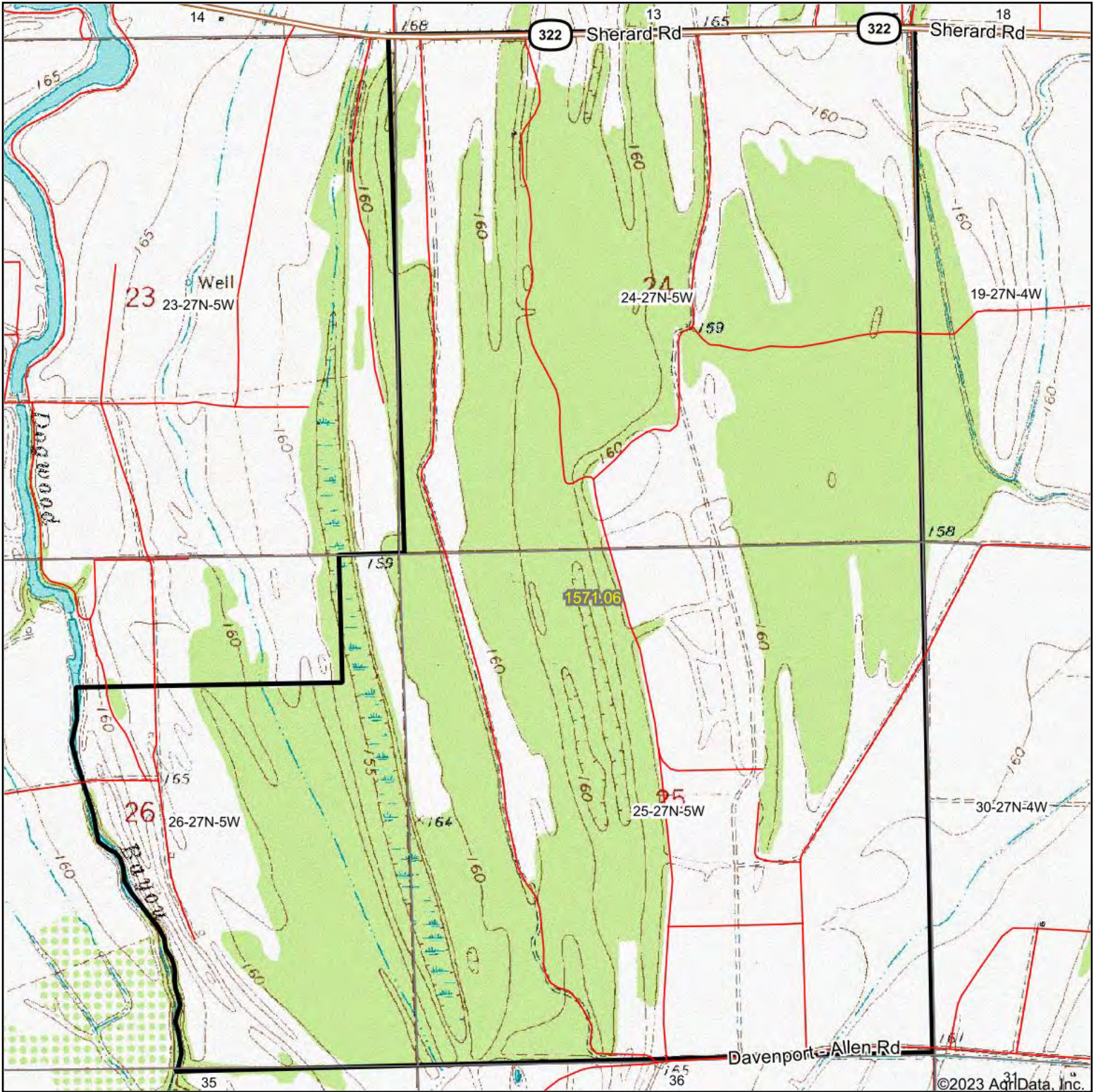


**24-27N-5W**  
**Coahoma County**  
**Mississippi**

Boundary Center: 34° 11' 29.98, -90° 40' 25.61



# Topography Map

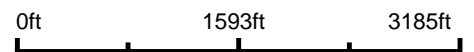


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Map Center: 34° 11' 29.98, -90° 40' 19.49



**24-27N-5W**  
**Coahoma County**  
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9/7/2023





Ta	Tunica silty clay, 0 to 3 percent slopes, rarely flooded	22.48	1.4%		Illw			625	10.5	55			35	9.5		
Fg	Forestdale silty clay loam, 0 to 0.5 percent slopes	19.91	1.3%		Illw	6.5	50	600			130		35	9		
Sb	Sharkey clay, 0.5 to 3 percent slopes, rarely flooded	19.38	1.2%		IVw	6.5		612.5	10				36.2	9		
Dd	Dubbs very fine sandy loam, 0 to 3 percent slopes, rarely flooded	17.51	1.1%		Ile		90	850	12				40	10		
Tb	Tunica silty clay, 3 to 7 percent slopes	15.57	1.0%		Ille			575	10.5	55			35	9.5		
De	Dubbs very fine sandy loam, 3 to 7 percent slopes, moderately eroded, rarely flooded	14.90	0.9%		IVe		80	750	11				30	8		
Dp	Dundee very fine sandy loam, 3 to 7 percent slopes, rarely flooded	7.06	0.4%		IVe		70	600	8				30	8.5		
W	Water	4.68	0.3%													
Dh	Dundee silt loam, 3 to 7 percent slopes, moderately eroded, rarely flooded	4.60	0.3%		IVe		70	600	8				30	8.5		
Dc	Dubbs silt loam, 0 to 3 percent slopes	3.15	0.2%		Iw		90	850	12				40	10		
Be	Teksob very fine sandy loam, 3 to 7 percent slopes, moderately eroded	2.52	0.2%		IVe		80	750	11				30	8		
Ae	Alligator silty clay, 0.5 to 3 percent slopes	2.11	0.1%		Ille	6.5		550	9		6		30	9	45	
Ac	Alligator clay, 3 to 7 percent slopes	1.25	0.1%		Ille	6.5		550	9		6		30	9	45	
So	Souva silt loam (forestdale)	1.02	0.1%		Illw	6.5	50	600			130		35	9		
Dg	Dundee silt loam, 0 to 3 percent slopes, rarely flooded	0.87	0.1%		Ile	7.5	85	810	13.8				36	9		
<b>Weighted Average</b>					*-		<b>3.4</b>	<b>28.7</b>	<b>387.3</b>	<b>4.5</b>	<b>1.3</b>	<b>13.9</b>	<b>1</b>	<b>22.3</b>	<b>5.4</b>	<b>7.7</b>