



**BELLE WOOD
DUCK CAMP & SANCTUARY
632+ ACRES
Isola – Humphreys County, MS**



BELLE WOOD

Location:

- Humphreys County, MS
- Catfish Road, Isola, MS
- 45 miles south of Cleveland
- 70 miles north of Jackson
- 70 miles southwest of Grenada
- 75 miles north of Vicksburg
- 145 miles south of Memphis, TN
- 120 miles west of Starkville
- 115 miles southwest of Oxford

property QR code



Coordinates:

33.22691, -90.58954

Property Information:

- 632 + ACRES (outdated tax card doesn't show the wide property road acreage running north and south through the center of the tract)
- Utilities: electric provider: Entergy, community water with Humphreys County Water Association, private propane, Dish Network TV
- gravel low-traffic dead-end road
- wide established road system throughout the property – ride the entire property without the use of 4-wheel drive

Property Use:

- recreational
- duck and deer hunting, small game
- 2023-2024 duck season: 497 ducks with 70% being mallards
- covered in big deer, but rarely hunted
- newly-built large red iron metal shop with main floor full living quarters, full kitchen, & wood-burning fireplace plus upstairs bunk rooms & baths ~ fully-equipped heated deer/duck cleaning room inside the shop with stainless table, triple stainless sink, electric deer hoist, and roll-up door ~ back your side-by-side right into the room to unload & clean your trophies in comfort

Taxes

- \$3800



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Memories Made at Belle Wood



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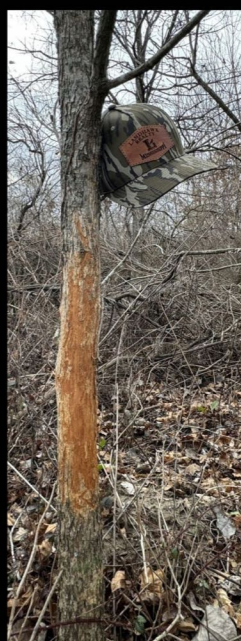
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PLENTY OF BIG DELTA DEER



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Game Cameras at Belle Wood



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Tax records show this property to be 632 total acres, but it's actually closer to 650. The tax maps failed to include the center north-south road on the property.

Boundary
647.99 acres



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[Land ID Map Link](#)

[Belle Wood Property Link](#)

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