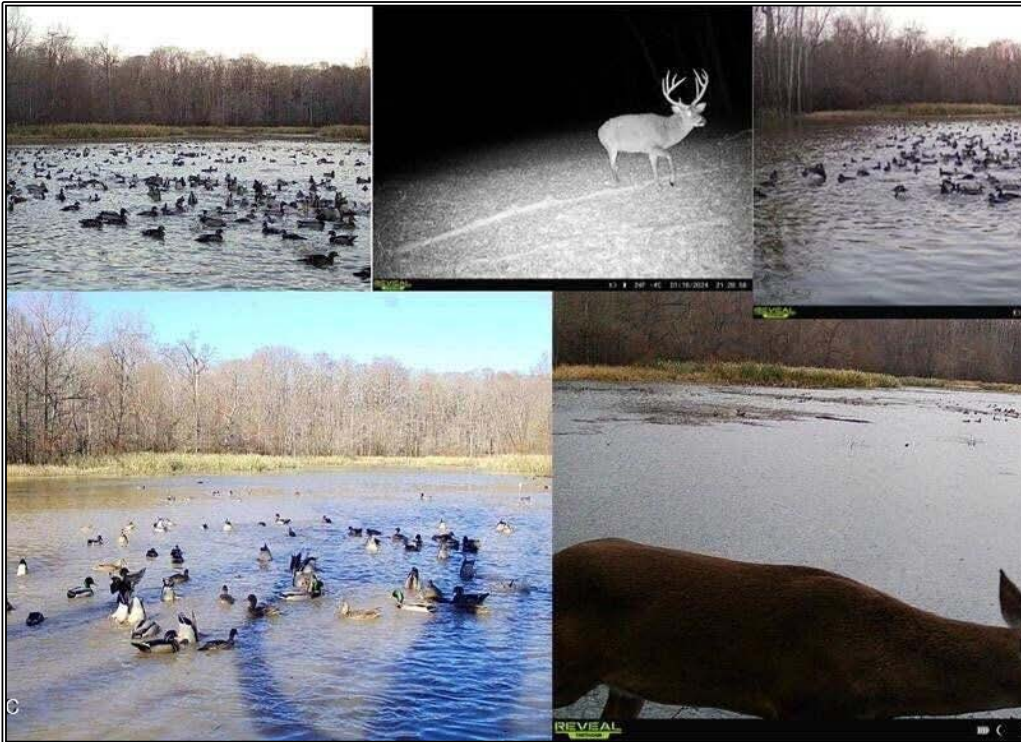




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**Southern  
States Realty**



Welcome to Final Flyway. Final Flyway is a special piece of property in Jefferson County, MS, located near the MS River. Approximately 242+- acres is one of the South's most consistent duck holes and the land of those swamp bruisers the delta is known for. There are even flocks of turkeys down in the swamp on this tract, as evident in the trail cam photos. Featuring hardwood and cypress timber, you feel like you're going back in time when you're on this property. The main feature of this property is the duck hole, which is historically known as the "Martin Hole". This duck hole has been the Final Flyway of thousands of ducks over the course of time, and they are imprinted well on this hole. Every year when the mallards arrive, this hole fills up with greenheads. Additionally, there is one large food plot in place and room to add another couple of plots with a slight timber thin in the cypress, which is very lucrative. This gives you the ability to lay the property out strategically to your own liking while putting a significant amount of money in your pocket. The property has a small lot across the road that has access to power and water to build your camp as well. The adjoining landowners are all managing very strategically, allowing the ducks to rest and the bucks to get to age classes where they reach their full potential. There are an additional 284+- acres with a camp in the hills that is also available for purchase if you are looking to get more awesome deer/turkey hunting. If you are looking for a hardwood delta tract with an unbelievable duck hole, you need to check out Final Flyway.

**1 Rodney Bend Road, Lorman, MS**

**31.815289, -91.221739 GPS**



**\$975,000**

**242± Acres  
MLS #4122268**



**#HUNTINGLANDMAN**