

19.6± Acres in Tallahatchie County, MS
\$75,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE

Office 662-846-1425

Property Profile

The Tallahatchie 19.6

Location:

- Tallahatchie County, MS
- Back Road Frontage
- 3.5± Miles Southeast of Crowder
- 8.5± Miles Northwest of Charleston
- 1 ± Miles East of Little Tallahatchie River
- 6 ± Miles Northeast of York Woods

Coordinates:

- 34.127894, -90.108974

Property Information:

- 19.6± Acres
- 12± Acres of Open Farm Land
- Remaining Acres are Wooded
- Multiple Species of Oaks
- Outstanding Deer Habitat
- Creek for Wildlife

Property Use:

- Recreational
- Duck & Deer
- Potential for CRP or WRP Enrollment

Tax Information:

- \$449.77 Total for 2022



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FORD TRUE

LAND SPECIALIST

C: 662-645-1119

O: 662-846-1425

ford@smalltownproperties.com

701 W. Sunflower Rd - Cleveland, MS 38732

smalltownproperties.com

Information is believed to be accurate but not guaranteed.



Welcome to the Tallahatchie 19.6 where you can farm, deer hunt or create a duck hole. This property is in an ideal location being a mile from the Little Tallahatchie River, 6+/- miles from the famed York Woods and less than 2 miles from the hills. This 19.6+/- Tallahatchie County, MS tract is in the middle of it all for the delta sportsman, farmer or investor.



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The Mississippi Delta is known for producing trophy class whitetail deer and this place is set up perfectly to get your biggest buck to date. The wooded strip in the middle of the property provides the perfect funnel for deer traveling north or south and is a great ambush point for bowhunters and gun hunters alike. Multiple oak and persimmon trees make the perfect location for a bowhunter to get a big buck. The open fields would make ideal food plots for the deer herd or could be planted as a dove field. CRP or WRP is another option to provide additional wildlife habitat.



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If ducks are on your mind, this property is a blank slate ready to be shaped into your dream waterfowl farm. Levees could be easily installed around the perimeter of the open fields to hold water for the ducks. The patch of timber in the center of the property could be a great timber hole with the right improvements. The fields could be planted to corn, soybeans, milo or left to natural grasses to attract waterfowl. Possibilities abound on this delta tract, call Ford True today to schedule a private showing.



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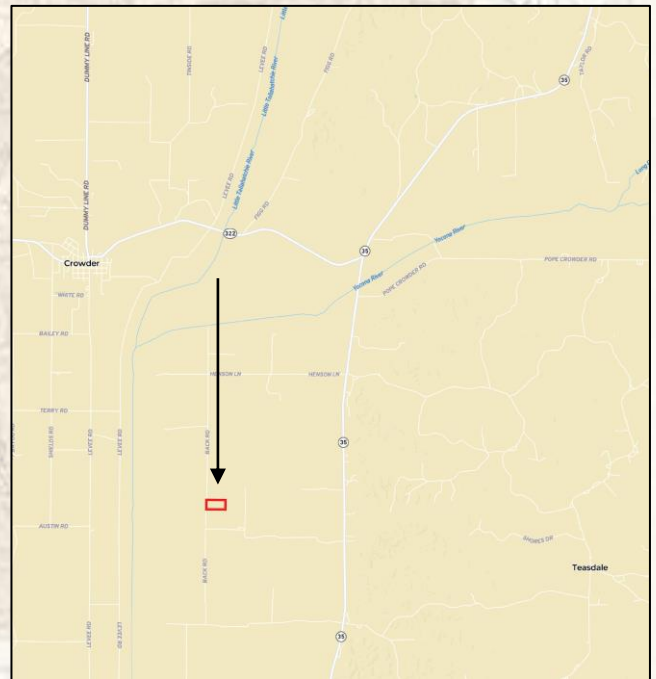
[MapRight Link](#)



[Google Map Link](#)



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Wv	Waverly silt loam	14.14	72.44	0	77	3w
TpA	Tippo silt loam, 0 to 2 percent slopes	4.9	25.1	0	88	2w
W	Water	0.48	2.46	0	-	-
TOTALS		19.52	100%	-	77.87	2.74



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