

Hunter's Paradise

68+/- Acres in Tallahatchie County, MS



\$350,000



Directions from Hwy 8 and Hwy 51 in Grenada, MS: Travel West on Sunset Drive for approximately 8.1 miles. Turn right onto Hwy 8. and travel 3.8 miles. Turn right onto Hwy 35 and travel 10.9 miles. Turn left onto Fairview Rd. and travel 2.7 miles. Turn right onto Byars Rd. After 1.2 Miles the property will be on the right. [Click for Google Maps](#)



Call me today!

ANTHONY STEEN, REALTOR®
Anthony@TomSmithLand.com
662.441.2500 **office** | 662.645.5151 **cell**



Expect More. Get More.

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

Look at this hunter's paradise in Tallahatchie County, MS, the heart of the MS Delta, where the big bucks run and duck fly. This property has plenty of road frontage on Byars Road in Charleston, MS, as well as utilities and water available. This property consists of 68+/-ac of farmland with a yearly income. The property has a three-phase electric well to irrigate your crop or flood your duck hole with a flood gate installed to control your water. The South and East side make great place to plant deer food plots or leave your farm crop to attract the big MS bucks. This property has it all, so call Anthony today to schedule your showing.



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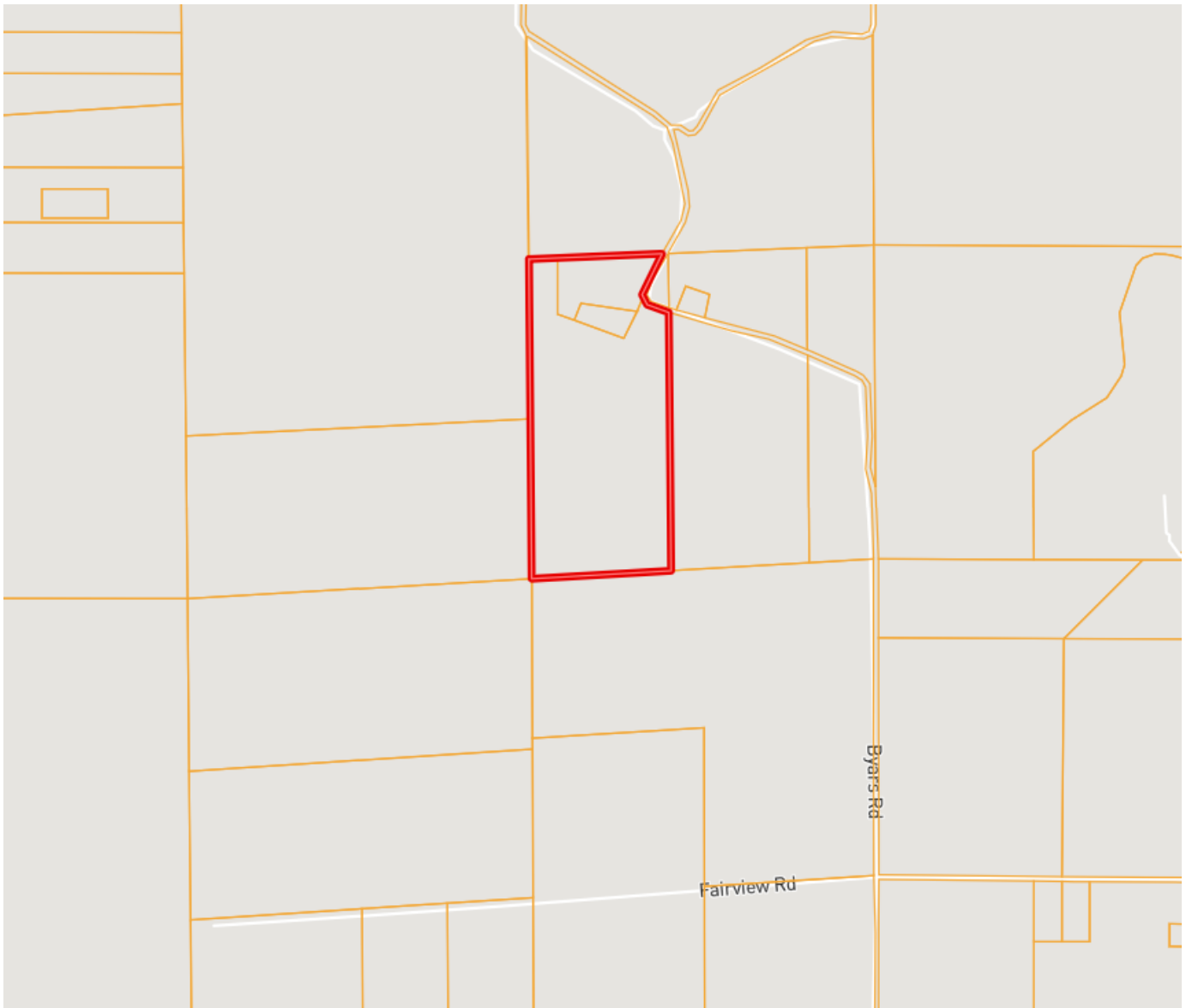
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Ownership Map



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Aerial Map



[Click for Interactive Map](#)

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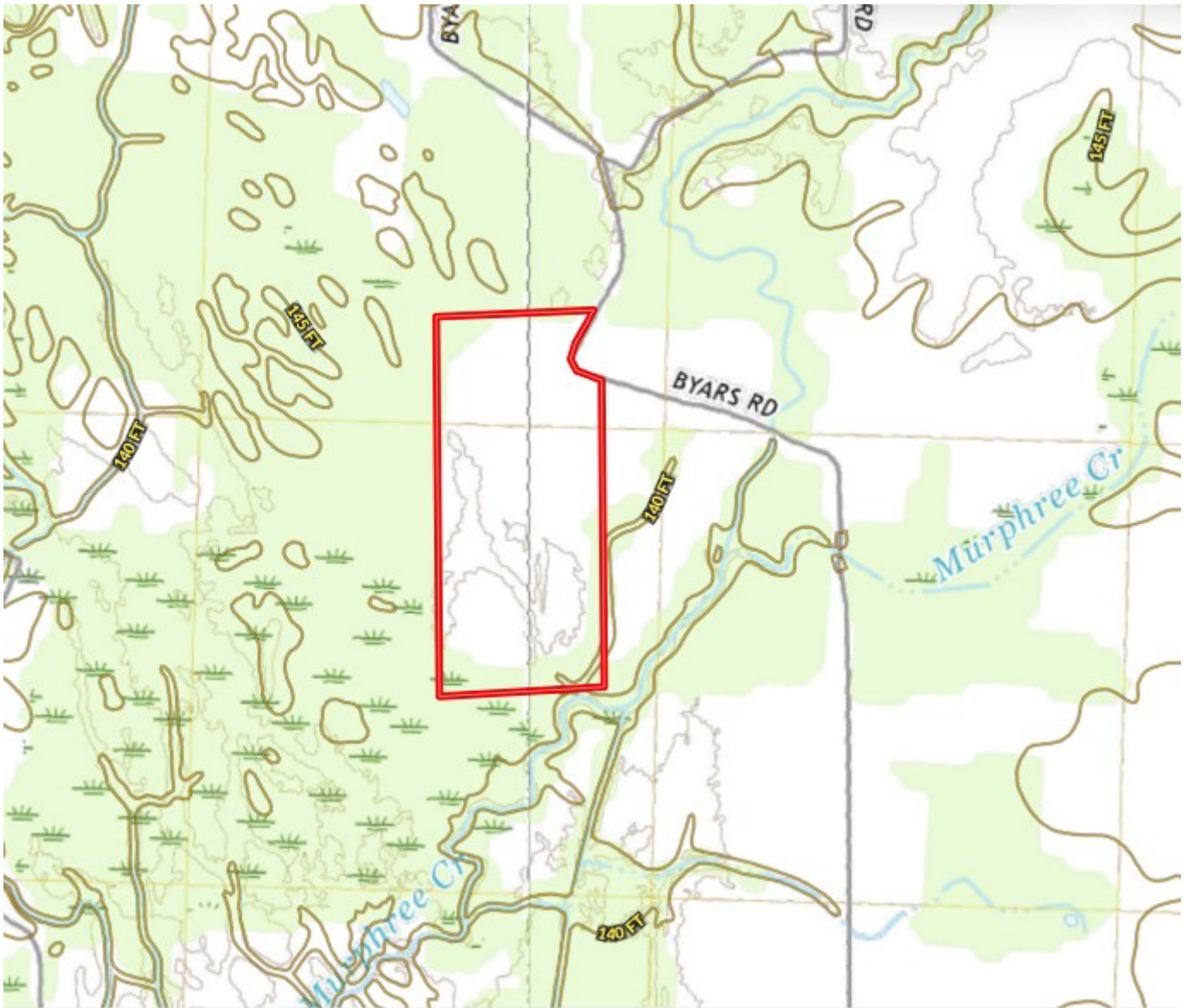
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Topo Map



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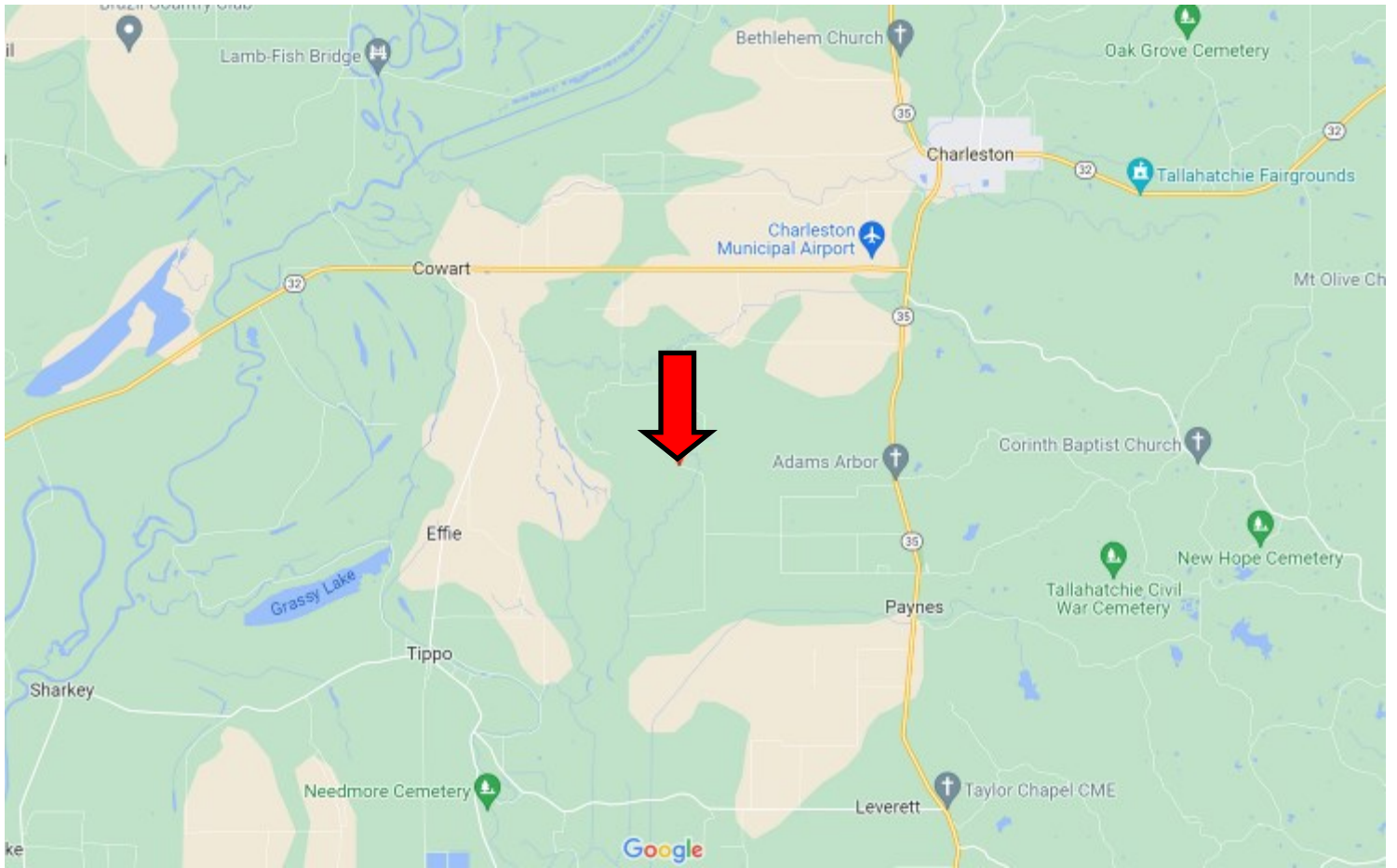
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Directional Map



Address: 2145 Byars Rd. Charleston, MS 38921

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