



SMALLTOWN

**HUNTING PROPERTIES
& REAL ESTATESM**

437± ACRES
SUNFLOWER COUNTY, MS
\$1,748,000

OFFICE (769) 888-2522 | WWW.SMALLTOWNPROPERTIES.COM

THE SUNFLOWER 437

PROPERTY PROFILE

LOCATION:

- Sunflower County, MS
- Frontage Along Highway 448 and Hodges Road
- 23± Miles E of the Mississippi River
- 90± Miles NW of Jackson, MS
- 115± Miles SW of Memphis, TN

COORDINATES:

- 33.5655, -90.7094

PROPERTY USE:

- Recreational
- Investment
- Trophy Hunting

PROPERTY INFORMATION:

- 437± Total Acres
- 377± Acres in Wetland Reserve Easement
- Younger to Mature Hardwoods
- Wildlife Plots in Place
- Five Duck Hole Areas
- Multiple Entry Points
- Trophy Deer Hunting
- Duck Hunting
- Utilities Provided by Delta EPA and FMH Water Association, INC

TAX INFORMATION:

2023 Taxes: Will Be Calculated at Closing

- Parcel #1: 205-21-00-007.00
- Part of Parcel #2: 205-22-00-001.00
- Parcel #3: 205-21-00-007.01
- Parcel #4: 205-22-00-001.02
- Part of Parcel #5: 205-22-00-002.00



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MICHAEL OSWALT, ALC

PRINCIPAL BROKER


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4848 Main St. - Flora, MS 39071

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Information is believed to be accurate but not guaranteed.

WELCOME TO THE SUNFLOWER 437

WELCOME TO THE SUNFLOWER 437 LOCATED JUST 7 MILES NORTHWEST OF INDIANOLA, MS. This sizable tract offers Mississippi Delta trophy deer and duck hunting. Approximately 377 acres are enrolled in WRE (Wetland Reserve Easement) with the remaining acreage being in older growth timber. The property has been designed and developed to be a wildlife haven until the end of time. Most of the WRE area was planted in various trees in early 2024. If you're accustomed to hunting Mississippi Delta CRP and WRP areas, you already have an idea of how the hunting will be in the coming years. When you zoom out on the map, you will notice the property is the southern portion of the big timber/farmland mixed block with multiple drainage corridors for wildlife travel. This area is known for producing trophy deer - take a look at the pictures! To date, the biggest deer was 167". There are five wildlife plots in place ranging from 1.1± acres to 3± acres and they are sitting on go. The older growth timber allows for immediate bow hunting opportunities. From a duck hunting standpoint, there are five duck hole areas with strategically placed water control structures just waiting on those cold winter months.



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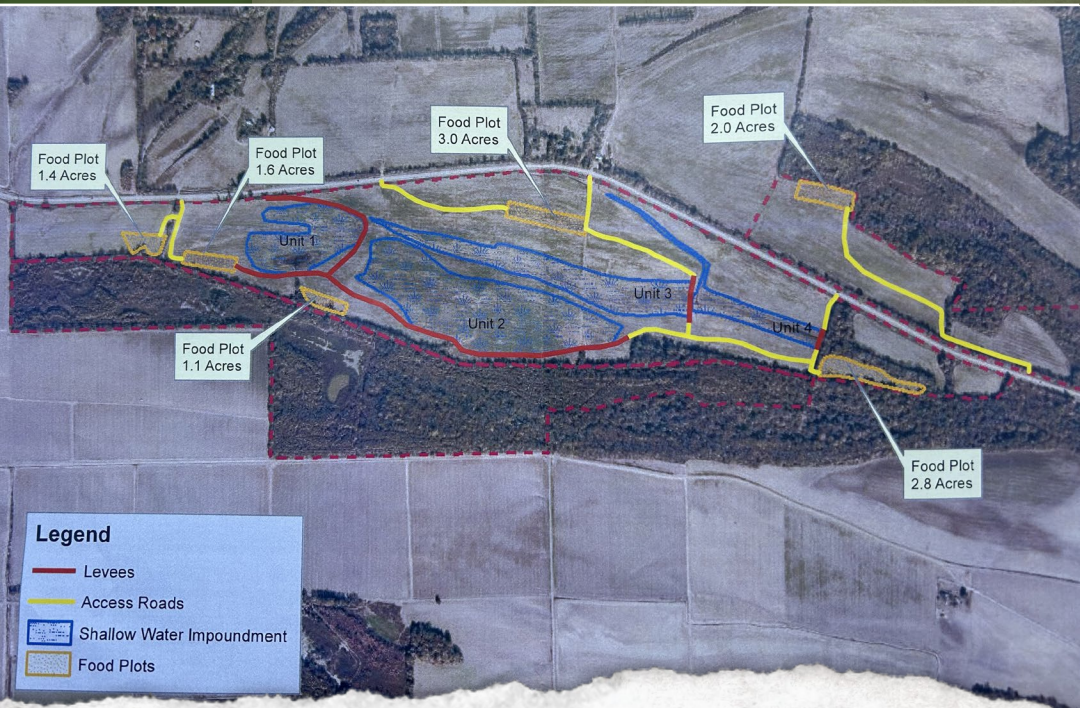
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MORE ABOUT THE SUNFLOWER 437

The Sunflower 437 enjoys ample road frontage along the south side of Highway 448 and the north side of Hodges Road allowing for multiple entrances. Numerous entry points can be extremely important when slipping in and out of the property from a pressure standpoint. If you are looking for a place to build a cabin, there are entrance opportunities along both roads previously mentioned to enter the encumbered area. The utility providers in this area include Delta EPA and FMH Water Association INC. This tract is conveniently located 23± miles east of the Mississippi River, 90± miles northwest of Jackson, MS, and 115± miles southwest of Memphis, TN.

If you have been on the hunt for a sizable Mississippi Delta tract, give Michael Oswalt a call today to schedule your private tour.



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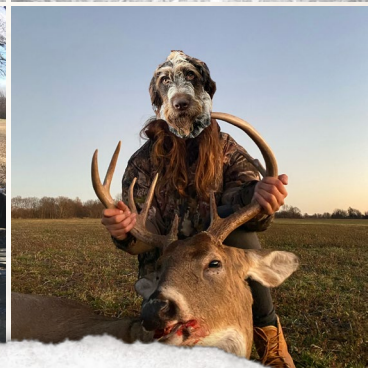
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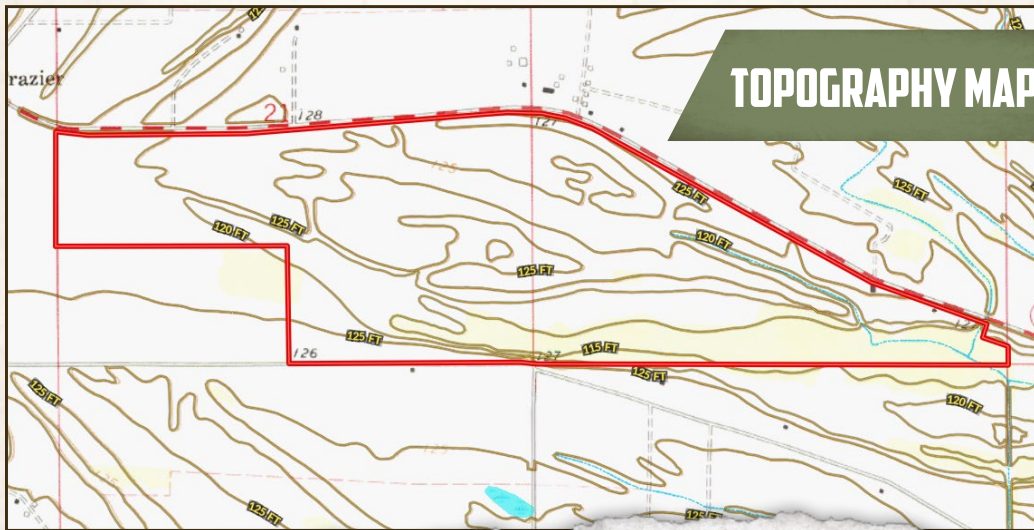
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FLOOD MAP



TOPOGRAPHY MAP



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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Db	Dowling clay (sharkey)	122.3 5	28.03	0	40	5w
Dg	Dubbs very fine sandy loam, 0 to 3 percent slopes, rarely flooded	74.91	17.16	0	90	2e
Dh	Dubbs very fine sandy loam, 3 to 7 percent slopes, moderately eroded, rarely flooded	64.31	14.73	0	85	4e
Dc	Dowling soils, overwash phases (sharkey)	51.0	11.68	0	43	4w
Du	Dundee very fine sandy loam, 7 to 10 percent slopes	22.59	5.18	0	84	3e
Dk	Dundee silt loam, 0 to 3 percent slopes, rarely flooded	21.41	4.91	0	87	2e
Ab	Alligator clay, 0.5 to 3 percent slopes	18.42	4.22	0	49	3e
Dm	Dundee silt loam, 3 to 7 percent slopes, moderately eroded, rarely flooded	16.59	3.8	0	81	4e
Ds	Dundee very fine sandy loam, 0 to 3 percent slopes, rarely flooded	14.28	3.27	0	88	2e
Fr	Forestdale very fine sandy loam, 0.5 to 3 percent slopes	12.41	2.84	0	65	3w
Fb	Forestdale silt loam, 0.5 to 3 percent slopes	11.96	2.74	0	65	3w
Fs	Forestdale very fine sandy loam, 3 to 7 percent slopes	3.14	0.72	0	65	3w
Fm	Forestdale silty clay loam, 0.5 to 3 percent slopes	3.11	0.71	0	65	3w
TOTALS		436.4 8(*)	100%	-	65.41	3.61



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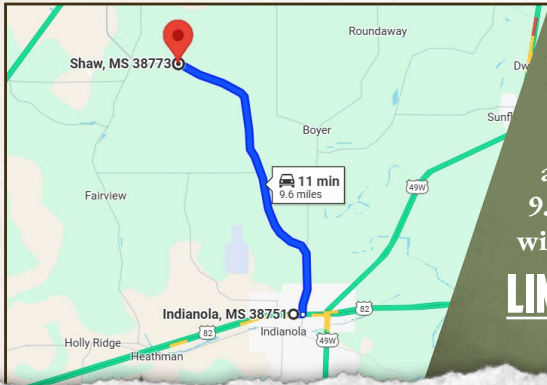
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land id. **LINK**



Directions From the Intersection of US-82 E and MS-448 in Indianola, MS: Travel east on US-82 E toward Virginia Street for 0.3 miles. Turn left onto MS-448 W/N Sunflower Avenue and continue to follow MS-448 W for 9.3 miles. Turn left and the destination will be on the right.

LINK TO GOOGLE MAP DIRECTIONS



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