

3.6± Acres in Tallahatchie County, MS
\$15,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

Office 662-846-1425

Property Profile

The Tallahatchie 3.6

Location:

- Tallahatchie County, MS
- Johnson Drive Frontage
- 4± Miles Southeast of Crowder

Coordinates:

- 34.18125, 90.53348

Property Information:

- 3.6± Acres
- 1.36± Acres Wooded
- 2.24± Acres Farmland
- Non-Irrigated

Property Use:

- Agricultural, Investment, Recreational, Potential House Site

Tax Information:

- \$61.11 for 2022
- Parcel # 007-17007



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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.



Check out this “Delta Mini-Farm” in Tallahatchie County, MS. This 3.6± acre tract offers multiple uses and is situated 4± miles southeast of Crowder, 9± miles northwest of Charleston and 1.5± miles west of Highway 35. Agriculture wise, the property consists of two main soil types: Waverly Silt Loam and Falaya Silt Loam. The farm is currently planted in soybeans but would accommodate most any crop. The wooded acreage is an ideal habitat for wildlife. Upon initial evaluation of this tract, multiple deer trails were noted.



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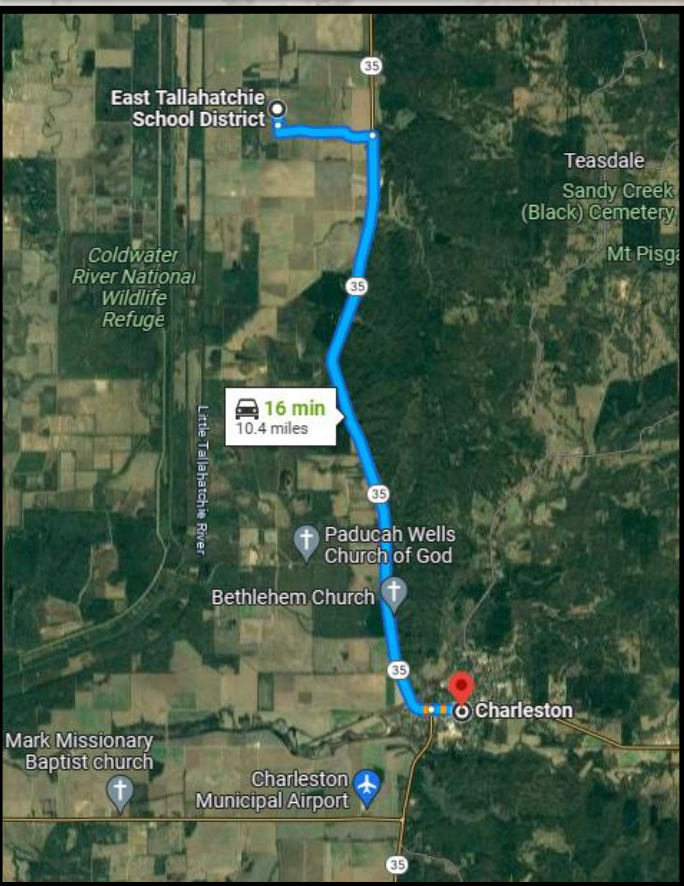
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The property offers frontage on Johnson Drive making for a great site for your new home, hunting lodge or weekend getaway. If you're looking to expand your real estate portfolio or buy your first piece of ground, this affordable Delta tract fits the bill. Call Ford True to schedule a private showing.

Directions from Charleston, MS: Travel north on Hwy 35 for approximately 7 miles and turn left onto Section Road. Travel approximately 1.5 miles to the intersection of Johnson Drive. Travel north on Johnson Drive for approximately .2 miles and the property will be on the left.



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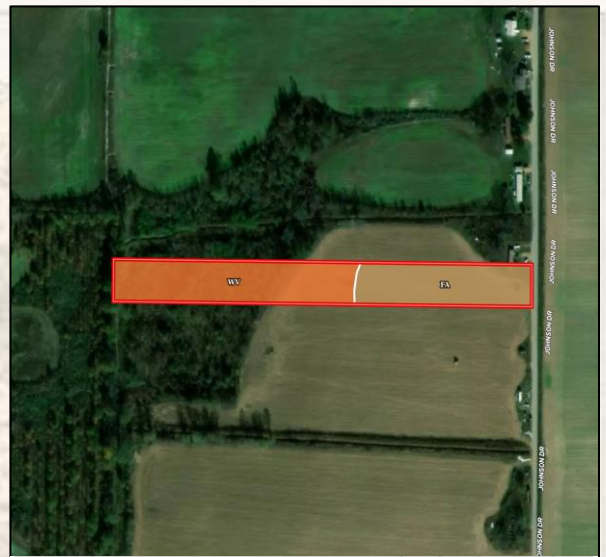
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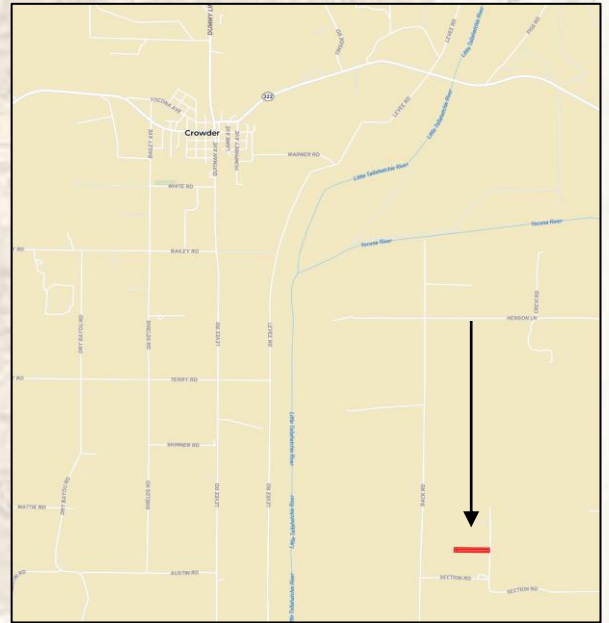
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SECTION	ACRES	APPROXIMATE VALUE	APPROXIMATE VALUE	APPROXIMATE VALUE	APPROXIMATE VALUE	APPROXIMATE VALUE	APPROXIMATE VALUE
WV	1.00	100,000	100,000	100,000	100,000	100,000	100,000
FA	1.00	100,000	100,000	100,000	100,000	100,000	100,000
TOTAL	2.00	200,000	200,000	200,000	200,000	200,000	200,000

[Map Right Link](#)

[Google Map Link](#)



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