

PRIME DUCK AND DEER HUNTING 110+/- Acres in Tallahatchie County, MS



Highway 32, Charleston, MS 38921 \$475,000

Prime Duck and Deer Hunting in Tallahatchie County, MS! This 110+/- acre property, located off Hwy 32 between Webb and Charleston, MS, offers prime hunting opportunities in the flyaway. The tract features three duck holes and 4-5 deer stands, along with a gated entrance, water, utilities, an older house, and an RV hook-up. The property generates \$2,000 yearly in CRP payments from acorn-producing trees that attract abundant wildlife. There are two timber holes and one open field hole with a floodgate to control water levels. Water and utilities are available at the front entrance by the solar panel gate and the back entrance on a dead-end road, making it an ideal location to build your campsite. Call Anthony to schedule your showing today!



**ANTHONY
STEEN**
REALTOR®
Office: 662.441.2500
Cell: 662.645.5151
Anthony@TomSmithLand.com



A Real Estate Expert You Can Trust
TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





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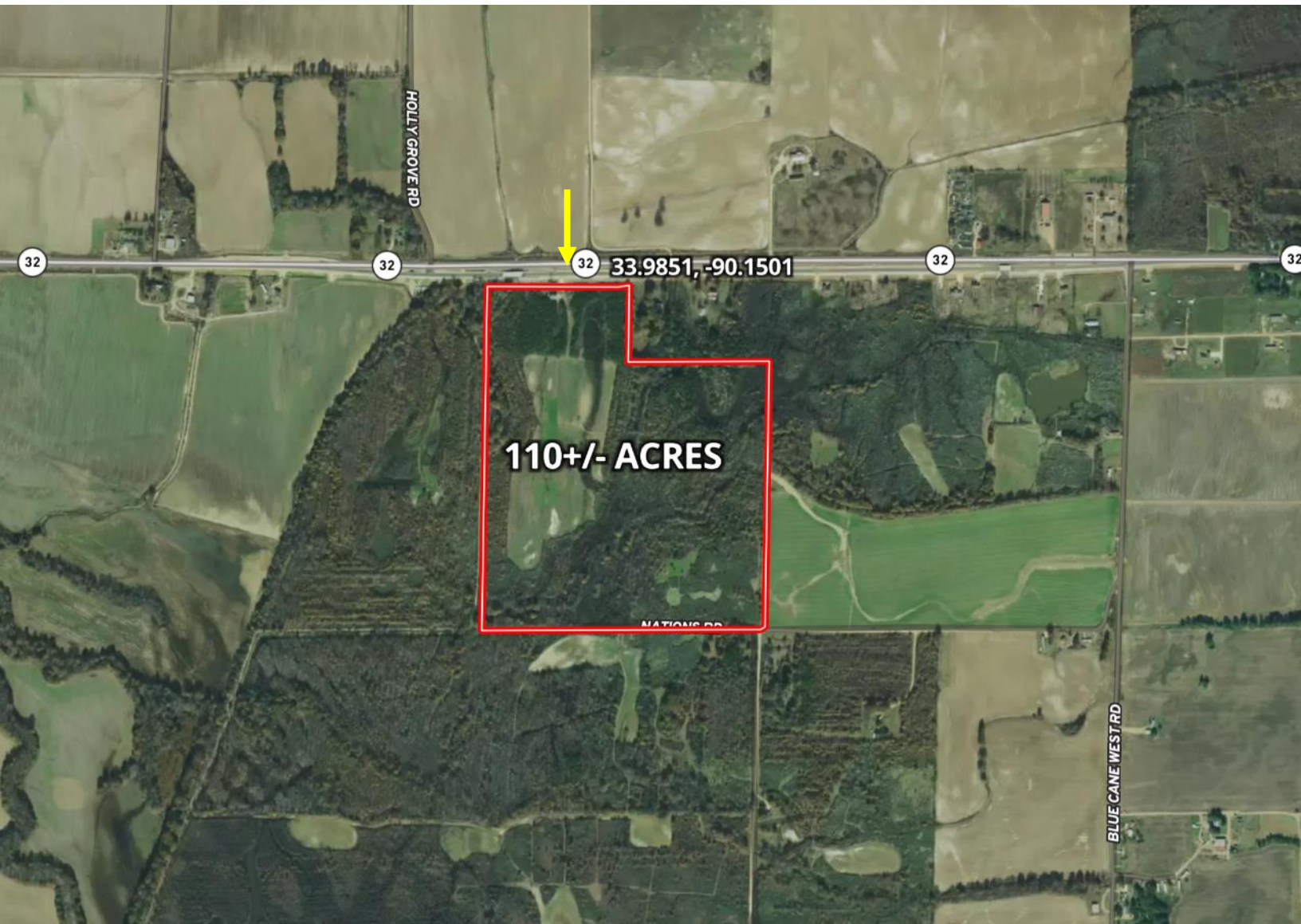
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AERIAL MAP



[Click Here for an Interactive Map](#)

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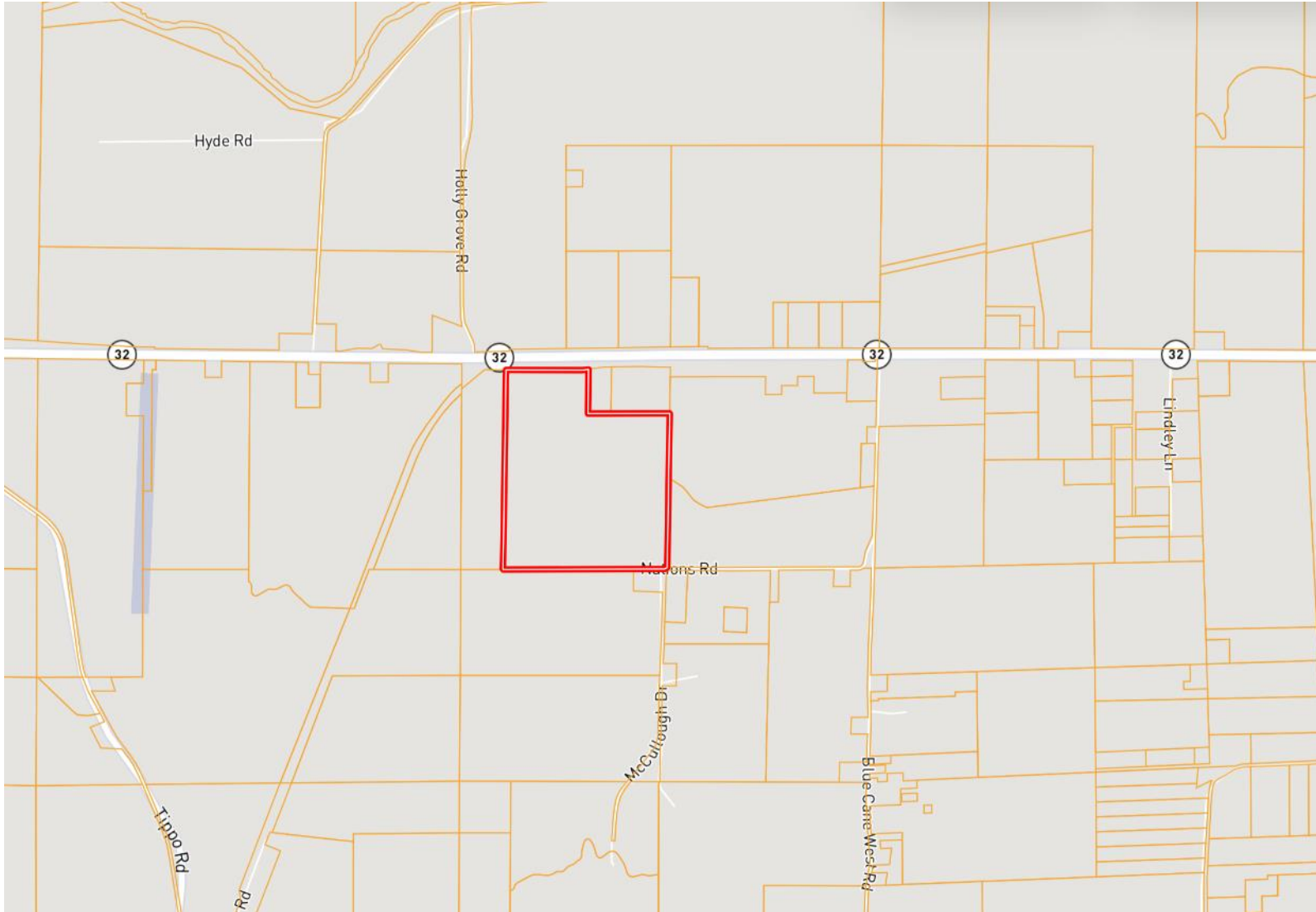
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OWNERSHIP MAP



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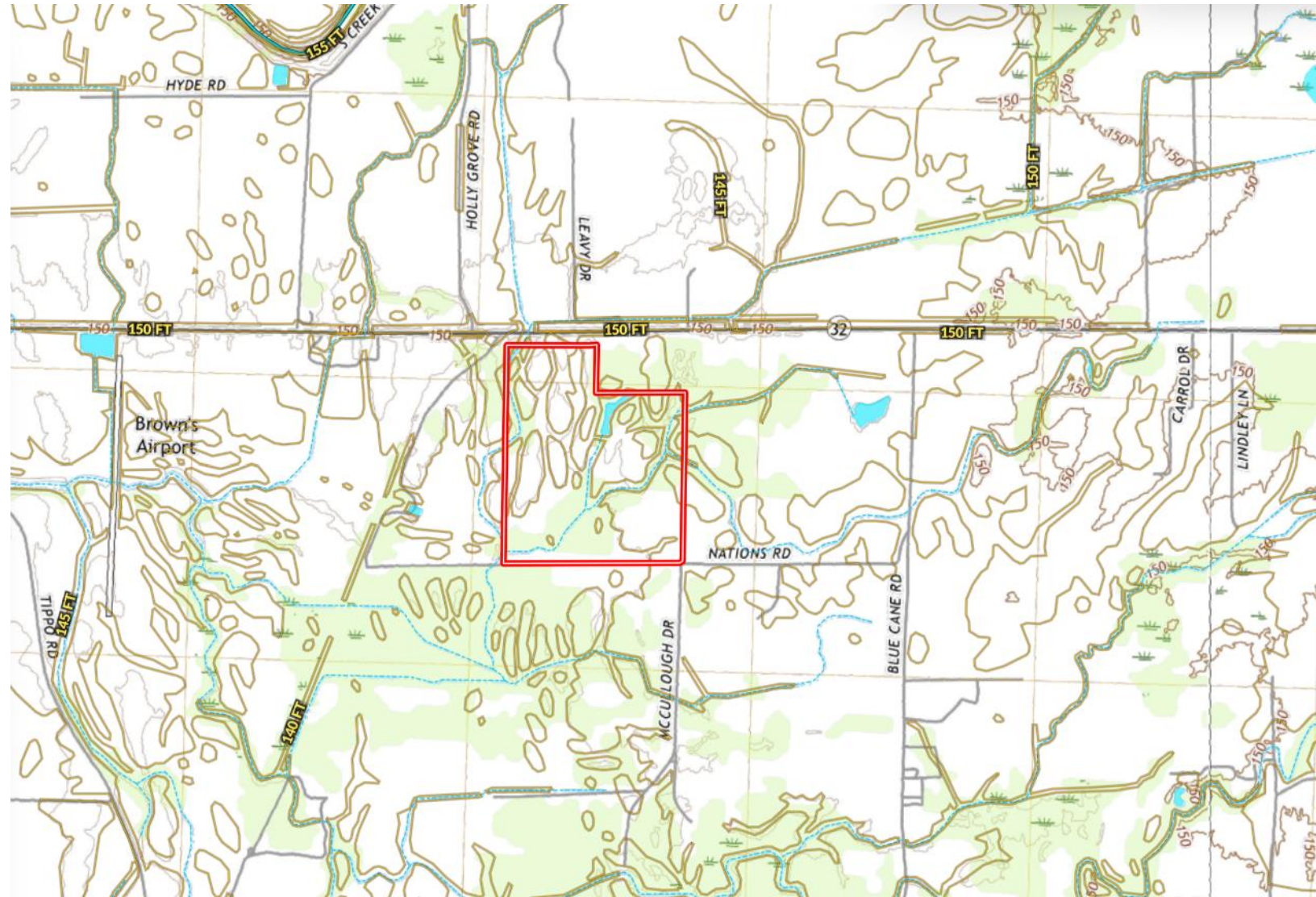


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TOPOGRAPHY MAP



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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
TpA	Tippo silt loam, 0 to 2 percent slopes	76.64	71.84	0	88	2w
Wv	Waverly silt loam	15.8	14.81	0	77	3w
Fa	Falaya silt loam	11.9	11.15	0	76	2w
Cb	Calhoun-Bonn complex	2.34	2.19	0	67	3w

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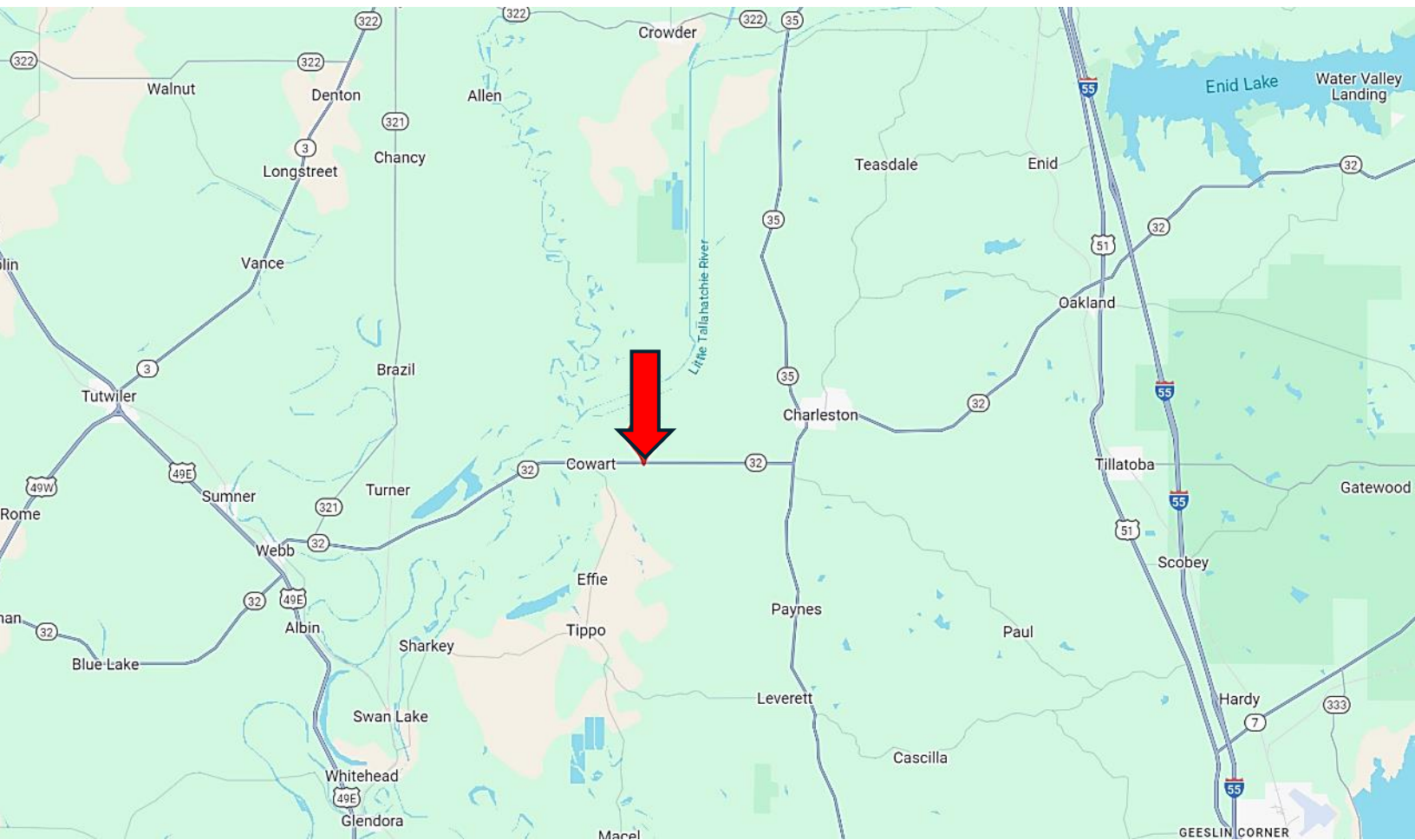
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DIRECTIONAL MAP



Directions from I-55 in Grenada, MS: Take exit 206 for MS-8 towards MS-7 S/Grenada/Greenwood. Turn left onto MS-8 and travel 8.2 miles. Turn right onto MS-35 and travel 3.8 miles. Turn right to continue on MS-35 and travel 14.4 miles. Turn left onto Hwy 32 W. After 4.5 miles, the property will be on the left. [GOOGLE MAP LINK](#)



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