



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

13.1± ACRES
WASHINGTON COUNTY, MS
\$62,225



OFFICE (662) 846-1425 | WWW.SMALLTOWNPROPERTIES.COM

THE WASHINGTON 13.1

PROPERTY PROFILE

LOCATION:

- Highway 1 South
Greenville, MS 38701
- Washington County
- 2± Miles S of the
New Hwy 82 Bypass
- 19± Miles E of Lake Village, AR
- 40± Miles SW of Cleveland

COORDINATES:

- 33.30405, -91.04095

TAX INFORMATION:

- Taxes: \$229.78
- Parcel – 8561500000
- Parcel – 8561501000
- Parcel – 8561502000
- Parcel – 8561503000
- Parcel – 8561504000
- Parcel – 8561506200

PROPERTY USE:

- Agricultural
- Investment
- Commercial Potential

PROPERTY INFORMATION:

- 13.1± Acres
- Currently in
Row Crop Production
- Predominantly Sharkey
Clay Soils
- 1,600± Feet of Frontage
on Highway 1
- Utilities Available
- Will Divide
- Additional Acreage Available



HENRY MOSCO | MANAGING BROKER
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BILLY CARPENTER | LAND SPECIALIST
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WELCOME TO THE WASHINGTON 13.1

WELCOME TO THE WASHINGTON 13.1, LOCATED ON HIGHWAY 1 SOUTH IN THE WAYSIDE COMMUNITY JUST SOUTH OF GREENVILLE, MISSISSIPPI. This 13.1± acre property in Washington County offers an excellent opportunity for agricultural use, residential, or commercial development. The property is situated about two miles south of the new Highway 82 Bypass, providing convenient access while still maintaining a rural setting.

The acreage is currently in row crop production and features predominantly Sharkey Clay soils. With approximately 1,600 feet of frontage along Highway 1 and utilities available, the Washington 13.1 offers outstanding visibility and accessibility. There are an additional 27± tillable acres adjoining the property on the west side of Highway 1 that are also available for purchase.

Whether you are looking to expand a farming operation, build a business, establish a small farm, or invest in land just outside Greenville, this tract provides multiple possibilities.

Contact Billy Carpenter or Henry Mosco today to schedule a private showing and experience #TheSmallTownWay.



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701 W. Sunflower Rd - Cleveland, MS 38732 | O: 662-846-1425 | smalltownproperties.com Information is believed to be accurate but not guaranteed.

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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Sa	Sharkey clay, 0 to 0.5 percent slopes, rarely flooded	8.62	60.41	0	43	3w
Da	Dowling clay (sharkey), 0 to 2 percent slopes, occasionally flooded	5.65	39.59	0	38	4w
TOTALS		14.27()	100%	-	41.02	3.4



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WASHINGTON COUNTY, MISSISSIPPI

land id. LINK



Directions From Greenville, MS:
 Travel south on Highway 1 for 6.6 miles to the property on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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