

WELCOME TO
Pullen Farm

447.48± ACRES
TALLAHATCHIE COUNTY, MS
\$3,132,360

MISSISSIPPI DELTA FARMLAND



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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PULLEN FARM

PROPERTY PROFILE

LOCATION:

- Tutwiler Road
Tutwiler, MS 38963
- Tallahatchie County
- 18± Miles SE of Clarksdale
- 70± Miles SW of Oxford

PROPERTY USE:

- Agriculture
- Rental Income
- Investment
- Recreational
- Hunting

TAX INFORMATION:

- Total Taxes for 2025: \$6,444.20
- Parcel 0503400602: \$666.47
- Parcel 05027003: \$1,732.67
- Parcel 0502700101: \$2,902.44
- Parcel 04722003: \$1,142.62

COORDINATES:

- 33.99785, -90.3913

PROPERTY INFORMATION:

- 447.48± Total Surveyed Acres
- 412± Acres of Certified
Row Crop Farmland
- 163± Acre Conservation
Easement
- Primarily Alligator Clay Soils
- Land-Leveled Fields
- Irrigation Risers and
Water Control Structures
- Excellent Internal
Road System
- Large Turnrows
- Furrow Irrigated with
Four Irrigation Wells



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WILSON BRITT

LAND SPECIALIST

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701 W. Sunflower Rd - Cleveland, MS 38732

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Information is believed to be accurate but not guaranteed.

WELCOME TO PULLEN FARM

WELCOME TO PULLEN FARM, A HIGHLY PRODUCTIVE ROW CROP FARM LOCATED JUST OUTSIDE OF TUTWILER IN TALLAHATCHIE COUNTY, MS. Situated on Pharis Road and Tutwiler Road, the 447.48± surveyed-acre property offers an outstanding opportunity for producers, investors, and outdoor enthusiasts alike.

The farm includes 412± acres of certified row crop farmland, with approximately 163 acres enrolled in a conservation easement. The cropland consists primarily of alligator clay soils, making it well-suited for growing soybeans, rice, and corn. Pullen Farm has been thoughtfully developed for efficient farming operations with three 60-horsepower irrigation wells powered by diesel/propane motors and one 30-horsepower, three-phase electric well.

[CLICK HERE](#) OR SCAN THE CODE TO WATCH A VIDEO



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MORE ABOUT PULLEN FARM

Designed with productivity in mind, the farm features land-leveled fields, large turnrows, and an excellent internal road system providing easy access for large farm equipment. Irrigation risers and water control structures throughout the property allow for efficient water management and simplify irrigation during the growing season.

The conservation easement also enhances the property's recreational appeal. Combined with the existing water control structures, portions of the farm can be managed for waterfowl habitat and duck hunting, while surrounding cover and nearby habitat create natural travel corridors for whitetail deer. This combination of productive farmland and quality wildlife habitat makes Pullen Farm a unique offering in the Mississippi Delta.

Whether you're looking to expand your farming operation, generate rental income, or invest in quality Mississippi Delta farmland with recreational potential, Pullen Farm is a well-rounded property with long-term value.

**Call Wilson Britt today to schedule a private showing
and experience #TheSmallTownWay!**



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**CONSERVATION
EASEMENT**

WELLS

FLOOD ZONE

LOCATION



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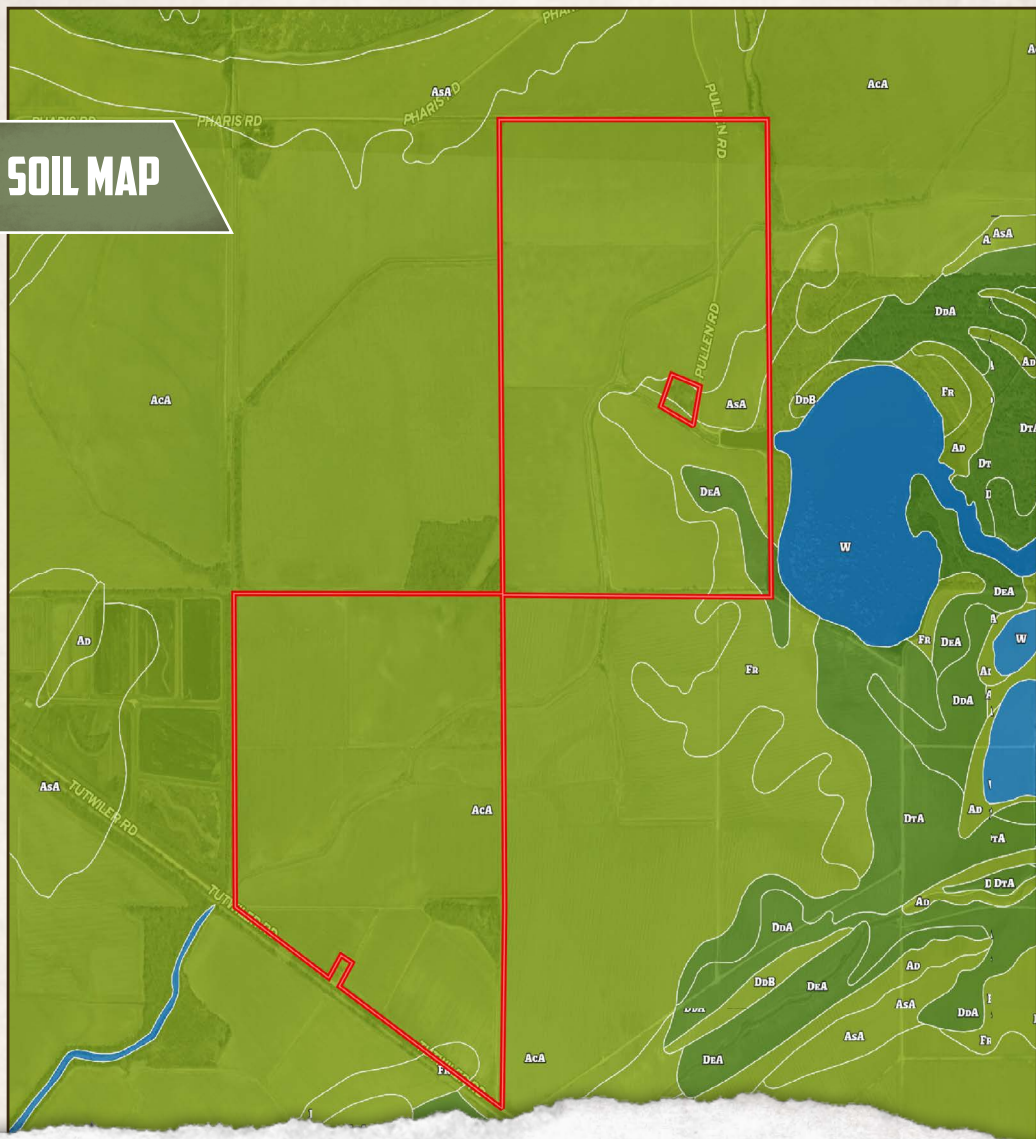
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SOIL MAP



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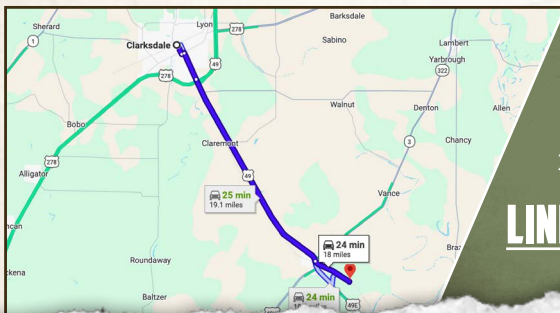
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land id. LINK

UNDERGROUND PIPELINE

0 200



Directions from Clarksdale, MS:
Travel 13.1 miles on US 49 S. Turn left on Tutwiler Road and continue 2.4 miles to the destination on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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