



# SMALLTOWN

HUNTING PROPERTIES  
& REAL ESTATE

**33± ACRES**  
**COAHOMA COUNTY, MS**  
**\$182,000**



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# THE COAHOMA 33

## PROPERTY PROFILE

### LOCATION:

- Clarksdale, MS 38614-9768
- Coahoma County
- Adjacent to Wal-Mart Supercenter
- Access via Hwy 161  
& Bramlett-Davenport Road

### COORDINATES:

- 34.17747, -90.59306

### PROPERTY USE:

- Agriculture
- Development
- Investment

### PROPERTY INFORMATION:

- 33± Total Acres
- 30± Tillable Acres
- Dundee, Dubbs and  
Forrestdale Silty Loams
- Zoned C-2 Hwy Commercial

### TAX INFORMATION:

- \$1,173.82 for 2023



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**FORD TRUE**

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 THE COAHOMA 33

**WELCOME TO THE COAHOMA 33: A MISSISSIPPI DELTA AGRICULTURAL TRACT WITH DEVELOPMENT POTENTIAL.** Though this is a small acreage tract, the soils really pack a punch! Dundee, Dubbs, and Forrestdale Silty Loams are the primary types here. Currently, the farm is non-irrigated but could be improved in the future to suit the needs of the new owner. Two access points are a plus for this tract: one along Hwy 161 and the other on Bramlett-Davenport Road. The location of this place makes it unique. Its property lines join Wal-Mart Supercenter and makes for a prime piece for future development opportunities.

If you are in the market for a property that produces rental income and has potential for commercial development, the Coahoma 33 is worth considering.

**To schedule a private showing, call Ford True today.**



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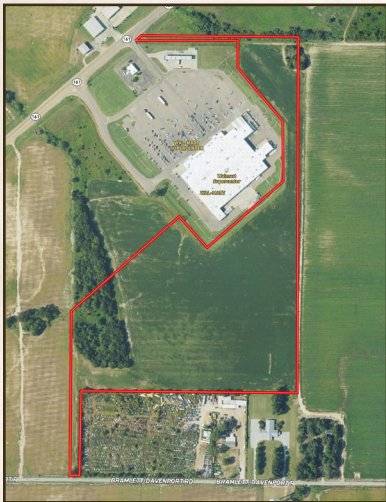
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33 ± ACRES

COAHOMA COUNTY, MISSISSIPPI

land id. LINK



SOIL MAP

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Dg	Dundee silt loam, 0 to 3 percent slopes, rarely flooded	15.39	45.45	0	87	2e
Dd	Dubbs very fine sandy loam, 0 to 3 percent slopes, rarely flooded	6.39	18.87	0	90	2e
Fb	Forestdale silt loam, 0.5 to 3 percent slopes	5.78	17.07	0	64	3w
Db	Dowling soils (sharkey)	5.38	15.89	0	52	4w
Fh	Forestdale silty clay loam, 0.5 to 3 percent slopes	0.92	2.72	0	64	3w
TOTALS		33.86(±)	100%	-	77.45	2.52



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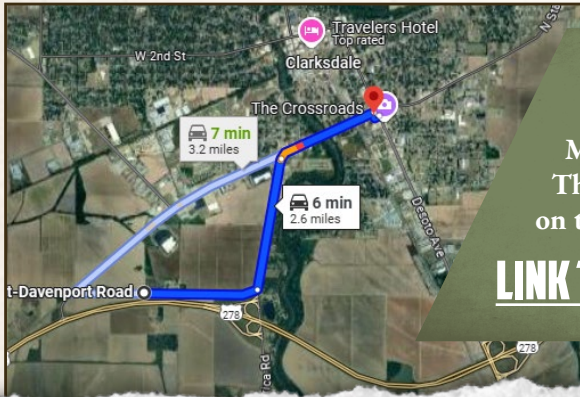
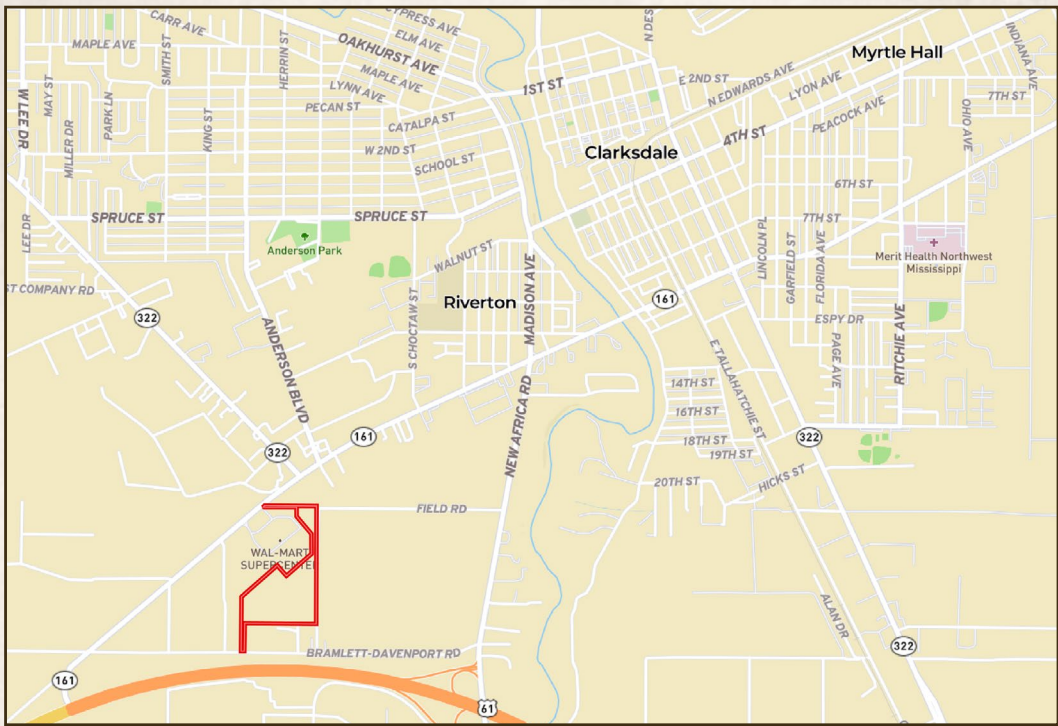
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Directions From the Intersection of Hwy 61 & Hwy 49 in Clarksdale MS: Travel 1.8 miles west on Hwy 61. The entrance to the property will be on the left.

**LINK TO GOOGLE MAP DIRECTIONS**



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