

169.42± ACRES
TALLAHATCHIE COUNTY, MS
\$465,905



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (769) 888-2522

THE TALLAHATCHIE 169.42

PROPERTY PROFILE

LOCATION:

- Tallahatchie County, MS
- Located in Enid
- Approximately 15 Minutes SW of Batesville

COORDINATES:

- 34.0996, -90.0227

PROPERTY USE:

- Homesite
- Recreational
- Investment

PROPERTY INFORMATION:

- Old Home Place
- Rolling Pastureland
- 3 Stocked Fishing Ponds
- Timbered Draws & Cutover
- Good Deer and Turkey Hunting
- Utilities Provided by North Tallahatchie Water Association & Tallahatchie Valley EPA

TAX INFORMATION:

- 2022 - \$570.87
- Parcel #: 015-30002



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MICHAEL OSWALT, ALC

PRINCIPAL BROKER


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4848 Main St. - Flora, MS 39071

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Information is believed to be accurate but not guaranteed.

WELCOME TO THE TALLAHATCHIE 169.42

WELCOME TO THE TALLAHATCHIE 169.42 LOCATED JUST SOUTH OF TEASDALE, MS. This 169.42± acre Tallahatchie County property has a little bit of everything for you to enjoy the hills of Mississippi – an old home place, pastureland, stocked ponds, timbered draws, and cutover. When you arrive at the farm, you will quickly notice the beautiful, rolling pastureland with scattered timberland and ponds. It'll be easy to imagine your new home or cabin overlooking the countryside, cows or horses in the pasture, and hunting land in the back. The access will be along the east side of Teasdale Road and the north side of Rowe Drive. Three ponds are in place ready for your summertime fishing pleasure: 0.80± acres, 2.60± acres, and access to a 15+ acre pond. A road system will take you almost anywhere you want to ride on the property. As you study the tract from an aerial standpoint, there are multiple spots that would make for great wildlife plots.



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MORE ABOUT THE TALLAHATCHIE 169.42

This area is known for good deer and turkey numbers but there hasn't been any hunting on this tract in recent years. Upon initial inspection, tons of turkey scratchings and good deer signs were noted. The stage is set for recreational development. North Tallahatchie Water Association and Tallahatchie Valley EPA provide utilities in the area. The property is conveniently located approximately 15± miles southwest of Batesville and 60± miles south of Southaven. This tract has a ton of opportunities – cabin, homestead, cattle or horses, hunting, fishing, investment, or all the above.


If you have been searching for a recreational property in the north central hills of Mississippi, give Michael Oswalt a call for your private tour of the Tallahatchie 169.42 today!



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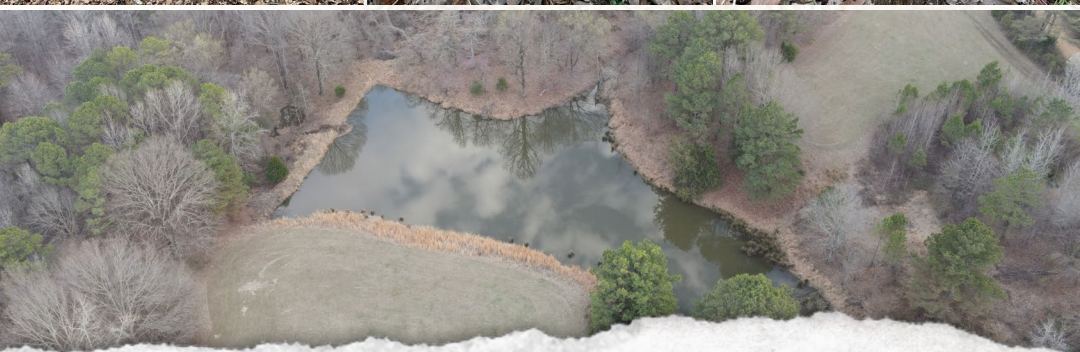
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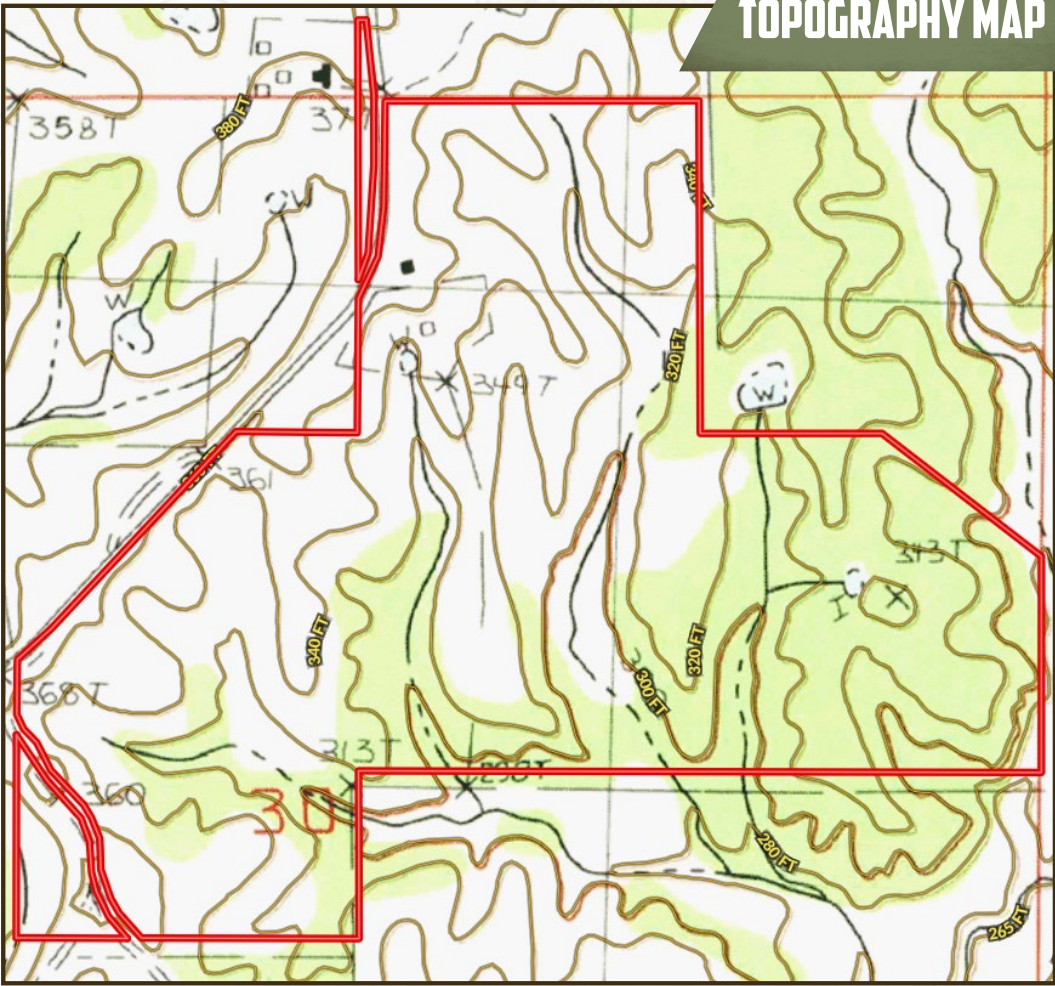
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TOPOGRAPHY MAP



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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
MeE3	Memphis silt loam, 12 to 17 percent slopes, severely eroded	61.02	35.87	0	71	6e
MeF	Memphis silt loam, 17 to 40 percent slopes	35.99	21.16	0	20	7e
Cn	Collins silt loam	21.72	12.77	0	56	2w
MeD3	Memphis silt loam, 5 to 12 percent slopes, severely eroded	20.85	12.26	0	76	4e
MeE	Memphis silt loam, 12 to 17 percent slopes	9.75	5.73	0	81	6e
MeC2	Memphis silt loam, 5 to 8 percent slopes, eroded	6.67	3.92	0	82	3e
GuF	Gullied land-Memphis complex, 8 to 40 percent slopes	6.19	3.64	0	1	7e
MeF3	Memphis silt loam, 17 to 40 percent slopes, severely eroded	4.26	2.5	0	18	7e
W	Water	3.37	1.98	0	-	-
DAM	DAM	0.3	0.18	0	-	-
TOTALS		170.1 2(*)	100%	-	54.51	5.39



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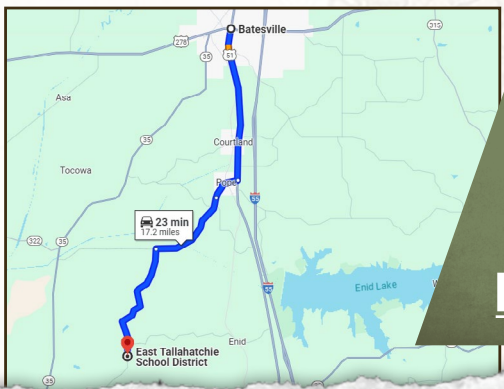
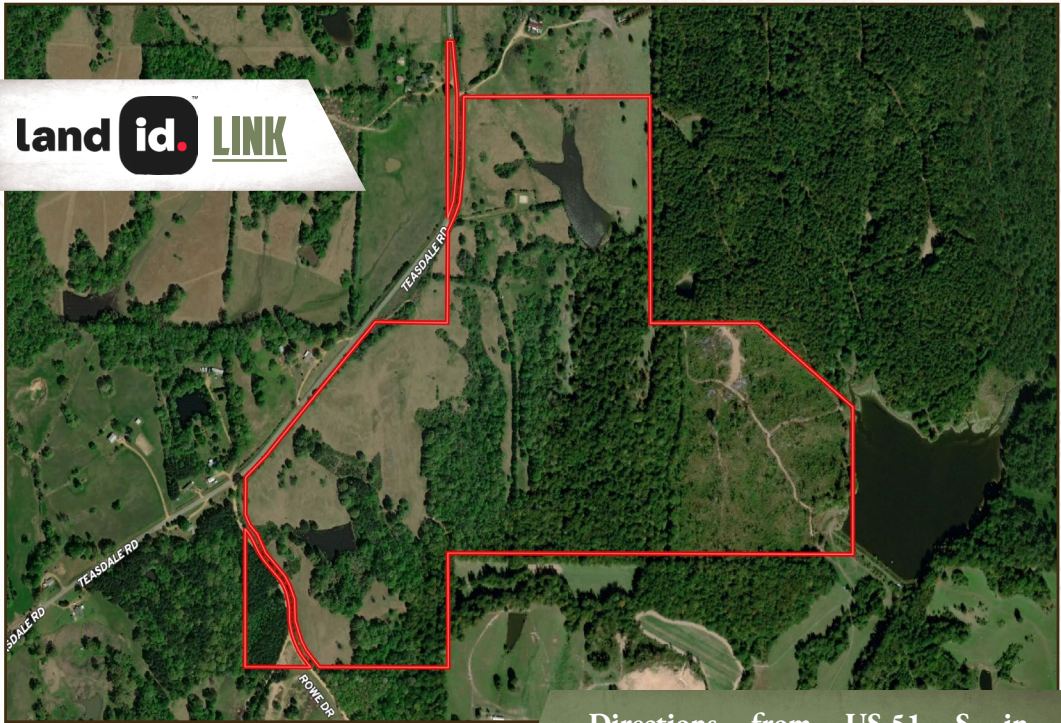
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Directions from US-51 S in Batesville, MS: Travel south on US-51 S for 6.6 miles. Turn right onto Main Street and travel 1.4 miles. Continue straight onto Pope Crowder Road and travel for 2.8 miles. Turn left onto Teasdale Road and continue for 5.4 miles. The property is located on the left.

LINK TO GOOGLE MAP DIRECTIONS



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