

Prime Hunting & Timber Investment Opportunity

99± acres in Sunflower County | \$300,000



This 99+/- acre property in Sunflower County is located on Fox Road in Shaw, MS, in the heart of the Mississippi Delta. The tract offers a blend of 91± acres of hardwood timber featuring cypress, oak, and Tupelo gum trees and 8± acres of farmland. The diverse landscape creates the perfect setting for deer and duck hunting, with some timber in a duck-hunting brake and oak trees flourishing on higher ground. Not only is this a recreational haven, but it also presents a valuable investment opportunity, with harvestable timber offering potential returns. For those seeking even more, an additional 50.5± acres of CRP land is available for separate purchase, which provides \$7,700 in annual income for the next five years. This property also includes a fully renovated 3-bedroom, 1-bathroom camp house, ideal for use as a hunting camp. This is a rare chance to secure a property rich in recreational and investment potential. Call Anthony for your tour today!



**ANTHONY
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TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





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AERIAL MAP

[Click for the Interactive Map](#)



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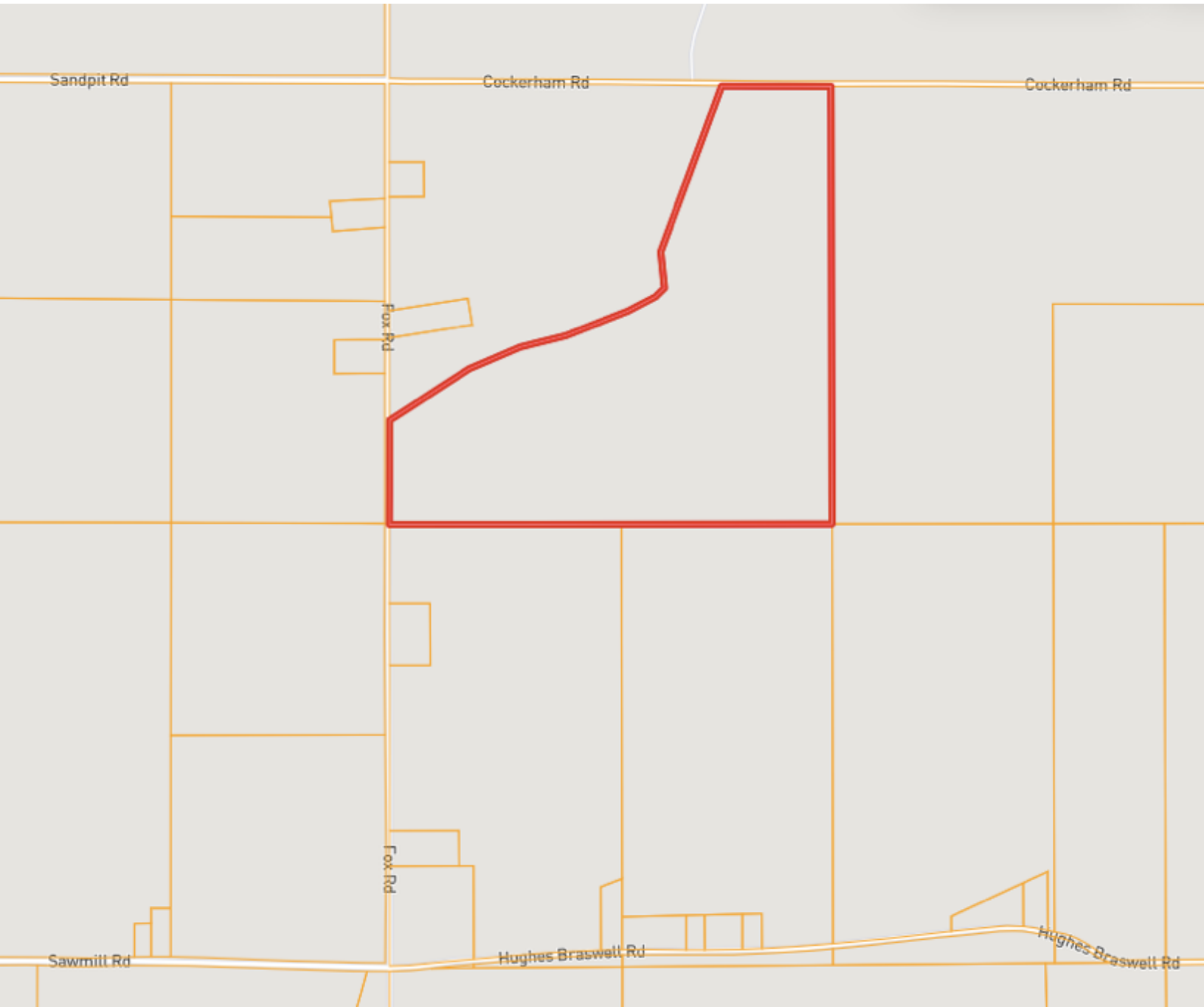


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OWNERSHIP MAP



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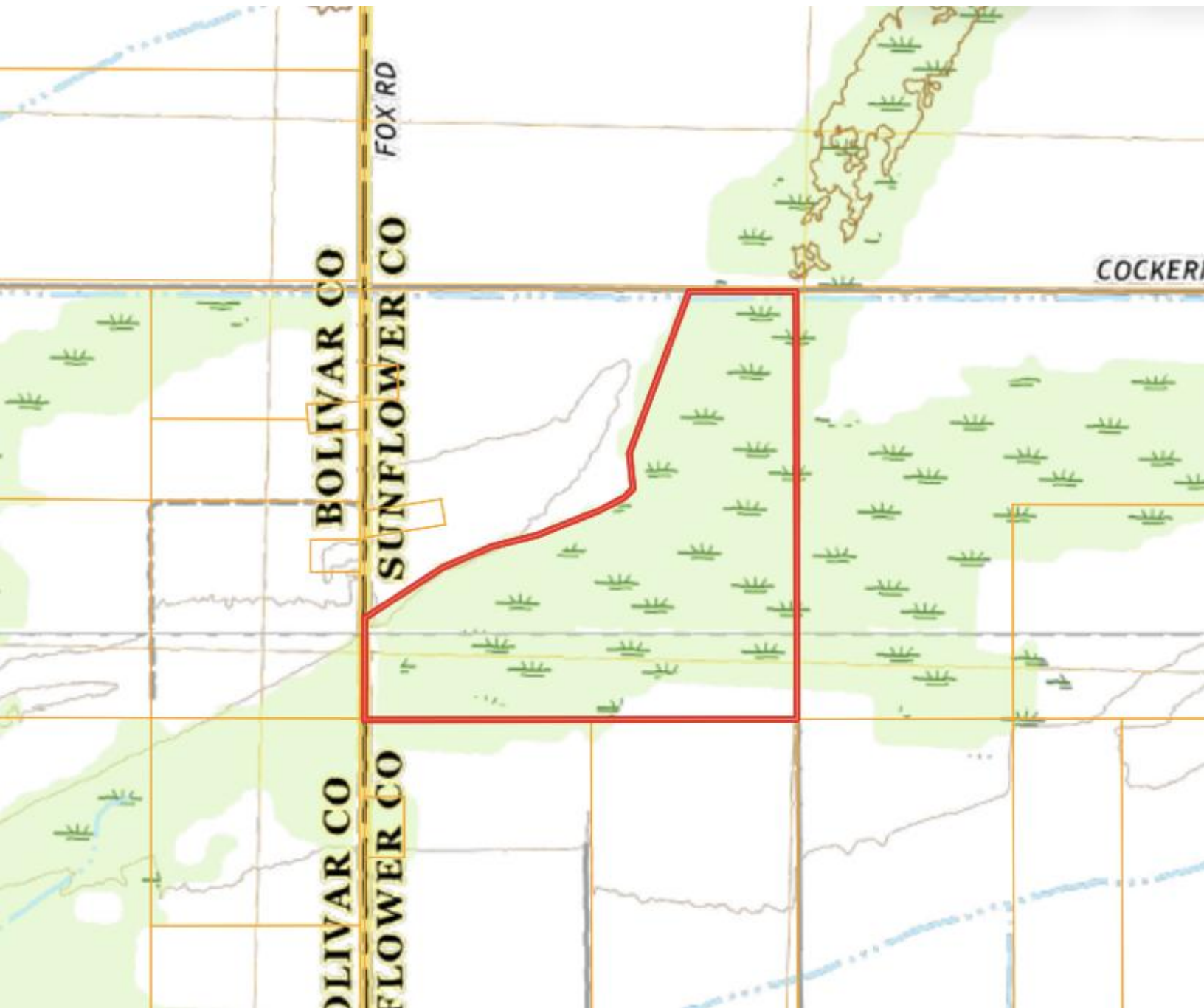


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TOPOGRAPHY MAP



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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Db	Dowling clay (sharkey)	64.53	66.63	0	40	5w
Fm	Forestdale silty clay loam, 0.5 to 3 percent slopes	29.95	30.92	0	65	3w
Ag	Alligator silty clay, 0.5 to 3 percent slopes	1.24	1.28	0	49	3e
Ab	Alligator clay, 0.5 to 3 percent slopes	0.58	0.6	0	49	3e
Fb	Forestdale silt loam, 0.5 to 3 percent slopes	0.37	0.38	0	65	3w
Dc	Dowling soils, overwash phases (sharkey)	0.16	0.17	0	43	4w
Fe	Forestdale silty clay loam, 0 to 3 percent slopes	0.03	0.03	0	65	3w
TOTALS		96.86(*)	100%	-	48.01	4.33

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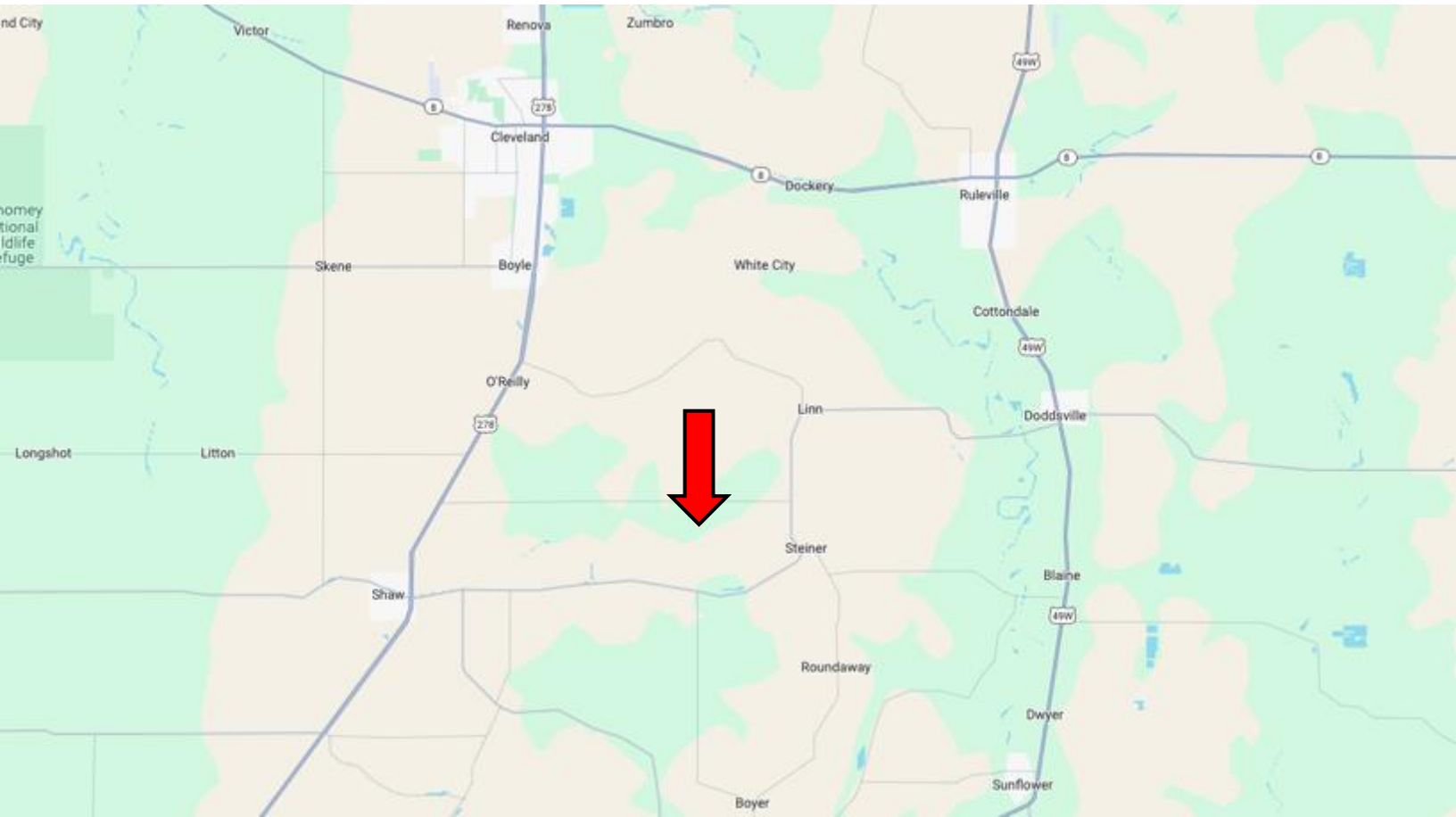


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DIRECTIONAL MAP



Address: Fox Rd, Shaw, MS 38773

Directions from US-278 & MS-448 in Shaw, MS: Travel east on MS-448 E for 1.1 miles. Continue straight onto MS-442 E and travel 5.1 miles. Turn left onto Charlie Ellis Rd and travel 0.9 miles. Continue onto Fox Rd. After 0.6 miles, the property will be on the right. [Google Map Link](#)



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