SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

80± ACRES
TUNICA COUNTY, MS

$372,000



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

THE TUNICA 80

PROPERTY PROFILE

LOCATION:

- Counce Road
  Banks, MS 38664
- Tunica County
- 16± Miles Northeast of Tunica
- 14± Miles West of Hernando

COORDINATES:

- 34.8004652, -90.2063580

PROPERTY USE:

- Agriculture
- Investment
- Development
- Recreational

PROPERTY INFORMATION:

- 80± Total Acres
- 73.13± Tillable Acres
- Crop Bases
  - Grain Sorghum: 18.15± Acres
  - Soybeans: 54.98± Acres
- Non-Irrigated
- Sharkey Clay Soils
- 0.5± Mile State-Aid Road Frontage
- Lake Cormorant Bayou Traverses Property

TAX INFORMATION:

- 3107 25000 0000100
- Tax Amount: $1,090





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HENRY MOSCO
MANAGING BROKER
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701 W. Sunflower Rd - Cleveland, MS 38732
smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE TUNICA 80

LOCATED IN THE BANKS COMMUNITY OF TUNICA COUNTY, MISSISSIPPI, THIS 80± ACRE PROPERTY OFFERS AN EXCELLENT OPPORTUNITY FOR AGRICULTURAL USE, INVESTMENT, OR POTENTIAL DEVELOPMENT. Situated approximately 16 miles northeast of Tunica and 14 miles west of Hernando, the property lies at the foot of the hills of DeSoto County on the county line. Currently used as farmland, the property features 73.13± tillable acres with Sharkey clay soils and established crop bases for soybeans and grain sorghum. Additional features include approximately half a mile of state-aid road frontage along Counce Road and Lake Cormorant Bayou running through the property. With its convenient location and productive farmland, this tract offers potential for continued agricultural use, recreation, or future residential or commercial development.

Call Henry Mosco today to schedule a private showing and experience #TheSmallTownWay!





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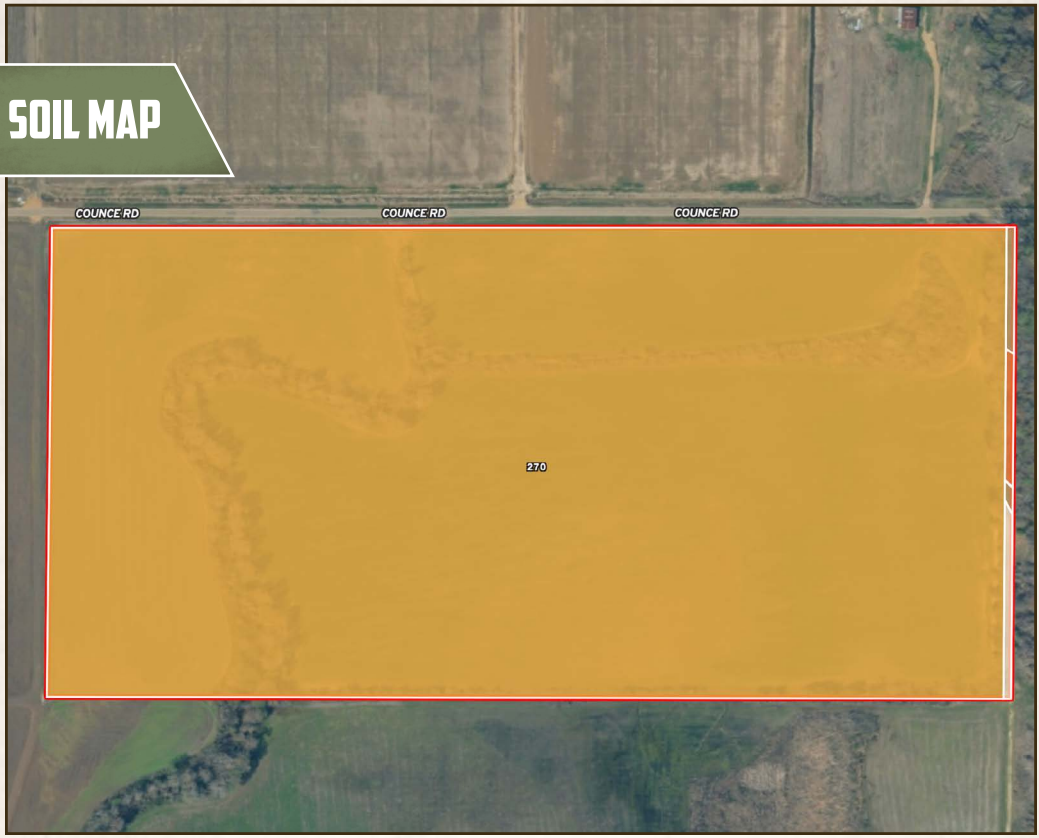



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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
270	Sharkey clay, 0 to 1 percent slopes, rarely flooded, south	77.82	99.18	0	41	3w
Cl	Collins and Falaya silt loams, local alluvium phases	0.26	0.33	0	80	2w
Na	Natchez silt loam, steep phase	0.21	0.27	0	67	6e
Gk	Gullied land, Loring soil material	0.18	0.23	0	-	7e
TOTALS		78.47(*)	100%	-	41.11	3.01



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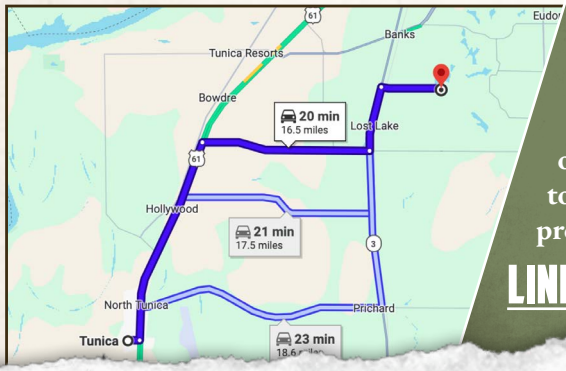
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land id. LINK





Directions from Tunica, MS: Travel North on Highway 61 for 6.7 miles. Turn right onto Arkabutla Dam Road and continue for 5.4 miles. Turn left onto Highway 3 and continue for 2.1 to Counce Road and take a right. The property will be on the right in 1.9 miles.

LINK TO GOOGLE MAP DIRECTIONS



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