



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

Office 769-888-2522

160.17 ± Acres in Sunflower County, MS
\$555,450

Property Profile

The Sunflower 160.17

Location:

- Sunflower County, MS
- Located in Indianola
- Approximately 20 Miles SE of Cleveland

Coordinates:

- 33.4789, -90.6191

Property Information:

- 160.17± Acres
- Sunflower River & Beaver Dam Bayou Frontage
- Paved Frontage on 2 Roads
- Great Deer and Small Game Hunting
- Gravel Road Frontage

Property Use:

- Investment
- Hunting
- Fishing
- Recreational

Tax Information: 2022- \$556

- Parcel 1#: 115210000600



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MICHAEL OSWALT

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4848 Main St. - Flora, MS 39071

smalltownproperties.com

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Information is believed to be accurate but not guaranteed.

Welcome to the Sunflower 160.17 located along the south side of the Sunflower River. This Mississippi Delta tract is in the right spot! Most deer hunters know what waterways provide in a property - travel corridors, especially during the rut. This one enjoys over 3000 frontage feet along the Sunflower River and approximately 3500 frontage feet along Beaver Dam Bayou. The banks are lined with scenic mature timber and the remainder of the property is approximately 20-year-old hardwood timber. There are no government contracts in place meaning you can clear or thin the trees as you please make additional bedding areas and/or open new plots. Currently, there are two wildlife plots in place, equipped with Boss Buck feeders and double stands.



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If you zoom out on the aerial map, notice all the farmland to the south, east, and west. No need for summer plots as the deer already have a buffet in their backyard. As you ride along the interior road system, you will quickly notice all the signs, this property is holding an abundant herd. The Sunflower River can be a great source of year-round catfishing as well. The entire southern border along Gwin-Lipnick gravel road offers many entrances so that you won't be blowing the deer out every time you slip into a stand.



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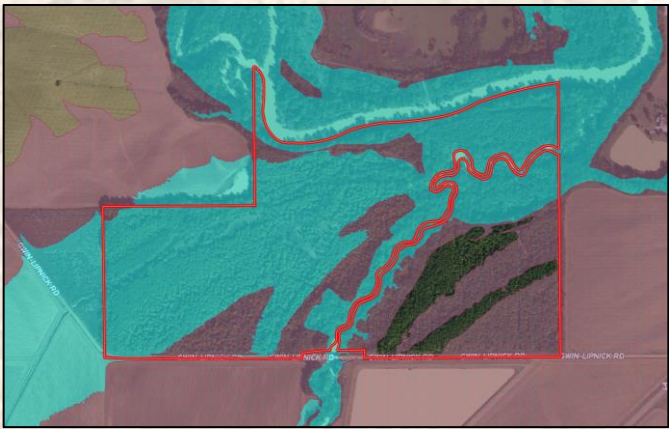
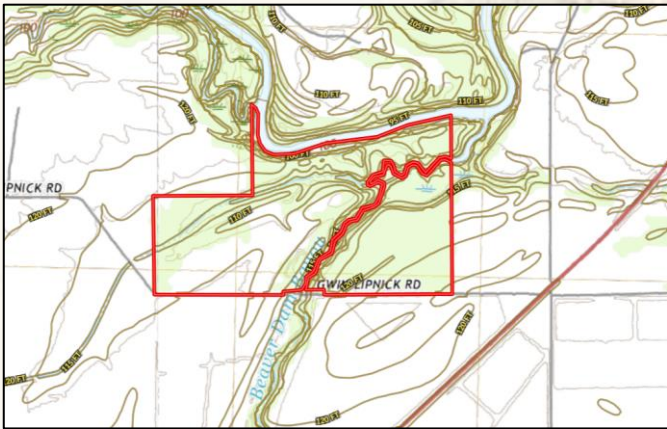
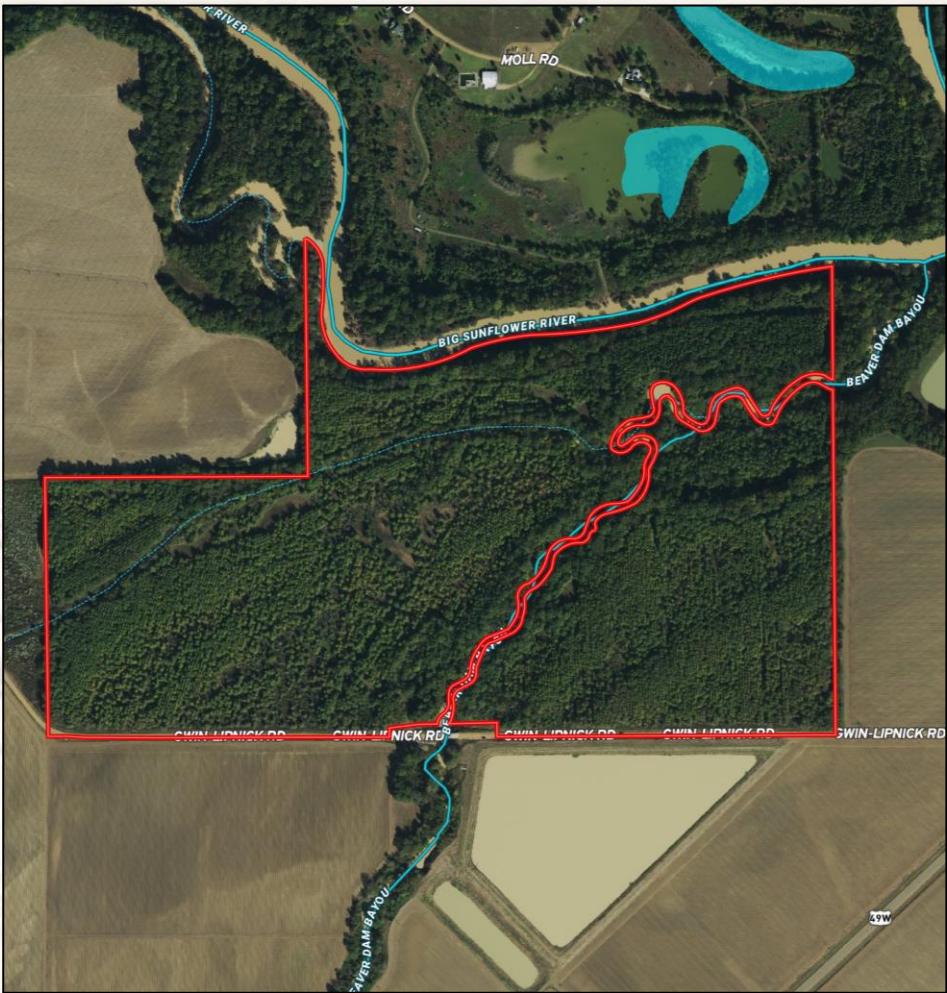
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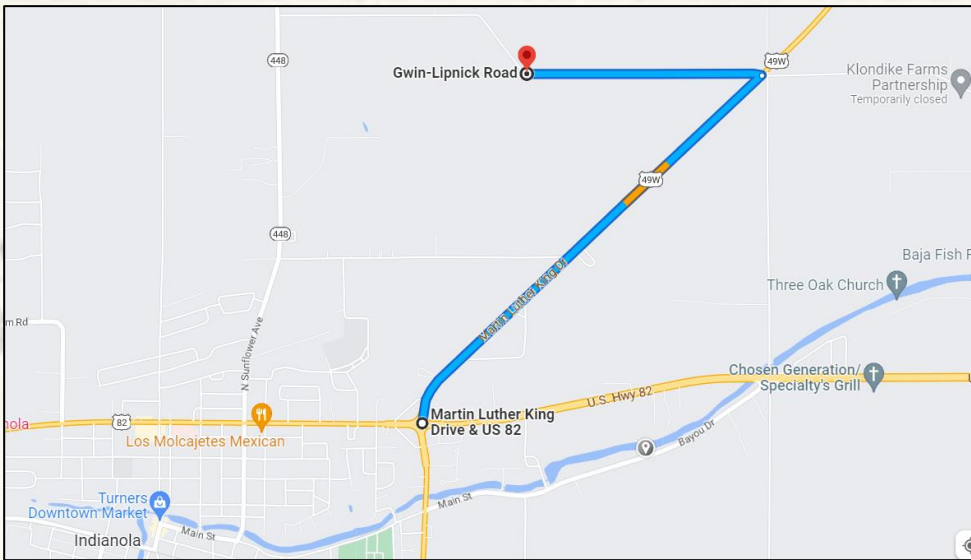
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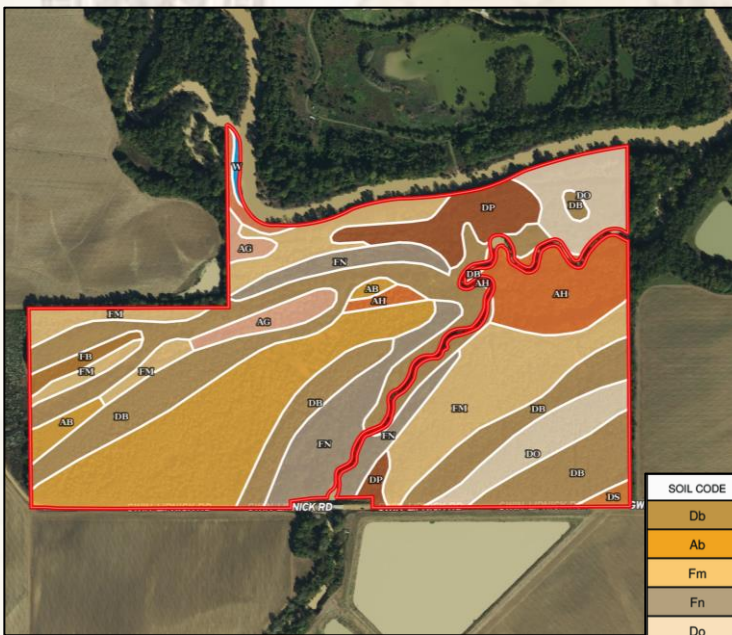
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Google Map Directions



Land doesn't come up for sale too often in this area of the Mississippi Delta. Indianola is just a couple of miles to the southwest and Cleveland is approximately 20 miles to the northwest. If you have been searching for an excellent hunting tract centrally located in the Delta, let's take a ride on the Sunflower 160.17 today!

| SOIL CODE | SOIL DESCRIPTION | ACRES | % | GPI | NCCPI | CAP |
|-----------|--|-----------|-------|-----|-------|------|
| Db | Dowling clay (sharkey) | 48.66 | 29.46 | 0 | 39 | 5w |
| Ab | Alligator clay, 0.5 to 3 percent slopes | 29.54 | 17.88 | 0 | 49 | 3e |
| Fm | Forestdale silty clay loam, 0.5 to 3 percent slopes | 28.23 | 17.09 | 0 | 65 | 3w |
| Fn | Forestdale silty clay loam, 3 to 7 percent slopes | 16.06 | 9.72 | 0 | 64 | 3w |
| Do | Dundee silty clay loam, 0 to 3 percent slopes | 14.28 | 8.65 | 0 | 86 | 2w |
| Dp | Dundee silty clay loam, 3 to 7 percent slopes | 11.57 | 7.0 | 0 | 49 | 3e |
| Dp | Dundee silty clay loam, 3 to 7 percent slopes, moderately eroded, rarely flooded | 8.41 | 5.09 | 0 | 79 | 4e |
| Ag | Alligator silty clay, 0.5 to 3 percent slopes | 4.23 | 2.56 | 0 | 49 | 3e |
| Fb | Forestdale silt loam, 0.5 to 3 percent slopes | 1.76 | 1.07 | 0 | 65 | 3w |
| Sb | Sharkey clay, 0.5 to 3 percent slopes, rarely flooded | 1.18 | 0.71 | 0 | 48 | 4w |
| Ds | Dundee very fine sandy loam, 0 to 3 percent slopes, rarely flooded | 0.8 | 0.48 | 0 | 88 | 2e |
| W | Water | 0.46 | 0.28 | 0 | - | - |
| TOTALS | | 165.18(*) | 100% | - | 55.19 | 3.56 |



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