

171± Acres in Tallahatchie County, MS

\$706,800



SMALLTOWN

**HUNTING PROPERTIES
& REAL ESTATESM**

Office 662-846-1425

Property Profile

The Tallahatchie 171

Location:

- Tallahatchie County, MS
- Cowart, MS
- 39± Miles North of Greenwood
- 94± Miles Southwest of Oxford

Coordinates:

- 33.956083, -90.213979

Property Information:

- 171± Total Acres
- 95± Acres of Farmland
- 76± Acres of Mixed Hardwood
- Borders the Tallahatchie River
- Surrounded by WRE on North Side
- Deeded Easement
- Large Food Plots
- Potential for Duck Holes
- Potential Campsite

Property Use:

- Recreational
- Passive Income Opportunity
- Agriculture
- Hunting/Fishing

Tax Information:

- \$366.21 for 2021



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WILSON BRITT

LAND SPECIALIST

C: 662-299-2367

O: 662-846-1425

wilson@smalltownproperties.com

701 W. Sunflower Rd - Cleveland, MS 38732

smalltownproperties.com

Information is believed to be accurate but not guaranteed.



Have you been searching for an income producing property in the Mississippi Delta? The Tallahatchie 171 riverfront tract is the place for you!

With a total of 171± acres, property use is endless. Roughly 95 acres is tillable ground, producing \$10,000 of income annually. A mixture of hardwood and large food plots scatter the remainder of the property and highlight the unique layout and abundant wildlife habitat.



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Surrounded by mature oak trees and persimmon trees, fingers and pockets encourage a whitetail haven. Upon initial inspection, deer covered these areas.

Low lying agriculture land allows an exceptional spot for waterfowl hunting as well. You know you found a gem when you are in the Mississippi Flyaway. This Tallahatchie County property is only 2 miles from Buzzard Bayou.



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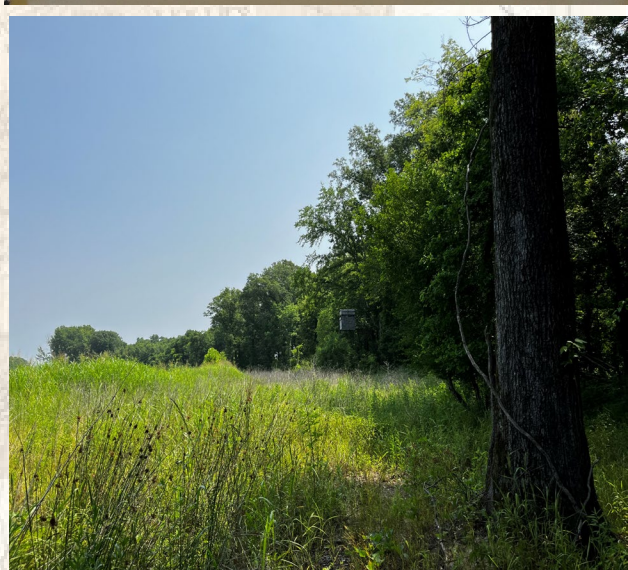
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Bordering the Tallahatchie River makes this place an ideal retreat for a year-round experience. With nearly half a mile of river frontage, there are multiple spots for river access. While unencumbered from the back, the property provides a secluded setting.

The Tallahatchie River is full of blue catfish and flathead catfish; tightlining and jug fishing are popular sports. Come back to a potential camping site to enjoy your summer nights along the river!

Don't wait to make this riverfront land yours. Call Wilson Britt today for a private showing of the Tallahatchie 171.



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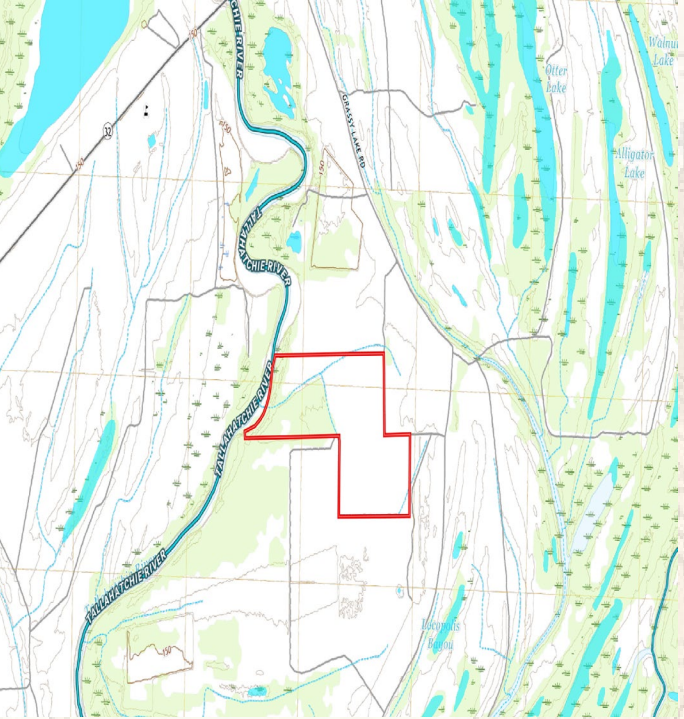
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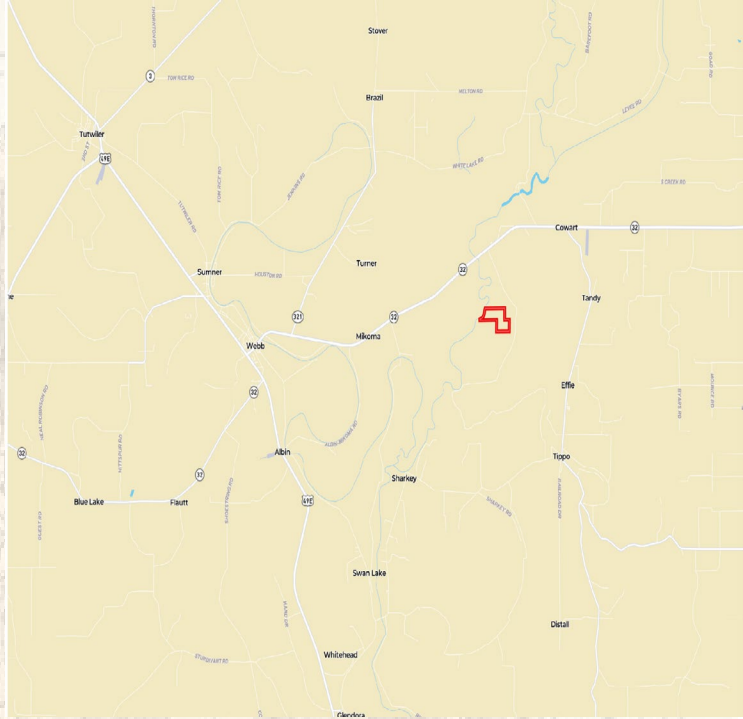
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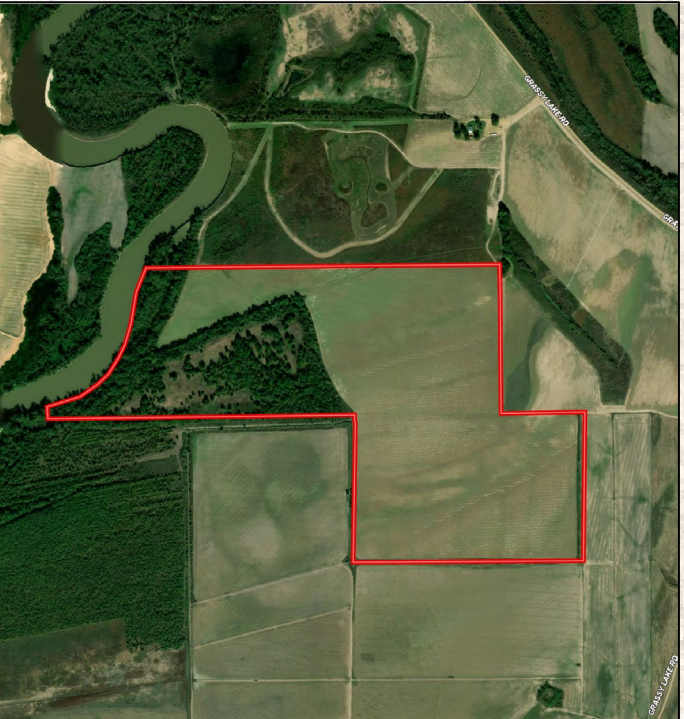
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[Land id Link](#)



[Google Map Link](#)



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