

**129.9± Acres in Coahoma County, MS**

**\$714,500**



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**Office 662-846-1425**



# Property Profile

## The Coahoma 129.9 “Little Argentina”

### Location:

- Coahoma County, MS
- Highway 61, Little Simmons Road and Sunbelt Drive Frontage
- 2± Miles Southeast of Clarksdale

### Coordinates:

- 34.18125, 90.53348

### Property Information:

- 129.9± Acres
- 30 ± Irrigated Acres
- Remaining Acres Non-Irrigated
- 1 Irrigation Well

### Property Use:

- Agricultural, Investment, Recreational

### Tax Information:

- \$2,949.90 Total for 2022
- Parcel # 069-292019000-0000200
- Parcel # 069-2900000000-0000200



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**FORD TRUE**

LAND SPECIALIST

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701 W. Sunflower Rd - Cleveland, MS 38732

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.





Welcome to "Little Argentina". This 129.9+/- acre Mississippi Delta farm is located in Clarksdale and offers multiple opportunities: agricultural, development, investment or recreation. This Coahoma County tract checks all the boxes! The farm offers 30+/- irrigatable acres from the well that is located on the north end of the property. The remaining acreage is non-irrigated. Currently, the farm is planted in cotton and sunflowers; soybeans would also be a great crop for this tract.



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For many years, this tract has been home to Lonesome Dove Sporting Club, the premier dove hunting club in Mississippi with members from several states. The vast number of doves harvested on this tract is where it got the name “Little Argentina”. The location is ideal for attracting migrations of doves and the club has harvested a record number of birds year in and year out. The soils are perfect for sunflowers and every fall, the doves show up in abundance.



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If you are looking for a convenient place to develop a commercial property, look no further. With frontage on Sunbelt Drive, Little Simmons Road and Highway 61, access is abundant. The property is situated approximately one mile east of Highway 49, two miles south of Highway 6, and 2.5+/- miles from downtown Clarksdale and is situated on both sides of Highway 61. Any new business or industrial project would thrive here! To schedule a private showing of the Coahoma 129.9, call Ford True today!



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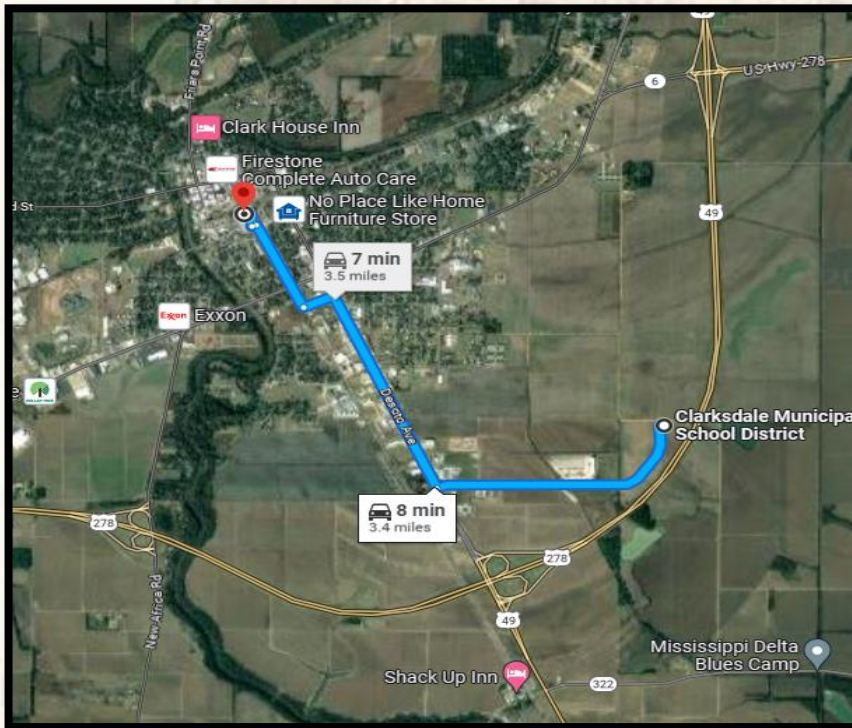
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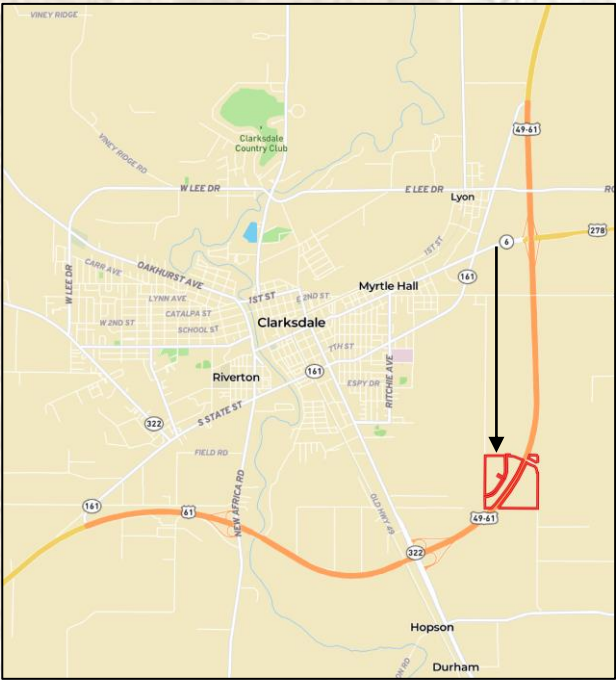


[Map Right Link](#)



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Da	Dowling clay (sharkey)	41.03	30.98	0	38	5w
Fd	Forestdale silty clay, 0.5 to 3 percent slopes	34.34	25.93	0	64	3w
Ab	Alligator clay, 0.5 to 3 percent slopes	33.98	25.66	0	49	3e
Do	Dundee very fine sandy loam, 0 to 3 percent slopes, rarely flooded	22.59	17.06	0	88	2e
Db	Dowling soils (sharkey)	0.49	0.37	0	52	4w
TOTALS		132.43	100%	-	56.15	3.45

[Google Map Link](#)



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