

**160± Acres in Sharkey County, MS**  
**\$536,000**



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

**Office 769.888.2522**



# Property Profile

## The Sharkey 160

### Location:

- South Mississippi Delta
- Sharkey County
- Approximately 30 Minutes North of Vicksburg

### Coordinates:

- 32.6803, -90.8791

### Property Information:

- 160± Acres
- Perfect Diversity
- 4.54± Acres Enrolled in CRP (Conservation Reserve Program)
- Interior Road System
- Community Water and Electricity Available
- 5 Wildlife Plots
- Duck Hole
- Property Elevation from 86' to 93'
- Great Deer, Duck, Small Game, and Even Turkey Hunting Opportunities

### Property Use:

- Recreational
- Hunting
- Investment

### Tax Information: 2022- \$565.60

- Parcel #: 037-026-002.00



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**MICHAEL OSWALT**

PRINCIPAL BROKER

C: 662-719-3967

O: 769-888-2522

[michael@smalltownproperties.com](mailto:michael@smalltownproperties.com)

4848 Main St. - Flora, MS 39071

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

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Welcome to The Sharkey 160 located in the highly sought after South Mississippi Delta! This 160± acre tract offers the perfect diversity including 38± acres of mature hardwood timber, some of which can be flooded for a timber duck hole, 7± acres of farmland, 4.54± acres of CRP (Conservation Reserve Program), and the remainder in 2-year cutover. This diverse setting has created a recreational mecca: high deer density, duck hunting opportunities, small game, and even a few turkeys. As you enter the property in one of the two gated entrances along the west side of Omega Road, you quickly notice the “wildlife plan”. The interior roads make a good loop through the property providing favorable access with almost any wind. As you ride, you will find five wildlife plots that have been strategically set up for optimal success. The plots are surrounded by thick cover, perfect for holding and growing giants on your own place. Take a quick look at the wildlife photos (biggest deer to date - 162”). The duck hole can easily be flooded by rainwater with a ditch that was dug from south to north putting approximately 16”- 18” of water in the hardwoods. The ditch has two pipes that can be stopped-up to control the water. There are 4.54± acres currently enrolled in CRP, generating \$605 annually through 2026, accompanied with \$700 annual farm rent. The property enjoys community water from Valley Park Water Association, Inc., and electrical services from Yazoo Valley EPA, if building a camp is part of your plan. The elevation on this tract ranges from 86’ to 93’. The location is great being just 30 minutes north of Vicksburg, MS, 1 hour and 20 minutes from Madison, MS, and just over 3 hours from Baton Rouge, LA. If you have been searching for that wildlife rich, hard to find South Mississippi Delta tract, give Michael Oswalt a call for your private showing of The Sharkey 160 today!



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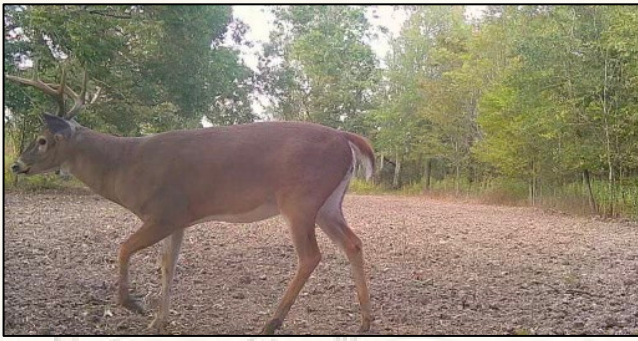
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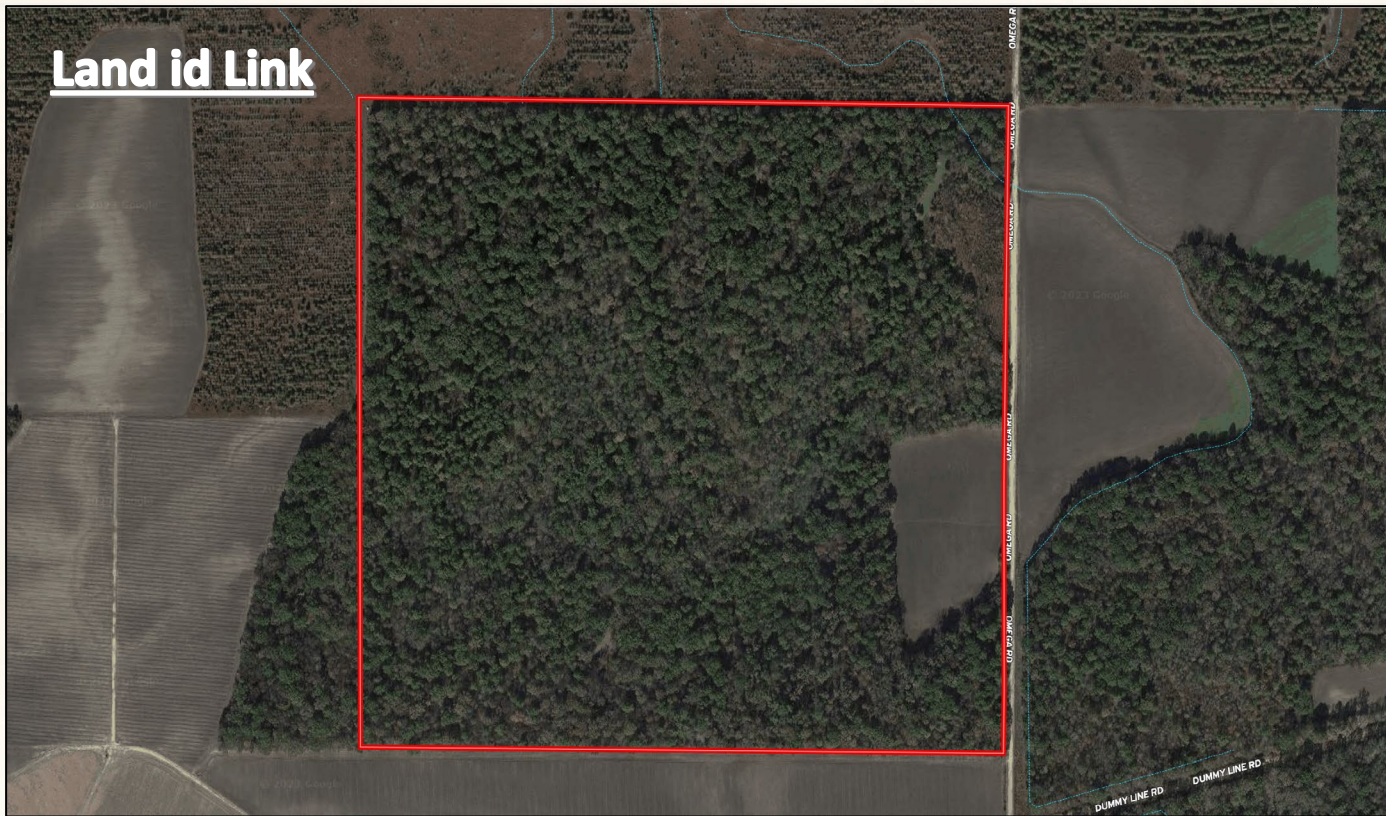
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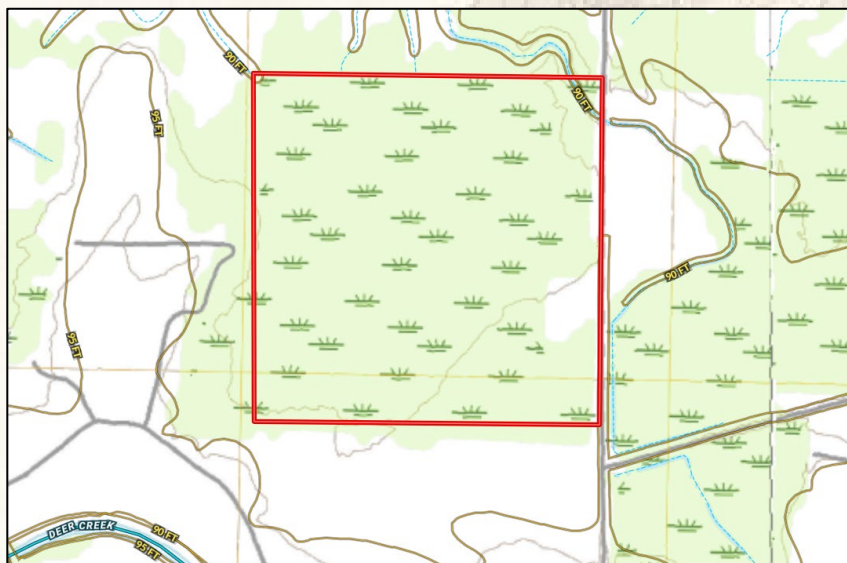
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**Land id Link**



## Aerial Map



## Topo Map



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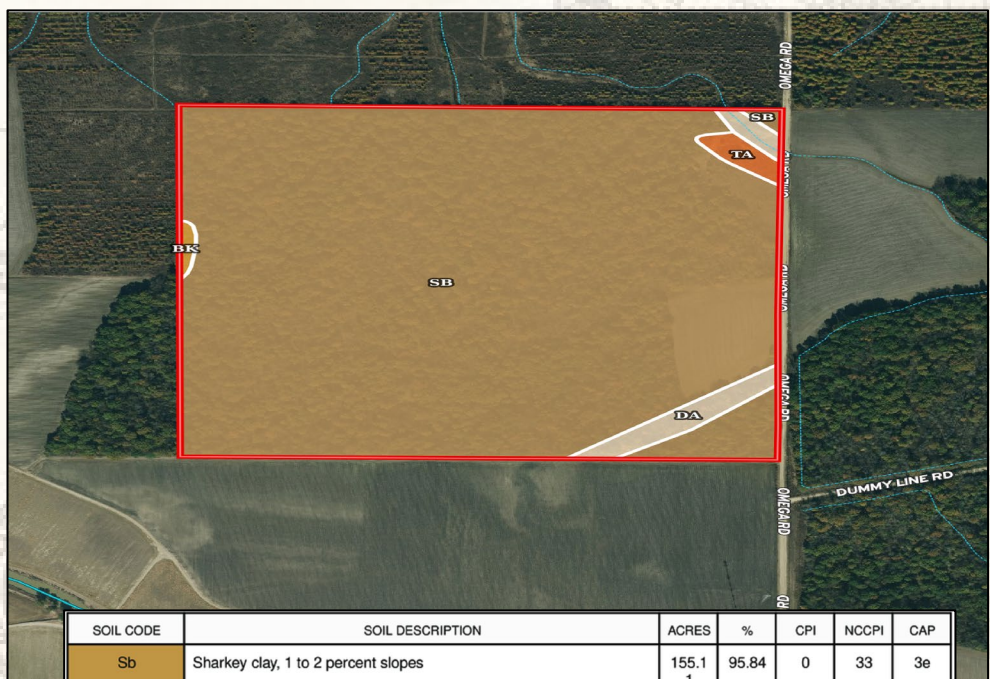
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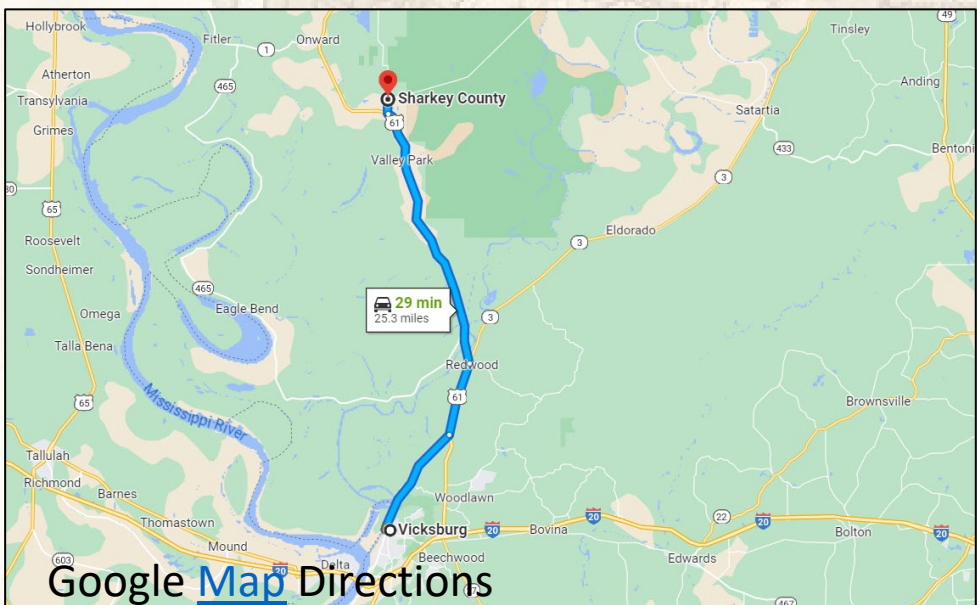
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# Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Sb	Sharkey clay, 1 to 2 percent slopes	155.1 1	95.84	0	33	3e
Da	Dowling clay, frequently flooded (sharkey)	4.56	2.82	0	17	5w
Ta	Tunica clay, 0 to 2 percent slopes	1.6	0.99	0	73	3w
Bk	Bowdre silty clay, 0 to 2 percent slopes	0.58	0.36	0	85	2w
TOTALS		161.8 5(*)	100%	-	33.13	3.05



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