

# SMALLTOWN

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

Office 769.888.2522



**327± Acres in Issaquena County, MS**

**\$1,471,500**

# Property Profile

## The Issaquena 327

### Location:

- Mayersville, MS
- Issaquena County
- 4+/- Miles SW of Onward

### Coordinates:

- 32.682, -90.09928

### Property Information:

- 327± Acres
- Heavily Timbered
- 5 Sizable Plots with Stands in Place
- Duck Hole
- Frontage Along Goose Lake Road and Mannie Road
- Great Internal Road System
- Water Runs along Road and Power available less than ½ Mile Away
- Deer, Small Game, Turkey, and Duck Hunting Opportunities
- Big Buck Management Plan for over 30 Years

### Property Use:

- Recreational
- Timberland
- Hunting
- Investment

### Tax Information: Will Be Calculated at Closing

- Parcel 1#: 108-0727-01.00 (Part of)
- Parcel 2#: 108-0736-05.00 (Part of)
- Parcel 3#: 108-0736-01.00
- Parcel 4#: 108-0737-08.00
- Parcel 5#: 108-0726-04.00



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**MICHAEL OSWALT**

PRINCIPAL BROKER

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

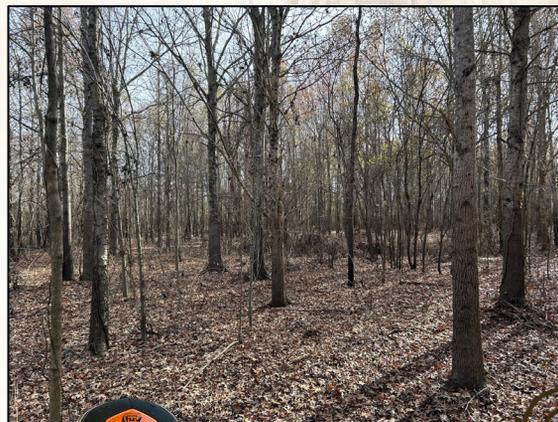
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Information is believed to be accurate but not guaranteed.

Welcome to The Issaquena 327 located in the sought after South Mississippi Delta! The 327± acre tract is made up of thick timber, big wildlife plots, and a duck hole. The recreational opportunities include almost everything the Mississippi Delta has to offer. You will find five sizable plots with stands in place, with room for many more. If you're a bowhunter, there are scattered oaks and pecans making for a great early season setup. One of the perks about being in the MS Delta is that farmland is usually not too far away, and your summer plots are planted for you; however, the plots on this Issaquena County property are plenty big to plant your own summer plots and hold those deer internally. Road frontage is another big highlight on the 327 with more than a mile of frontage along the south side of Goose Lake Road and over a ½ mile on the east side of Mannie Road. This ample road frontage allows for slipping in and out with minimal disruption to the property. There is a great internal road system in place for traversing as well. For the big duck hunter, there is a ton of additional room for more duck structure development if you choose. Interested in a cabin site...water runs along the road and power is less than ½ mile away. The location is perfect, being just 4 miles southwest of Onward, MS and 23 miles northwest of Vicksburg, MS. If you have been searching for that hard-to-find South Mississippi Delta recreational tract, give Michael Oswalt a call for your private tour of the Issaquena 327 today.



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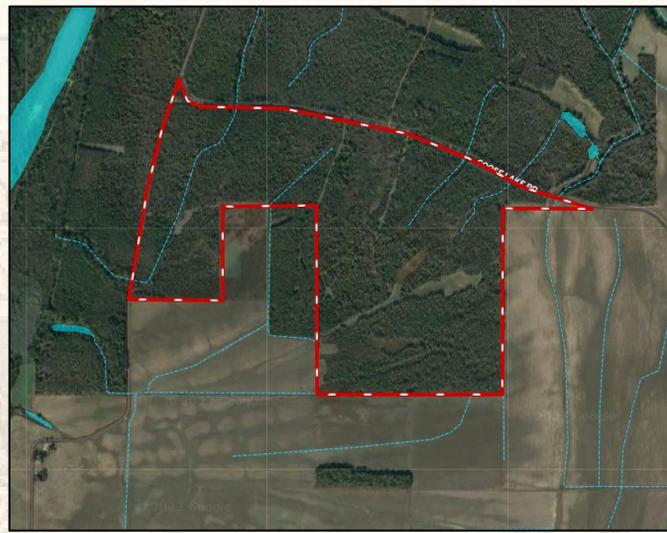
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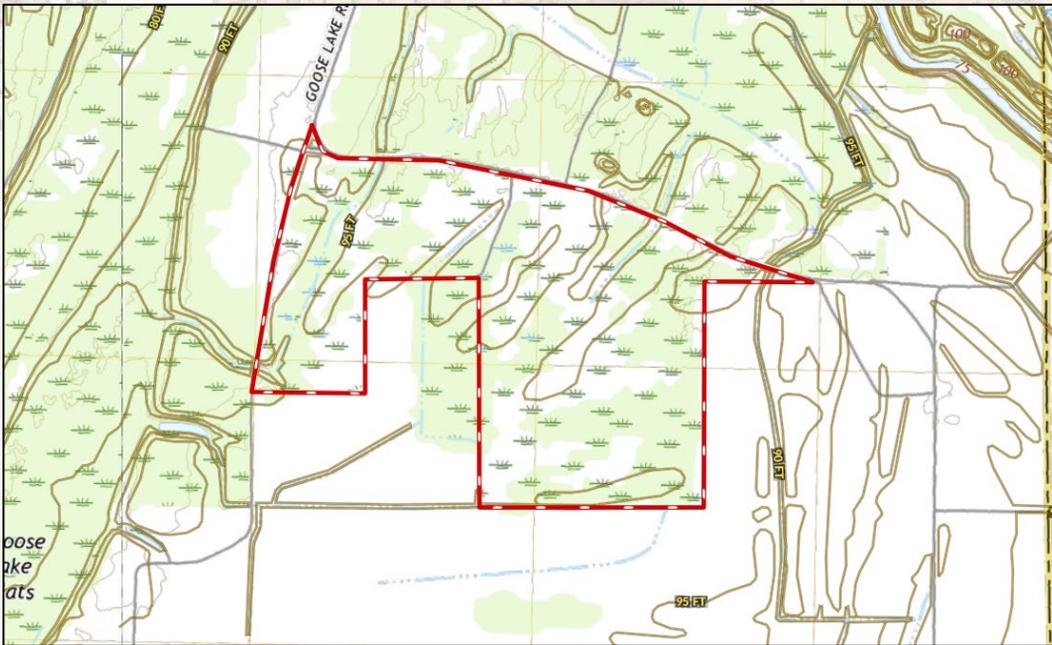
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# Aerial Map



# Topo Map



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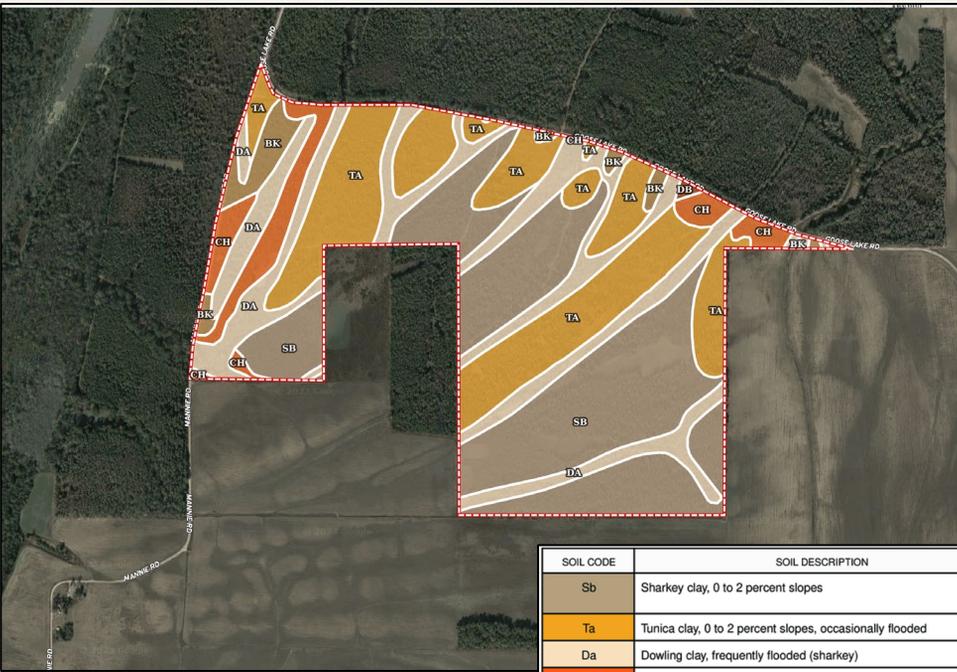
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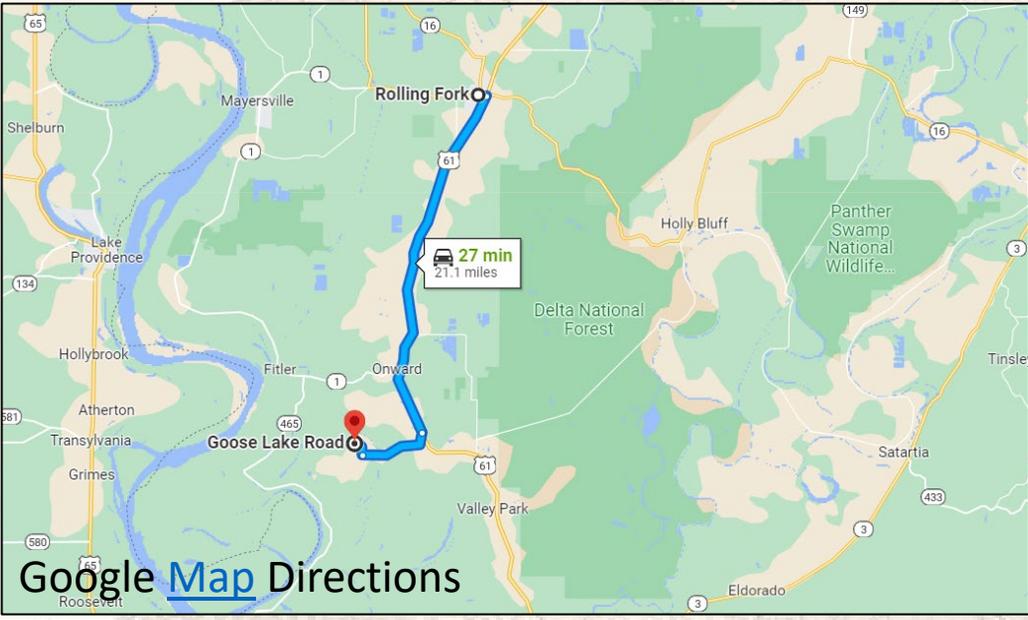
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# Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Sb	Sharkey clay, 0 to 2 percent slopes	129.0 1	39.14	0	33	3e
Ta	Tunica clay, 0 to 2 percent slopes, occasionally flooded	95.63	29.01	0	68	3w
Da	Dowling clay, frequently flooded (sharkey)	70.16	21.29	0	17	5w
Ch	Commerce silty clay loam, 0 to 2 percent slopes, rarely flooded	22.81	6.92	0	84	2w
Bk	Bowdre clay, 0 to 2 percent slopes	11.33	3.44	0	85	2w
Db	Dowling soils, occasionally flooded (sharkey)	0.64	0.19	0	20	4w
<b>TOTALS</b>		<b>329.5 8(*)</b>	<b>100%</b>	<b>-</b>	<b>45.04</b>	<b>3.32</b>



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