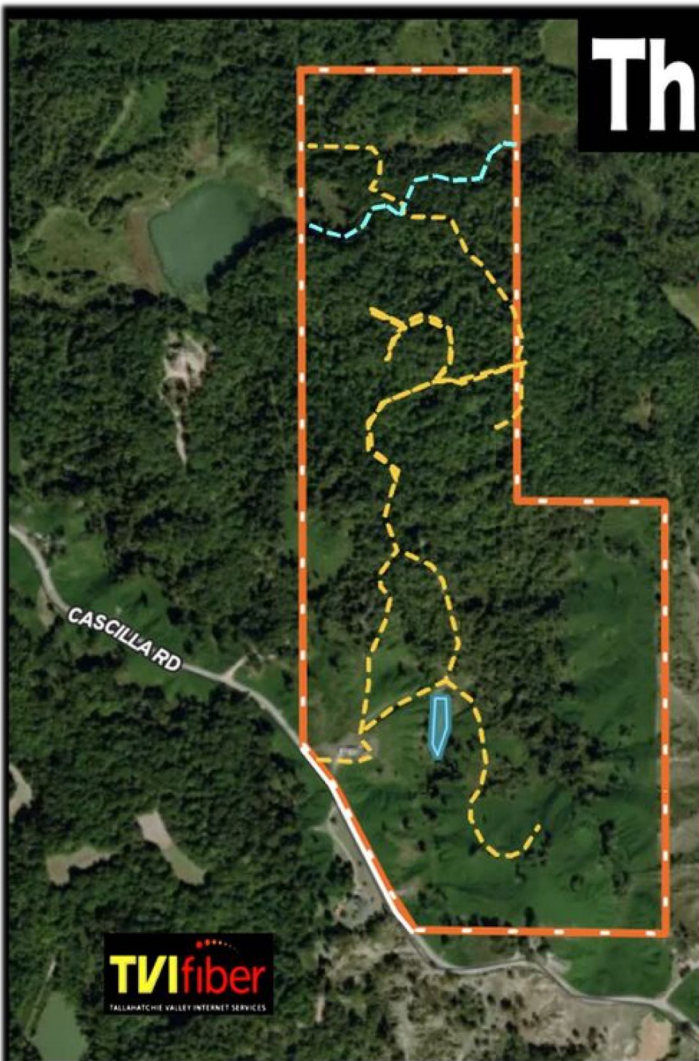


The Tallahatchie 205



**205 ACRES – South of Charleston
Cascilla Road – Cascilla, MS**
Community Water, Electricity,
& Fiber Optic Internet Available
* Quarter Mile of Road Frontage

The Tallahatchie 205

205 ACRES Cascilla Road – Tallahatchie County
\$380,000



adjoining property 2023



TALLAHATCHIE 205

Location:

- ☐ Tallahatchie County, MS
- ☐ Cascilla Road, Cascilla, MS
- ☐ 35 miles south of Batesville
- ☐ 20 miles northwest of Grenada
- ☐ 60 miles southwest of Oxford
- ☐ 95 miles south of Memphis, TN

***** Note-- There's already someone in the area willing to maintain roads and plant food plots for a future buyer, making it turn-key for the new owner.***

Coordinates:

33.874672, -90.052936

Property Information:

- ☐ 205 ACRES
- ☐ Utilities: electric provider: TVEPA, community water in place at the road, fiber optic internet available with TVI-Fiber, private propane available
- ☐ paved frontage with room for multiple homes
- ☐ small gravel pit pond which could be greatly enlarged
- ☐ new road system throughout the property
- ☐ concrete slab near property entrance

Property Use:

- ☐ recreational
- ☐ turkey and deer hunting, small game, pond fishing
- ☐ timber

Taxes

- ☐ \$1,327

Landhawk Realty

Molly Hawkins - broker/owner
molly@landhawk.net

Calvin Hawkins - realtor/ certified FAA drone pilot
calvinhawkins6@gmail.com

662.609.9710

1442 Viney Creek Road, Sardis, MS 38666

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THE TALLAHATCHIE 204



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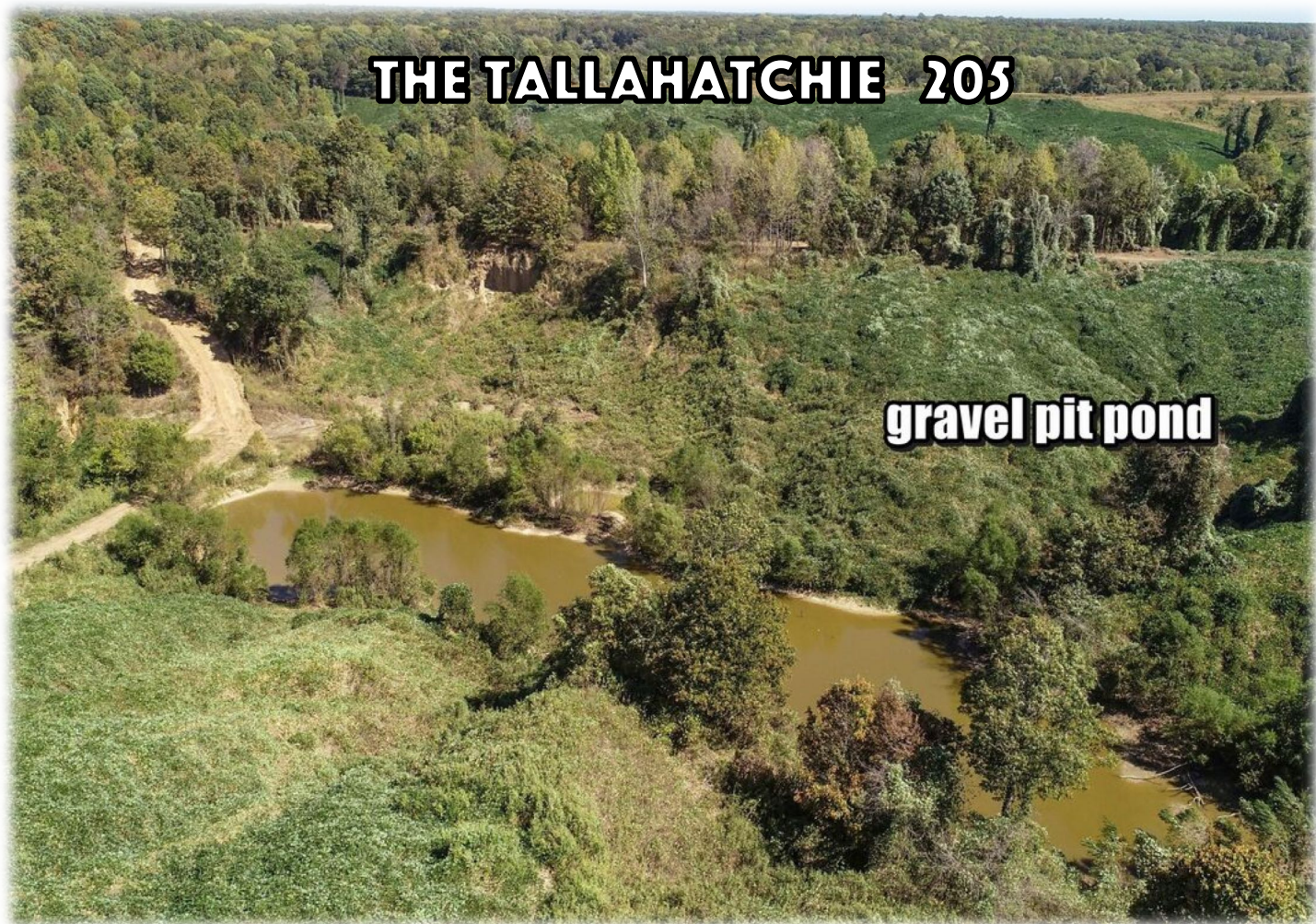
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THE TALLAHATCHIE 205

gravel pit pond



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THE TALLAHATCHIE 205

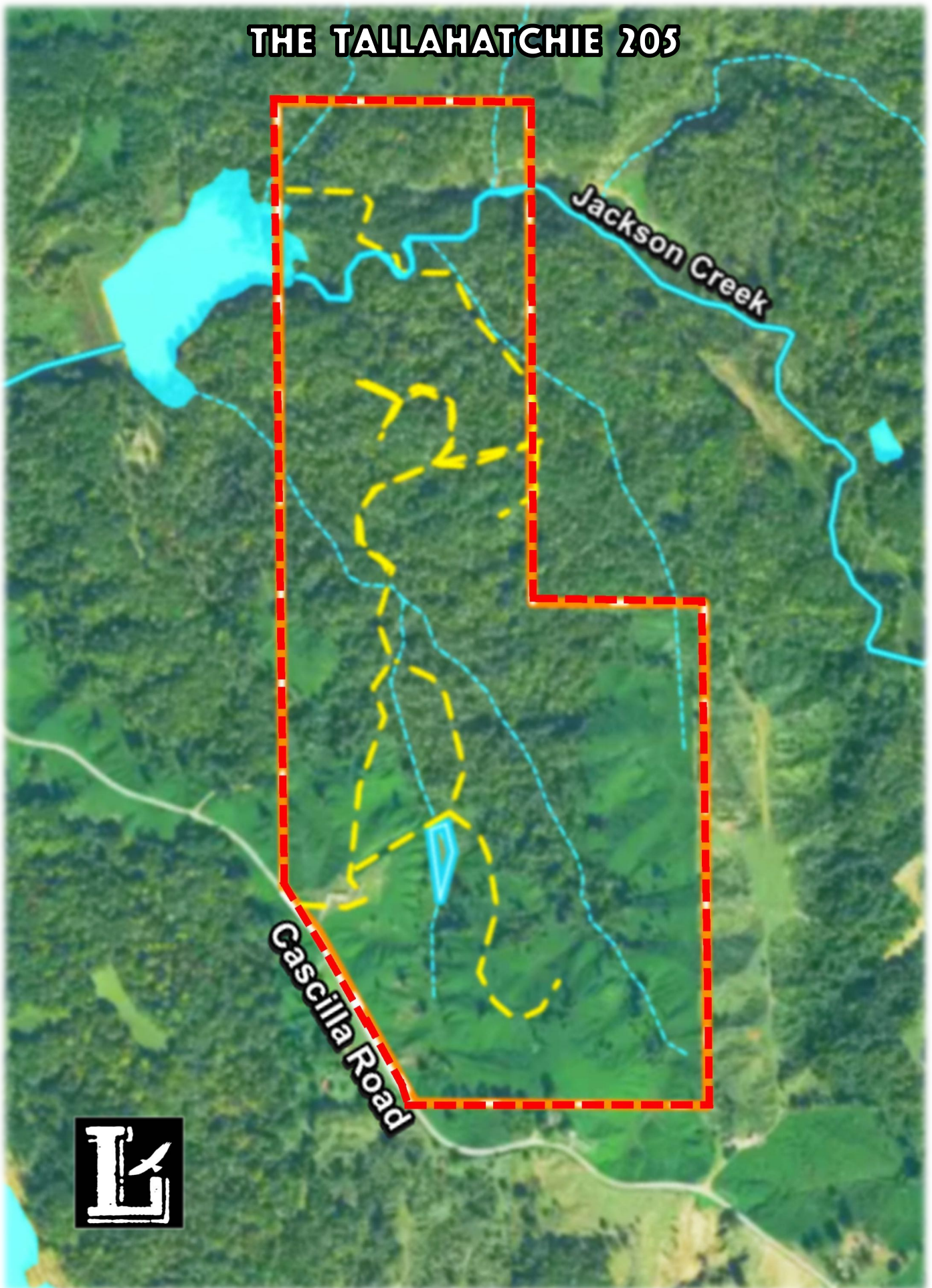


gravel pit pond

concrete slab

newly cleared roads all over

THE TALLAHATCHIE 205





THE TALLAHATCHIE 205

killed across the road from the property



deer trails & tracks all
over the property



Jackson Creek



adjoining property 2023



THE TALLAHATCHIE 205



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