

**72.54± ACRES**  
**TALLAHATCHIE COUNTY, MS**  
**\$295,000**



**SMALLTOWN**

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

OFFICE (662) 846-1425



# THE TALLAHATCHIE 72.54

## PROPERTY PROFILE

### LOCATION:

- Glendora, MS 38928
- Tallahatchie County
- Access via Sharkey Road
- 12± Miles SE of Webb
- 20± Miles SW of Charleston
- 40± Miles S of Clarksdale

### PROPERTY USE:

- Agricultural
- Recreational
- Hunting
- Investment

### COORDINATES:

- 33.90292, -90.24127

### PROPERTY INFORMATION:

- 72.54± Total Acres
- 29.75± Acres in CRP
- 33.62± Tillable Acres
- Wooded Area
- Deer & Small Game

### TAX INFORMATION:

- 2023 - \$975.93



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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 THE TALLAHATCHIE 72.54

**WELCOME TO THE TALLAHATCHIE 72.54, A UNIQUE BLEND OF INCOME OPPORTUNITIES LOCATED IN THE HEART OF THE MISSISSIPPI DELTA, IN GLENDORA.** This CRP and agricultural tract is situated approximately 12 miles southeast of Webb, roughly 20 miles southwest of Charleston and accessed from Sharkey Road.

Of the total 72.54± acres, approximately 29.75 acres of CRP produces \$2,159 in annual income. 33.62± acres of tillable land offers multiple avenues of revenue such as crop production, farm lease, or CRP/WRE enrollment. The tillable agricultural land is non-irrigated but is comprised almost exclusively of Dundee Silt Loam soil which is well suited for most any crop including cotton, corn and soybeans.



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# MORE ABOUT THE TALLAHATCHIE 72.54

Abundant whitetail deer inhabit this area of the Delta and this tract is loaded with great habitat. With just over 42 acres of wooded area, there is plenty of bedding cover for multiple big bucks. Upon initial evaluation, tracks, old rubs and scrapes were noted. Additionally, all kinds of small game call this place home: squirrels, rabbits, and doves have all been observed!

Whether you're looking for an agricultural investment or possibly a recreational tract offering income, the Tallahatchie 72.54 deserves a closer look!

**To schedule a private showing, call Ford True today.**



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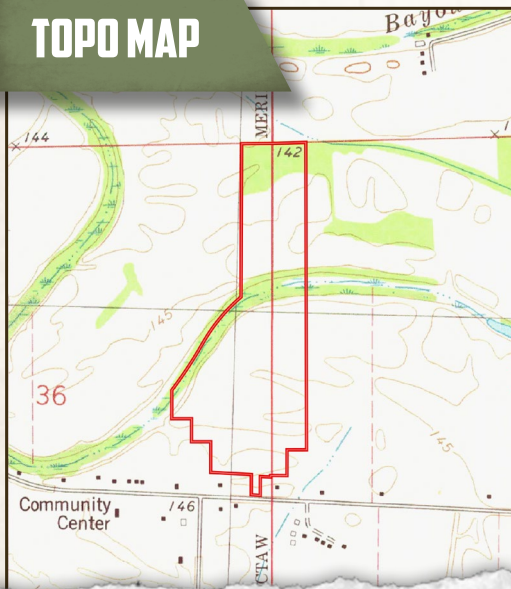
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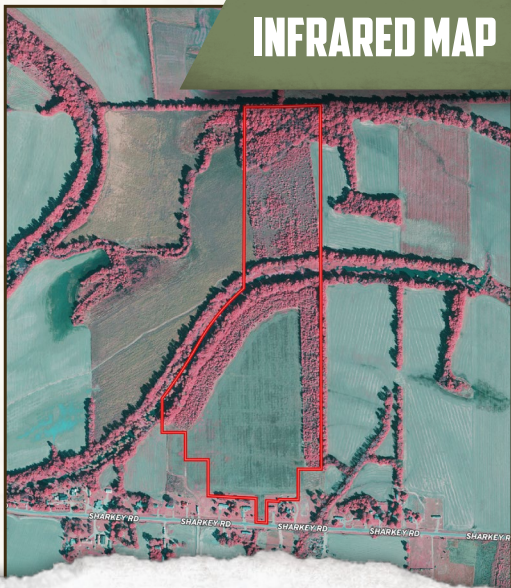
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land id. LINK

TOPO MAP



INFRARED MAP



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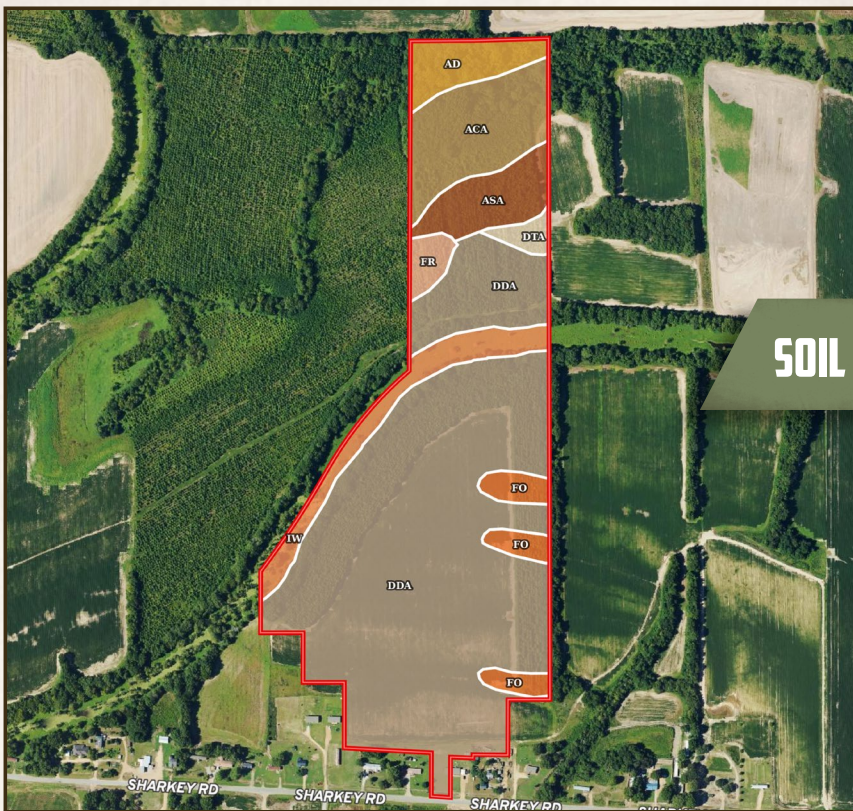
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## SOIL MAP

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
DdA	Dundee silt loam, 0 to 2 percent slopes, rarely flooded	48.86	67.51	0	88	2w
AcA	Alligator clay, 0 to 2 percent slopes	7.21	9.96	0	49	3e
IW	Intermittent water	4.51	6.23	0	-	-
AsA	Alligator silty clay loam, 0 to 2 percent slopes	3.93	5.43	0	55	3e
Ad	Alligator clay, depressional	3.12	4.31	0	49	3e
Fo	Forestdale silt loam, depressional	2.7	3.73	0	64	4w
Fr	Forestdale silty clay loam, 0 to 3 percent slopes	1.18	1.63	0	65	3w
DtA	Dundee and Tensas silt loams, 0 to 3 percent slopes	0.86	1.19	0	83	2w



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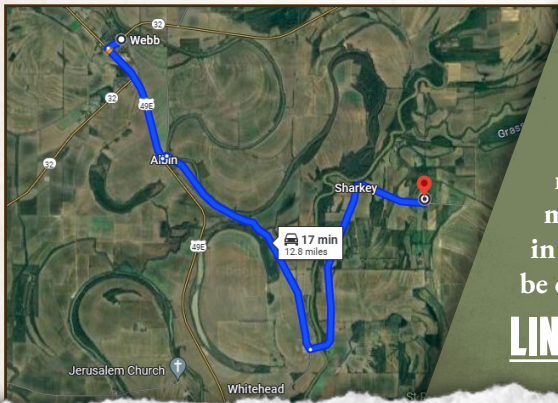
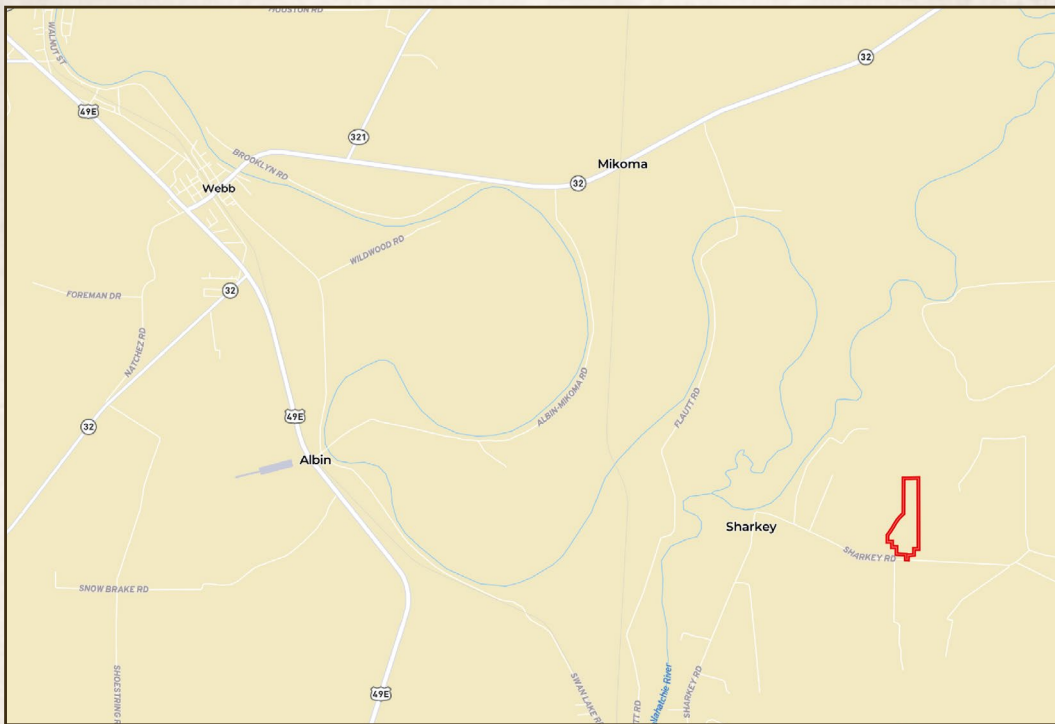
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Directions from Webb, MS: Travel south on Hwy 49 for approximately 2 miles and turn left onto Albin Mikoma Road. At the stop sign, turn right onto Swan Lake Road and travel 5 miles. Turn left onto Sharkey Road and in approximately 7 miles the property will be on the left side of the road.

**[LINK TO GOOGLE MAP DIRECTIONS](#)**



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