

190± ACRES
TALLAHATCHIE COUNTY, MS
\$799,500



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (662) 846-1425 | WWW.SMALLTOWNPROPERTIES.COM

THE TALLAHATCHIE 190

PROPERTY PROFILE

LOCATION:

- Tallahatchie County, MS
- Glendora Community
- 12± Miles SE of Webb
- 20± Miles SW of Charleston
- 40± Miles S of Clarksdale

COORDINATES:

- 33.90167, -90.23452

PROPERTY USE:

- Agricultural
- Investment

PROPERTY INFORMATION:

- 190± Acres
- 4 Separate Tracts
- Ag Land
- Access via Sharkey Road and Hampton Lake Road

TAX INFORMATION:

- 2023 - \$3,583.28



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FORD TRUE

LAND SPECIALIST

C: 662-645-1119

O: 662-846-1425

ford@smalltownproperties.com

701 W. Sunflower Rd - Cleveland, MS 38732

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE TALLAHATCHIE 190

WELCOME TO THE TALLAHATCHIE 190: AGRICULTURAL PROPERTY IN THE HEART OF THE MISSISSIPPI DELTA NEAR THE COMMUNITY OF GLENDORA. Situated in four separate tracts, the 190± acres in Tallahatchie County could be great for a farmer looking to expand or as an investment tract. The soil is predominately Forrestdale Silty Loam and Alligator Clay which will support most crops including cotton, corn and soybeans. Access to each of the four places is readily available from Sharkey and Hampton Lake Roads making it easy for farm equipment to get in and out of the fields. The current owner is farming the land so there is no ongoing lease on the property.

Multiple revenue streams are possible such as farming the place yourself, renting it out to a local farmer or possibly enrolling the land in CRP or WRP. With road frontage and utilities available, the possibility of a new house site is always an option as well!

The Tallahatchie 190 is affordable Mississippi Delta land offering a variety of opportunities. Call Ford True today to schedule a private showing.



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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	72.76	43.31	0	88	2w
Ad	Alligator clay, depressional	23.13	13.77	0	49	3e
AcA	Alligator clay, 0 to 2 percent slopes	16.55	9.85	0	49	3e
IW	Intermittent water	16.15	9.61	0	-	-
DeA	Dundee silty clay loam, 0 to 2 percent slopes, rarely flooded	14.64	8.71	0	85	2e
Fr	Forestdale silty clay loam, 0 to 3 percent slopes	8.86	5.27	0	65	3w
DtA	Dundee and Tensas silt loams, 0 to 3 percent slopes	8.0	4.76	0	83	2w
Fo	Forestdale silt loam, depressional	7.4	4.41	0	64	4w
DbA	Dubbs very fine sandy loam, 0 to 2 percent slopes	0.49	0.29	0	90	1
TOTALS		167.9 8(*)	100%	-	67.56	2.41



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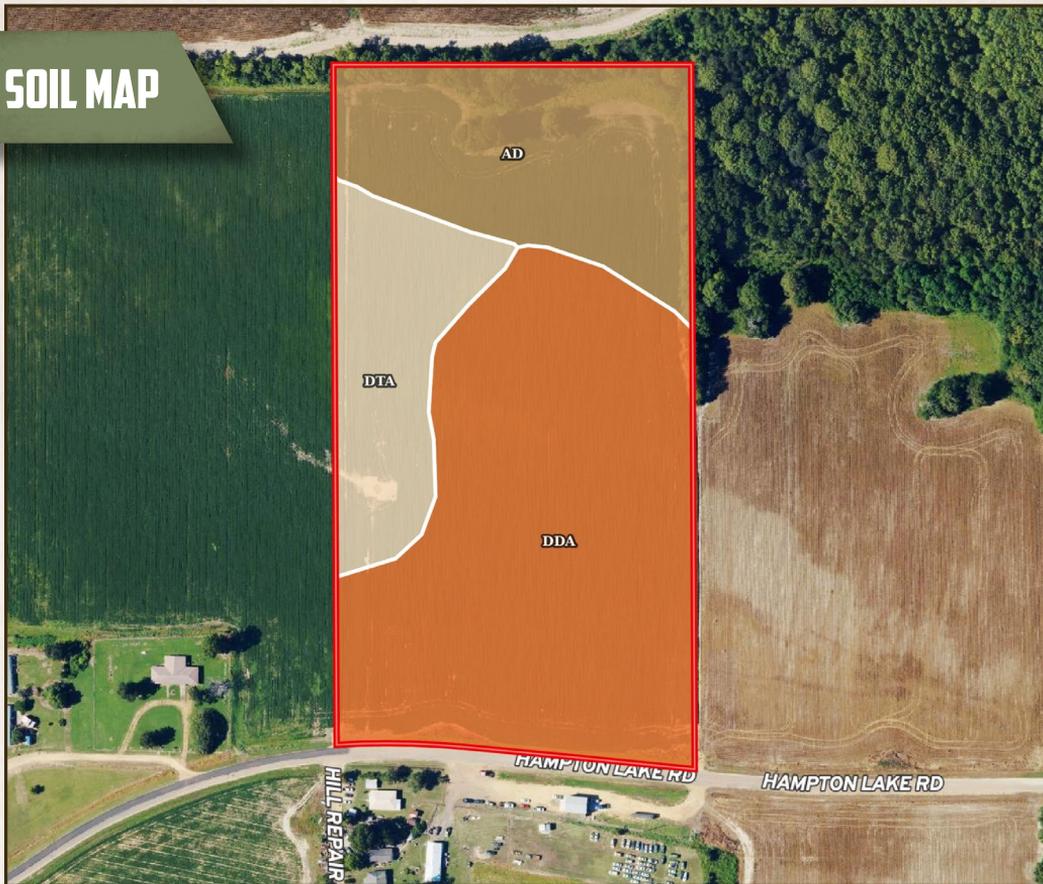
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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
DdA	Dundee silt loam, 0 to 2 percent slopes, rarely flooded	11.96	57.53	0	88	2w
Ad	Alligator clay, depressional	5.41	26.02	0	49	3e
DtA	Dundee and Tensas silt loams, 0 to 3 percent slopes	3.43	16.5	0	83	2w
TOTALS		20.8(*)	100%	-	77.07	2.26



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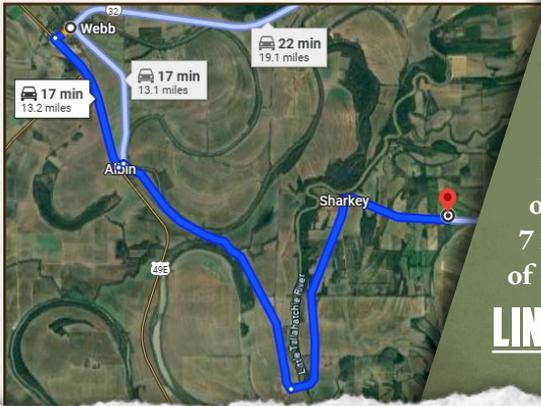
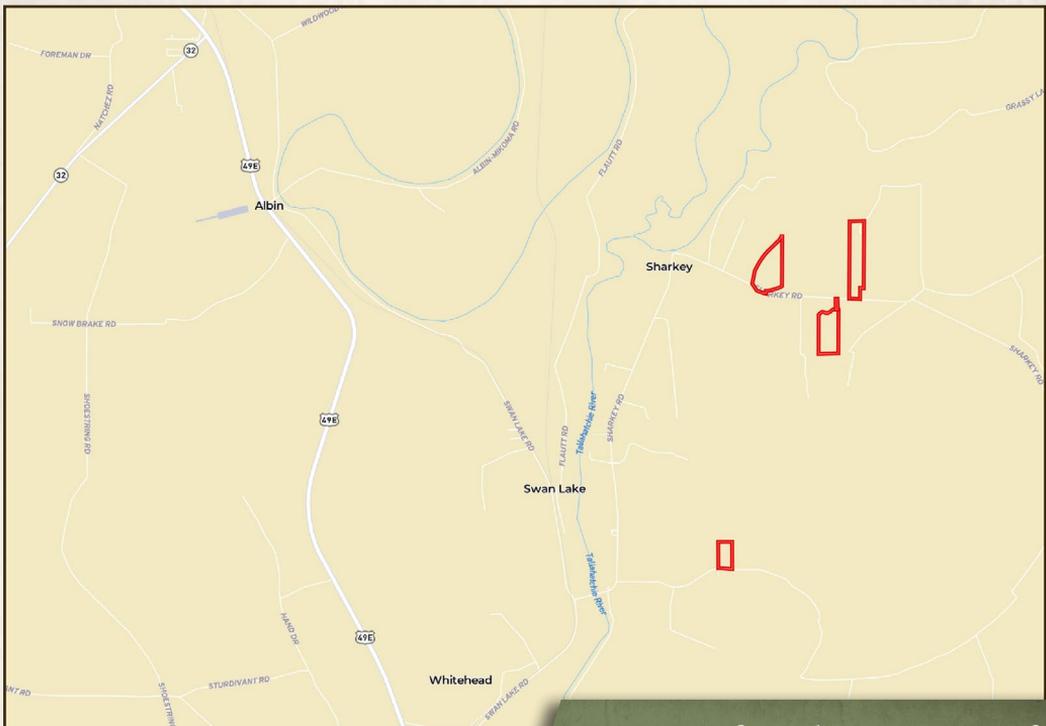
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Directions from the Intersection of Hwy 61 and Hwy 49: Travel south on Hwy 49 for 2± miles and then turn left onto Albin Mikoma Road. At the stop sign turn right onto Swan Lake Road and proceed for 5± miles. Turn left onto Sharkey Road and in approximately 7 miles the property will be on the left side of the road.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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