

**130± ACRES**  
**ISSAQUENA COUNTY, MS**  
**\$585,000**



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

**OFFICE (769) 888-2522**

# THE ISSAQUENA 130

## PROPERTY PROFILE

### LOCATION:

- Goose Lake Road  
Rolling Fork, MS 39159
- Issaquena County
- Mississippi Delta
- 3± Miles SW of Onward
- 25± Miles NW  
of Vicksburg
- 131± Miles NE  
of Baton Rouge

### COORDINATES:

- 32.6974, -90.9788

### PROPERTY USE:

- Recreational
- Hunting
- Cabin/Homesite

### PROPERTY INFORMATION:

- 130± Acres
- Timber
- MS Delta Hunting: Deer,  
Turkey, Ducks, & Small Game
- Road Frontage
- Great Road System
- 3 Wildlife Plots
- Stands
- Steel Bayou Frontage
- Slough with Water Control  
Structure in Place

### TAX INFORMATION:

2023 - \$2,992.48

- Parcel 1#: 108-0625-04.00
- Parcel 2#: 108-0624-01.00



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

**MICHAEL OSWALT, ALC**

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)

 /25,000+ Followers

Information is believed to be accurate but not guaranteed.

# WELCOME TO THE ISSAQUENA 130

**WELCOME TO THE ISSAQUENA 130, LOCATED IN THE SOUGHT-AFTER SOUTH MISSISSIPPI DELTA!** The 130± acre tract is made up of timber, thickets, wildlife plots, sloughs, and Steele Bayou frontage. The recreational opportunities include everything the Mississippi Delta has to offer: deer, turkey, ducks, and small game. You will find three sizable plots with a few stands in place. One of the perks about being in the MS Delta is that farmland is usually nearby, and your summer plots are planted for you. Deer hunting is excellent in this area. Additionally, Magna Vista Hunting Club is the neighbor to the south, ensuring strict deer management for years to come. You will also find a slough with an established water control structure for controlling the water levels for duck hunting opportunities. Don't rule out the turkey hunting; this tract has had a healthy flock in the last few years. There is a great road system in place allowing you to access most all areas with ease. The property enjoys road frontage along the north and south sides of Goose Lake Road, allowing you to slip in and slip out without disturbing the entire place. Interested in a cabin site? The power provider in the area is Twin County EPA.



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

**MICHAEL OSWALT, ALC**

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)

 /25,000+ Followers

Information is believed to be accurate but not guaranteed.

# MORE ABOUT THE ISSAQUENA 130

The property is conveniently located just three miles southwest of Onward, roughly 25 miles northwest of Vicksburg, and 131 miles northeast of Baton Rouge. The final acreage will be confirmed by a survey.

If you have been searching for a South Mississippi Delta recreational tract, give Michael Oswalt a call today to schedule your private tour of the Issaquena 130.



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

**MICHAEL OSWALT, ALC**

PRINCIPAL BROKER

C: 662-719-3967

O: 769-888-2522

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

4848 Main St. - Flora, MS 39071

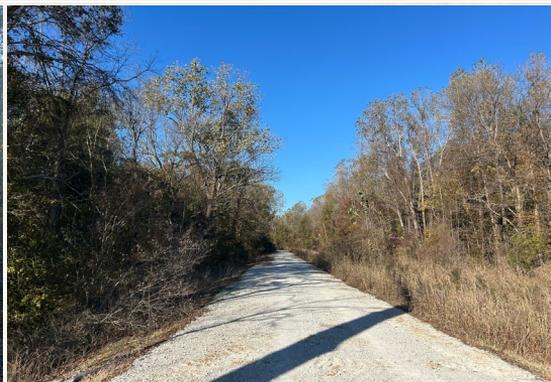
[smalltownproperties.com](http://smalltownproperties.com)

 /25,000+ Followers

Information is believed to be accurate but not guaranteed.

130 ± ACRES

ISSAQUENA COUNTY, MISSISSIPPI



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

**MICHAEL OSWALT, ALC**

PRINCIPAL BROKER

C: 662-719-3967

O: 769-888-2522

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

4848 Main St. - Flora, MS 39071

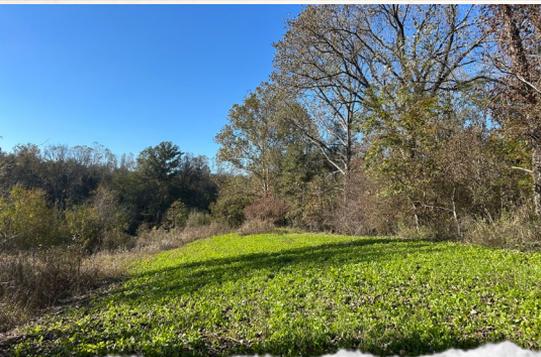
[smalltownproperties.com](http://smalltownproperties.com)

 /25,000+ Followers

*Information is believed to be accurate but not guaranteed.*

130 ± ACRES

ISSAQUENA COUNTY, MISSISSIPPI



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

**MICHAEL OSWALT, ALC**

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)

/25,000+ Followers

*Information is believed to be accurate but not guaranteed.*

130 ± ACRES

ISSAQUENA COUNTY, MISSISSIPPI



# SMALLTOWN

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

**MICHAEL OSWALT, ALC**

PRINCIPAL BROKER

C: 662-719-3967

O: 769-888-2522

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

4848 Main St. - Flora, MS 39071

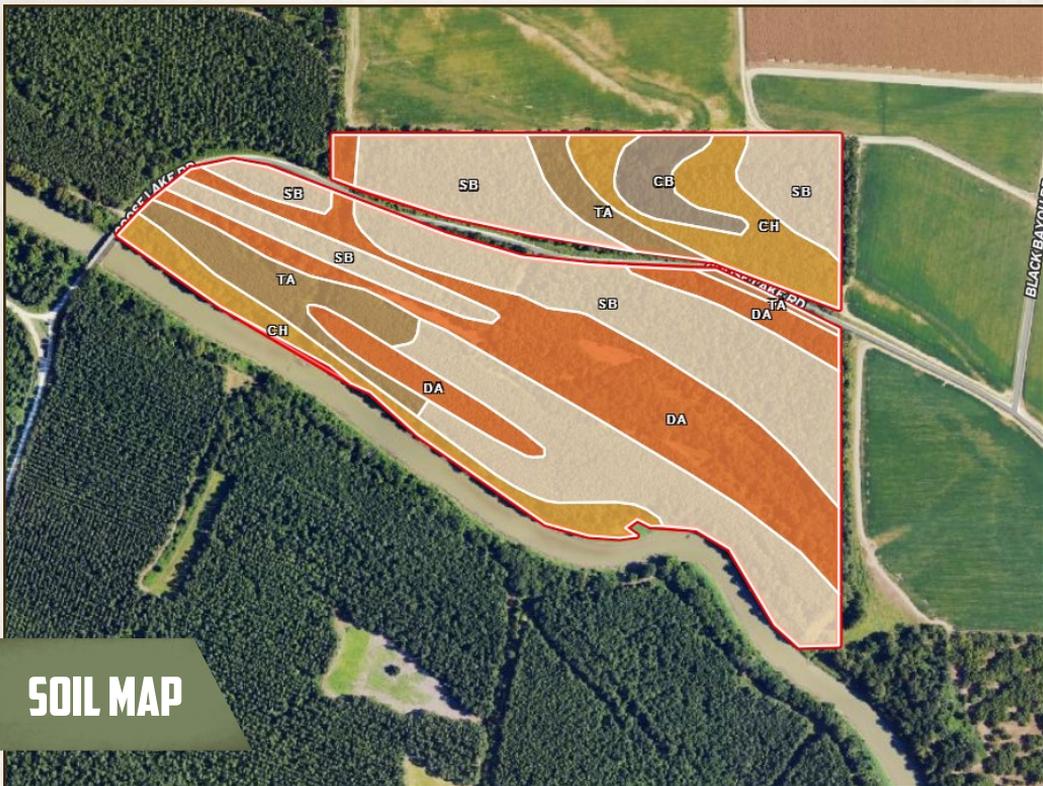
[smalltownproperties.com](http://smalltownproperties.com)

/25,000+ Followers

Information is believed to be accurate but not guaranteed.

130 ± ACRES

ISSAQUENA COUNTY, MISSISSIPPI



# SOIL MAP

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Sb	Sharkey clay, 0 to 2 percent slopes	62.17	47.54	0	35	3e
Da	Dowling clay, frequently flooded (sharkey)	35.29	26.99	0	18	5w
Ch	Commerce silty clay loam, 0 to 2 percent slopes, rarely flooded	17.12	13.09	0	84	2w
Ta	Tunica clay, 0 to 2 percent slopes, occasionally flooded	12.2	9.33	0	68	3w
Cb	Commerce silt loam, 0 to 2 percent slopes, rarely flooded	4	3.06	0	86	2e
TOTALS		130.7 8(*)	100%	-	41.47	3.38



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

**MICHAEL OSWALT, ALC**

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)

/25,000+ Followers

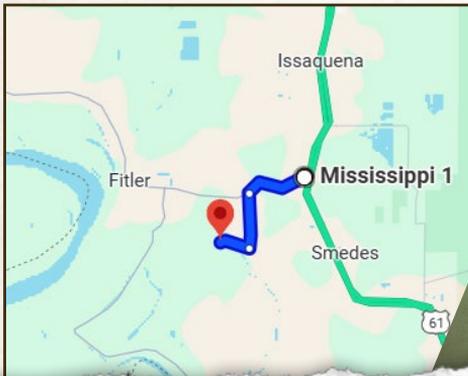
Information is believed to be accurate but not guaranteed.

130 ± ACRES

ISSAQUENA COUNTY, MISSISSIPPI

land id. LINK

# TOPOGRAPHY MAP



Directions From MS-1 in Onward, MS: Travel 2 miles west on MS-1 N. Turn left onto black Bayou Road and proceed 1.7 miles. Turn right onto Goose Lake Road and in 1.0 miles the property will be on both sides of the road.

**LINK TO GOOGLE MAP DIRECTIONS**



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

**MICHAEL OSWALT, ALC**

PRINCIPAL BROKER

C: 662-719-3967

O: 769-888-2522

michael@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

f/25,000+ Followers

Information is believed to be accurate but not guaranteed.