



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

52.87± ACRES
SHARKEY COUNTY, MS
\$185,045



OFFICE (769) 888-2522 | WWW.SMALLTOWNPROPERTIES.COM

THE SHARKEY 52.87

PROPERTY PROFILE

LOCATION:

- Hwy 16
Rolling Fork, MS 39159
- Sharkey County
- 1± Miles NW of the Delta
National Forest
- 1± Miles NW of the Little
Sunflower River
- 4± Miles SE of Rolling Fork
- 35± Miles NE of Vicksburg
- 48± Miles NW of Madison
- 170± Miles NE of Baton Rouge

COORDINATES:

- 32.8697, -90.81801

PROPERTY USE:

- Recreational
- Hunting
- Cabin/Home Site

PROPERTY INFORMATION:

- 52.87± Acres
- Natural Regeneration Timberland
- 1,250'± Frontage on Hwy 16
- Perimeter Road in Place
- Retired CRP
- Water & Power Available

TAX INFORMATION:

- 2023 Taxes: \$229.26
- Parcel #1: 085-021-014.00
- Parcel #2: 085-021-013.00



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MICHAEL OSWALT, ALC

PRINCIPAL BROKER

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michael@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

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Information is believed to be accurate but not guaranteed.

WELCOME TO THE SHARKEY 52.87

WELCOME TO THE SHARKEY 52.87, LOCATED JUST FOUR MILES SOUTHEAST OF ROLLING FORK. This Sharkey County farm features 52.87± acres of Mississippi Delta bottomland just waiting on your recreational development. According to historical imagery, the western 20± acres appear to have been cutover approximately six to ten years ago, providing the perfect thicket for deer bedding. This area would be great for a new two to three acre wildlife plot or a few nice shooting lanes. The remainder of the property consists of expired CRP (Conservation Reserve Program) timberland. The current owner started some hedge cutting but there is plenty of room for additional development measures to provide more habitat. A perimeter road is in place for traversing the property without blowing out the entire farm.

This general area is known for producing trophy whitetail, hogs, small game, and the occasional turkey. If you're a public land hunter, the Sharkey 52.87 sits less than a mile northwest of the Little Sunflower River, less than a mile northwest of the Delta National Forest, and less than ten miles northeast of the Theodore Roosevelt National Wildlife Refuge. The farm enjoys 1,250+ frontage feet along the west side of Highway 16.



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MORE ABOUT THE SHARKEY 52.87

If you are looking for a place to build a camp or home, public water is through the City of Rolling Fork and Twin County EPA is the power provider which is available along the road frontage. Most of the Mississippi Delta is located within the FEMA Flood Zone and this tract is no different. A cabin would need to be elevated out of the flood zone.

The location is convenient, being just 35± miles northeast of Vicksburg, 48± miles northwest of Madison, and 170± miles northeast of Baton Rouge, LA.

If you have been searching for that hard to find and affordable Mississippi Delta tract, give Michael Oswalt a call today for your private tour of the Sharkey 52.87!



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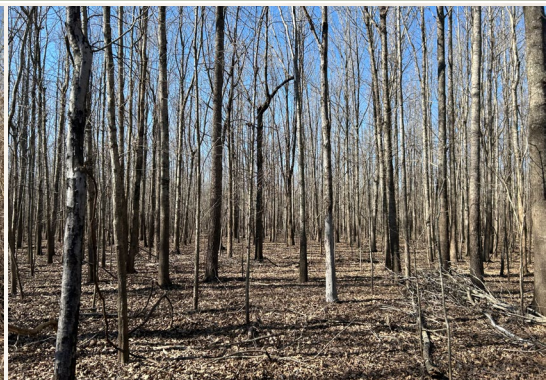
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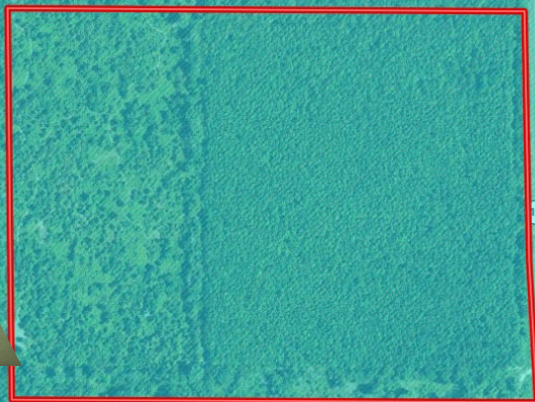
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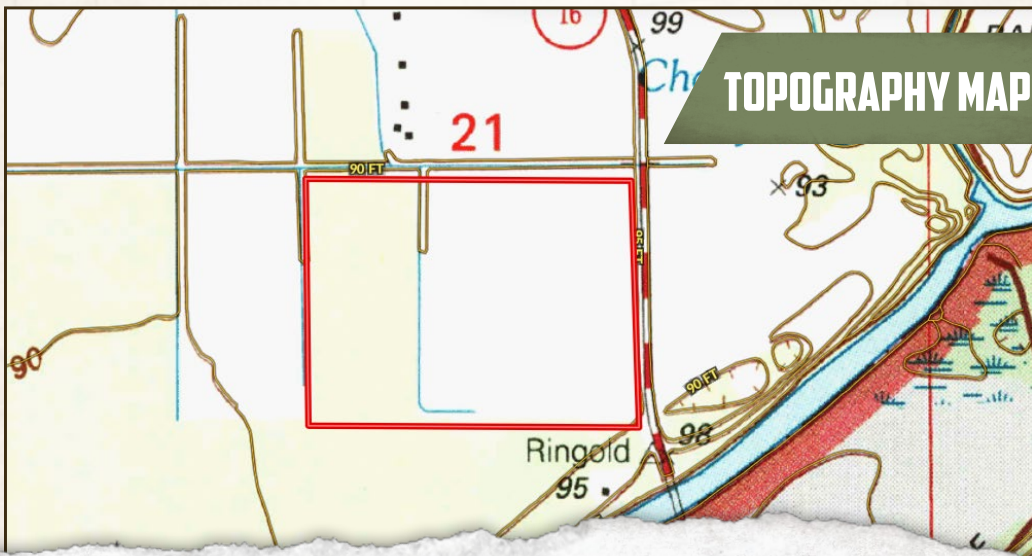
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FLOOD MAP



TOPOGRAPHY MAP



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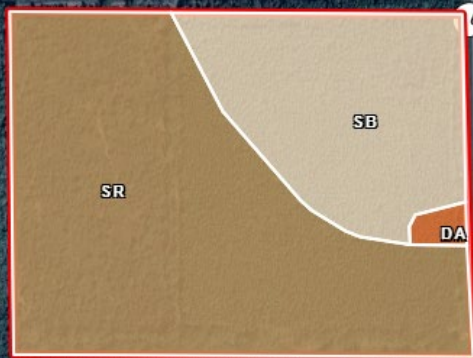
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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Sr	Sharkey, Alligator, and Dowling soils, frequently flooded (sharkey, alligator, sharkey)	36	67.91	0	19	5w
Sb	Sharkey clay, 1 to 2 percent slopes	16.32	30.79	0	35	3e
Da	Dowling clay, frequently flooded (sharkey)	0.7	1.32	0	18	5w
TOTALS		53.02()	100%	-	23.92	4.38



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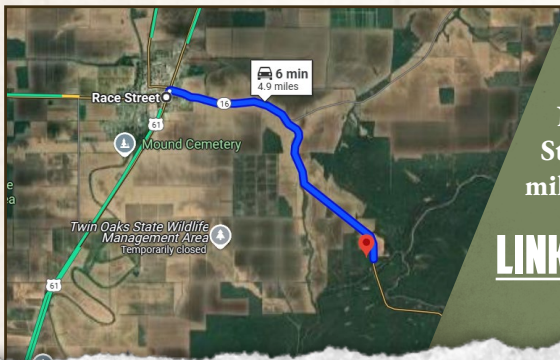
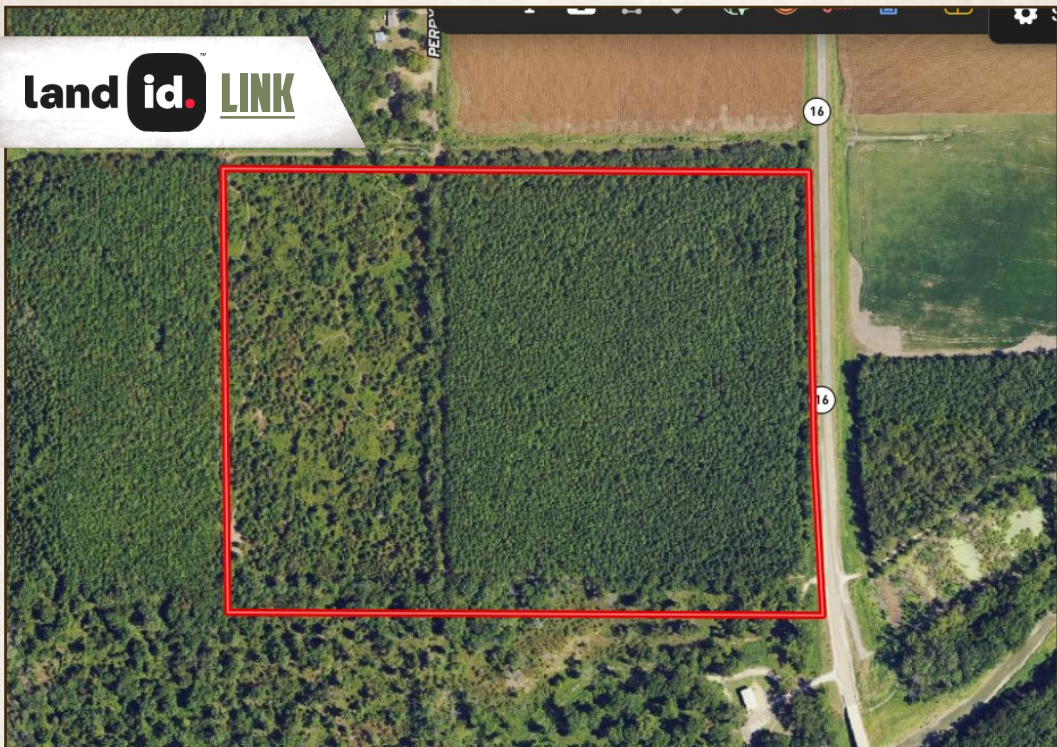
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land id. LINK



Directions From US-61 N in Rolling Fork, MS: Travel 0.1 miles on US-61 N. Turn right onto MS-16 E/McLaurin Street and continue on MS-16 E for 4.8 miles to the property on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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