

540 ± ACRES IN MARSHALL COUNTY, MISSISSIPPI

REDUCED!

\$2,195 per acre



Welcome to the best kept secret in Marshall County, Mississippi—"Coldwater Break Farm". This 540 ± acre farm is made up of full blown diversity. The gated entrance will lead you through the pines to the established cabin site. The quaint cabin sits on the edge of a 7 ± acre bean field where you can watch your wildlife feed throughout the day and night. The rustic cabin is equipped with a front porch, living room and kitchen combo, 2 bedrooms, and one bath. You will find ample covered shed space to park all of your equipment. When leaving the cabin you drive through an additional 22 ± acre bean field (all tillable acreage is currently leased by a local farmer—\$50 per acre year to year). The soybeans make great summer forage for the wildlife. The tract is loaded with managed pine timber, mature hardwood drains, 30-35 ± acres of Coldwater River swamp, and 20 ± acres of recent wildlife clearcut. A beautiful white sand creek traverses the southern portion of the property making for a natural travel corridor and great playground for kids. The tract also offers frontage along the Coldwater River with the possibility of great duck hunting with a little work. This property has been under strict wildlife management since 2000, with the owners priding themselves in harvesting mature deer and turkey. You will see the pride of management in the tons of trail camera and harvest photos (just take a look and ask for more!) Conveniently located just 12 miles from Collierville, TN, 19 miles from Germantown, TN, and 35 mile from Oxford, MS. If you are ready to own a "Grade A Turnkey Farm", call Michael Oswalt for your private showing today!

DIRECTIONS: From Red Banks, Mississippi, take North Red Banks Road north 3.24 miles, take Moore Road west 1.18 miles, the property will be on the north side of the road. [GOOGLE MAPS LINK](#)



call me today!

MICHAEL OSWALT, REALTOR®
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601.898.2772 office | 662.719.3967 cell

601 Crescent Blvd., Suite 103 Ridgeland, MS 39157



Expect More. Get More.

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



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Aerial Map

Click [Here](#) for Interactive Map

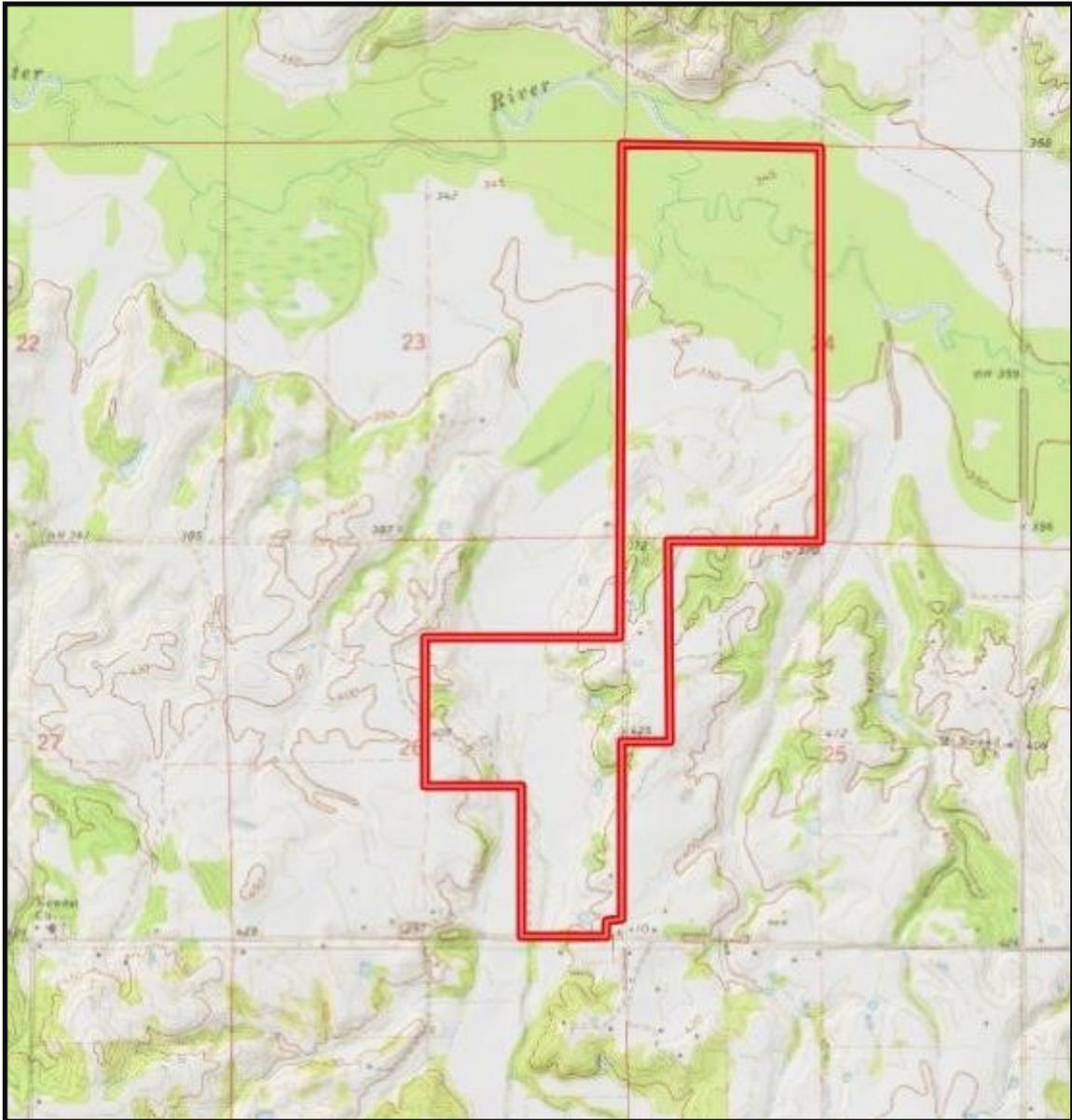


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Topo Map



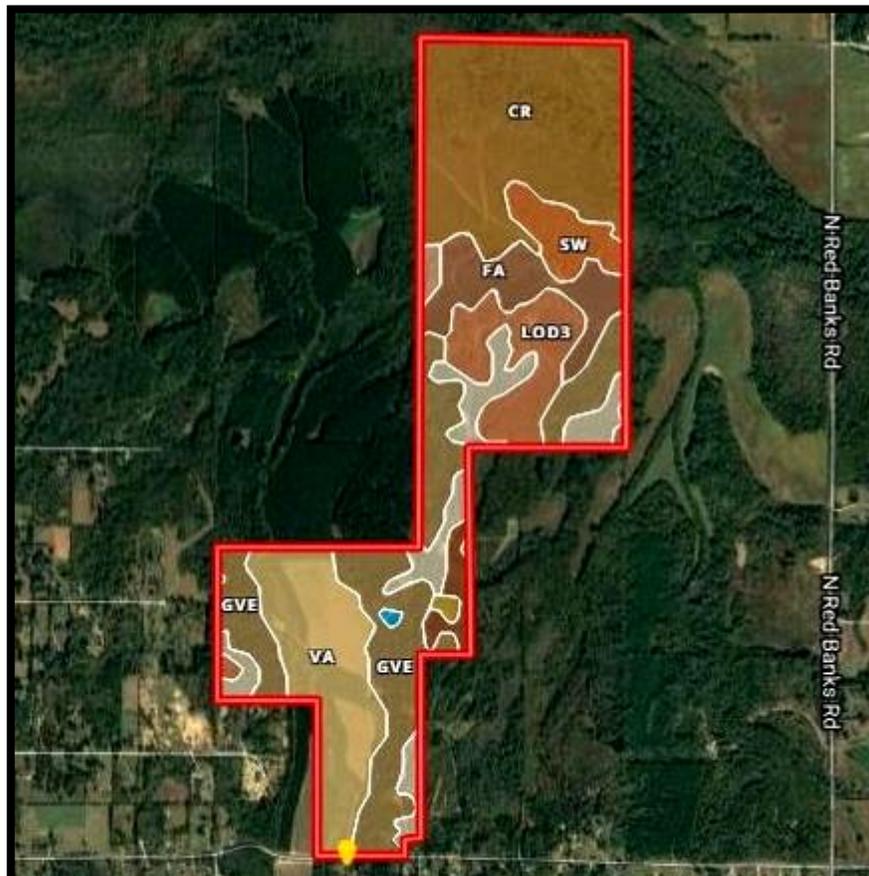
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Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
GvE	Gullied land-Loring complex, 5 to 30 percent slopes	125.3	23.13	7e
Sw	Swamp	23.1	4.26	5w
LoB2	Loring silt loam, 2 to 5 percent slopes, eroded	48.6	8.98	2e
He	Henry silt loam	2.8	0.52	3w
LoC3	Loring silt loam, 5 to 8 percent slopes, severely eroded	12.0	2.21	4e
W	Water	1.1	0.2	-
Vo	Vicksburg and Ochlockonee soils	4.3	0.79	5w
LoD3	Loring silt loam, 8 to 12 percent slopes, severely eroded	49.2	9.09	3w
Va	Vicksburg silt loam	84.9	15.69	5w
CR	Collins-Arkabutla-Falaya association	147.6	27.27	1
Fa	Falaya silt loam	42.6	7.86	4w
TOTALS		541.4	100%	3.8

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Directional Map

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