

RECREATIONAL TIMBERLAND

396.7 ± Acres in Sharkey County, MS



\$2,995 Per Acre



RECREATIONAL HARDWOOD TIMBERLAND in the MISSISSIPPI DELTA. This 396.7± surveyed acre tract in Sharkey County, MS is made up of predominately mature hardwood. The tract adjoins a huge block of timberland to the north and northeast and farmland to the south and west, making a great recipe for MS Delta hunting. The hunting in this area is top notch (deer, hogs, and small game). This tract has been under strict management for nearly 25 years. The farmland to the west and south of the tract CANNOT be hunted; therefore, your deer will be protected when they lead into the fields for food. An interior road system runs throughout the tract on the north side of Highway 61. The frontage along the north and south side of Highway 61 will allow access to your favorite hunting spots with little to no pressure to the entire tract. The timber on this tract is state park like in some areas — beautiful MS Delta bottomland hardwood. This property is conveniently located less than a mile from Delta National, just over 5 miles from the MS River Levee, about 20 miles north of Vicksburg, Mississippi, and about 3 miles southeast of Onward, Mississippi. So, if you have been looking for that hard to find recreational timberland tract or a solid hardwood investment in the Mississippi Delta, you may have just found it! Call Michael Oswalt for your private showing today!! Additional land available.

DIRECTIONS: From Vicksburg, MS, travel North on Highway 61 for approximately 25 miles. The property will be on both sides of the road. [GOOGLE MAPS LINK](#)



call me today!

MICHAEL OSWALT, REALTOR®
Michael@TomSmithLand.com

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.

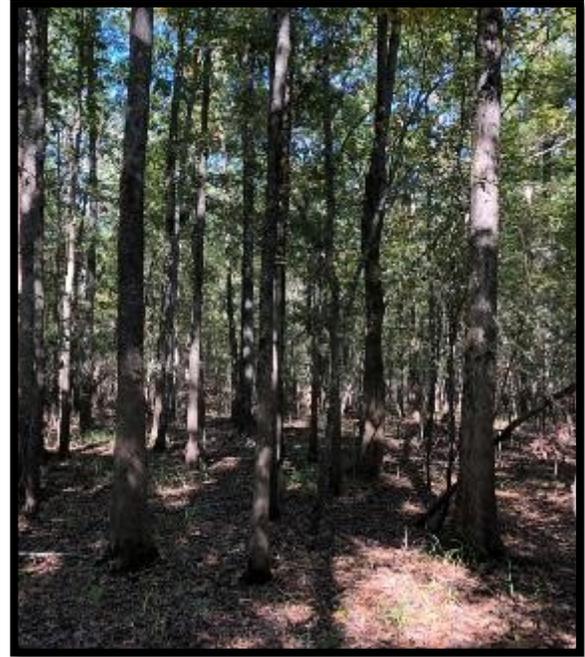


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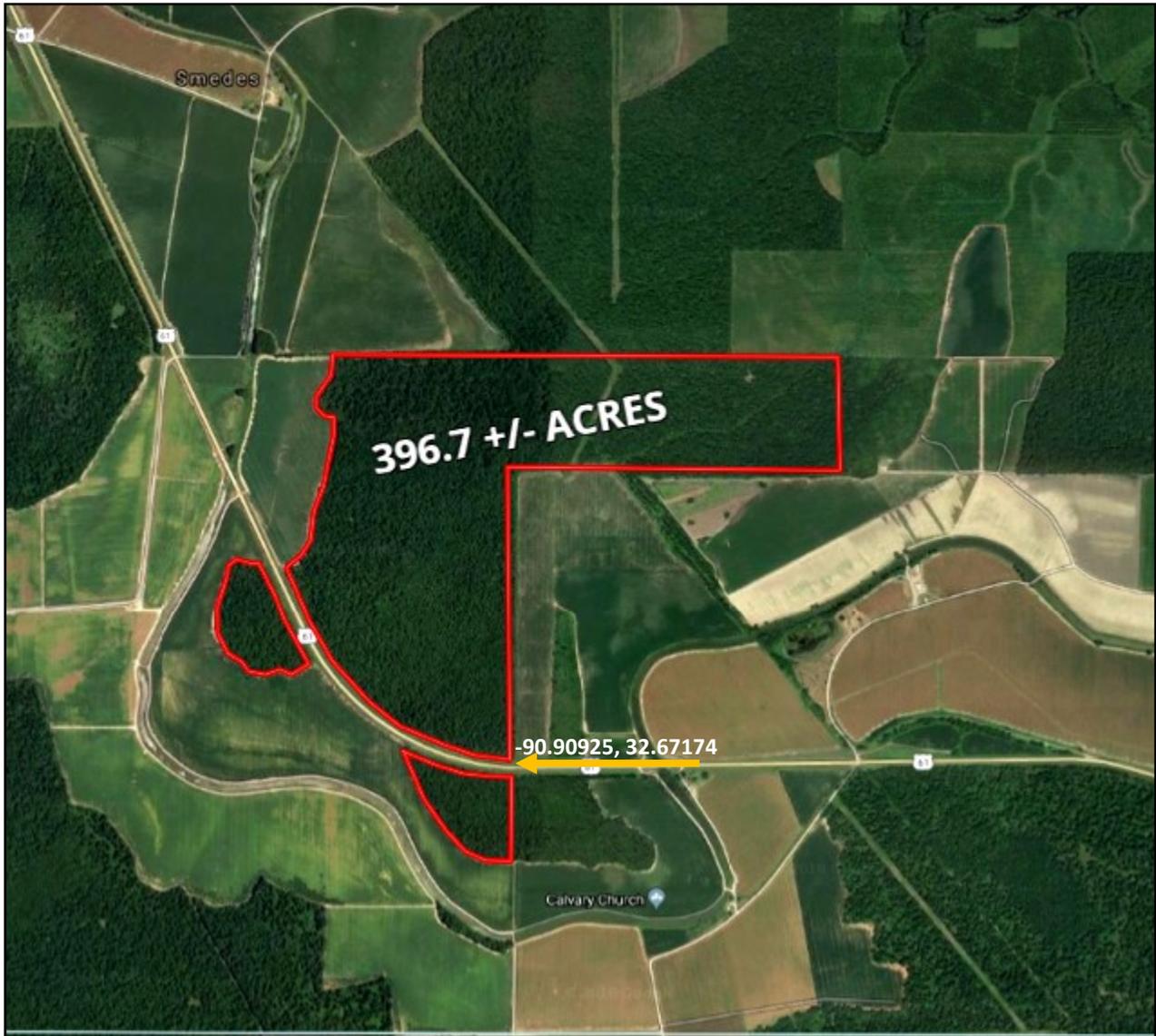


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AERIAL MAP

CLICK [HERE](#) FOR AN INTERACTIVE MAP

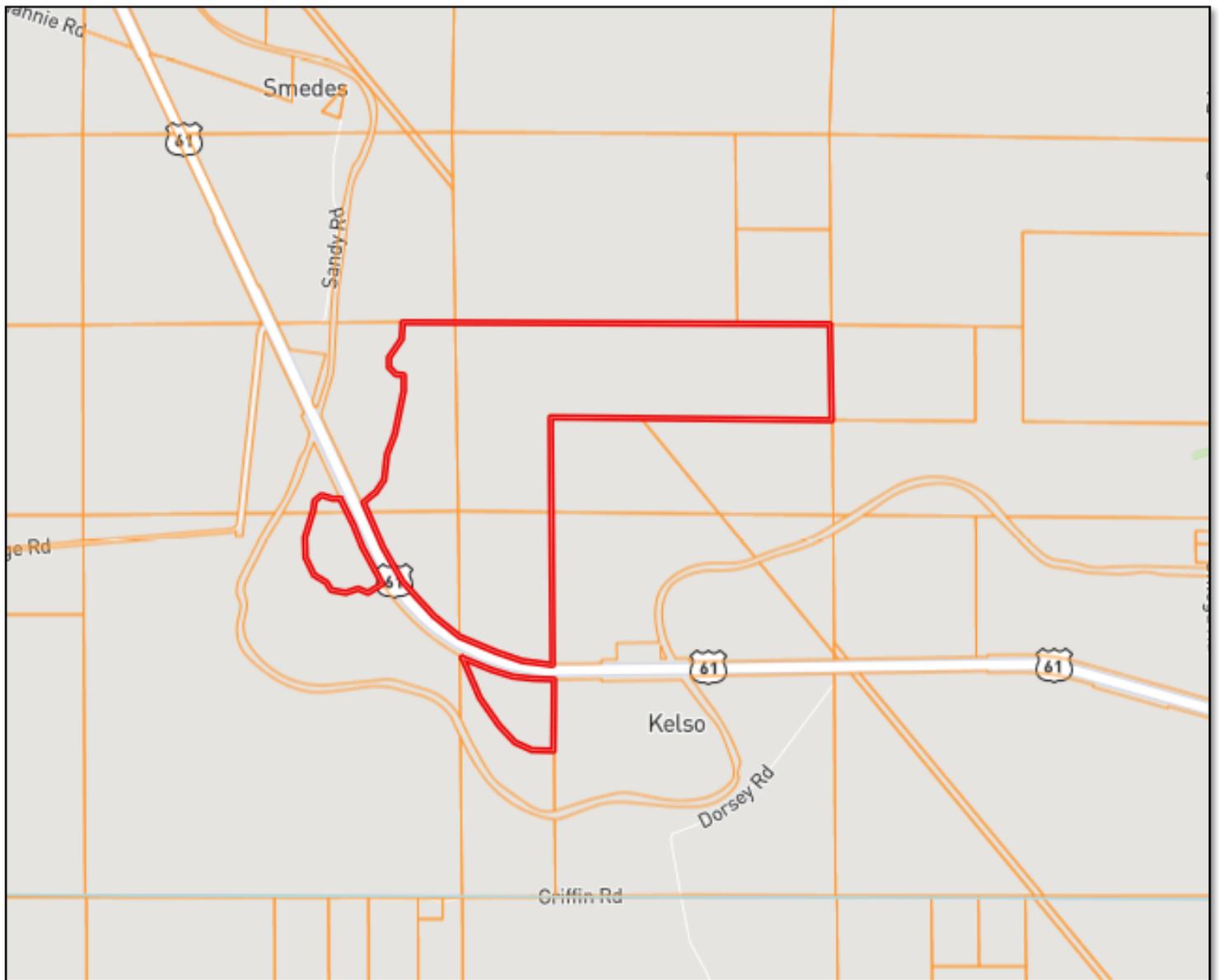


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OWNERSHIP MAP

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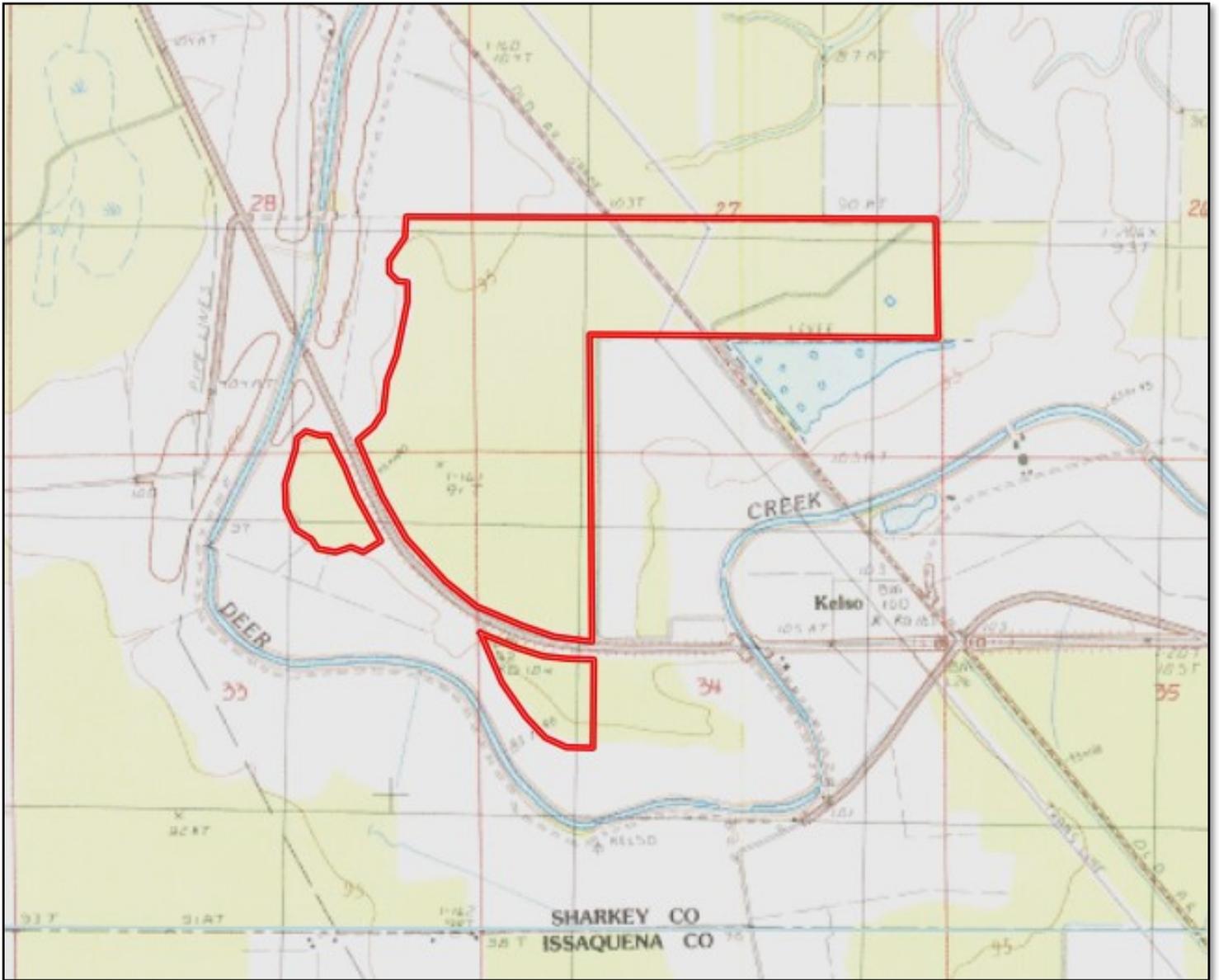
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TOPO MAP

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SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
Sb	Sharkey clay, 1 to 2 percent slopes	136.3	34.9	3e
Sd	Sharkey clay, 0 to 2 percent slopes, frequently flooded	14.5	3.71	5w
Sr	Sharkey, Alligator, and Dowling soils, frequently flooded (sharkey, alligator, sharkey)	239.4	61.29	5w
Ta	Tunica clay, 0 to 2 percent slopes	0.3	0.08	3w
Bk	Bowdre silty clay, 0 to 2 percent slopes	0.1	0.01	2w
TOTALS		390.6	100%	4.3

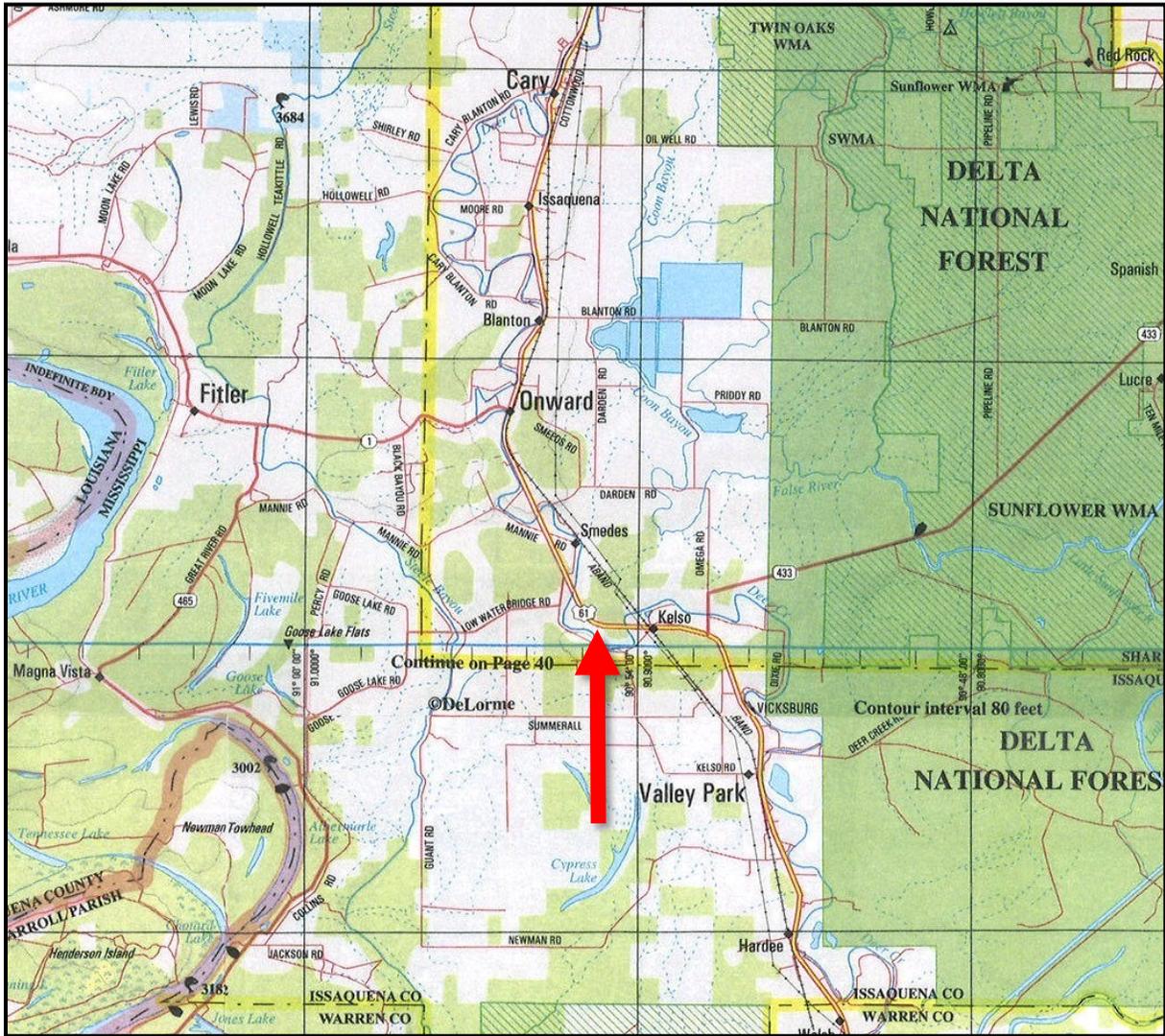
SOIL MAP

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DIRECTIONAL MAP

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