

RECREATIONAL TIMBERLAND

41.9 ± Acres in Sharkey County, MS



\$2,495 Per Acre



DEER and HARDWOOD TIMBER in the MISSISSIPPI DELTA. This 41.9 ± surveyed acre tract is made up of predominately hardwood with some thick areas for deer bedding. The deer are abundant in this area with tons of sign noted on initial inspection. Hogs and small game call this area home too, so you will be enjoying most everything the “MS Delta” has to offer. This Sharkey County 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. The south tract has an interior road for your ingress and egress convenience. The frontage along the north and south side of Dummy Line Road will allow you to access your favorite hunting spots with little to no pressure to the entire tract. This property is conveniently located just one mile from Delta National, just over 8 miles from the MS River Levee, about 20 miles north of Vicksburg, Mississippi, and about 5 miles southeast of Onward, Mississippi. So, if you have been looking for that hard to find (affordable) recreational timberland tract 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 Highway 61 North for approximately 25 miles. Turn right on to Omega Road and travel .7 miles, turn right on to Dummy Line Road for 1 mile. 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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AERIAL MAP

CLICK [HERE](#) FOR AN INTERACTIVE MAP

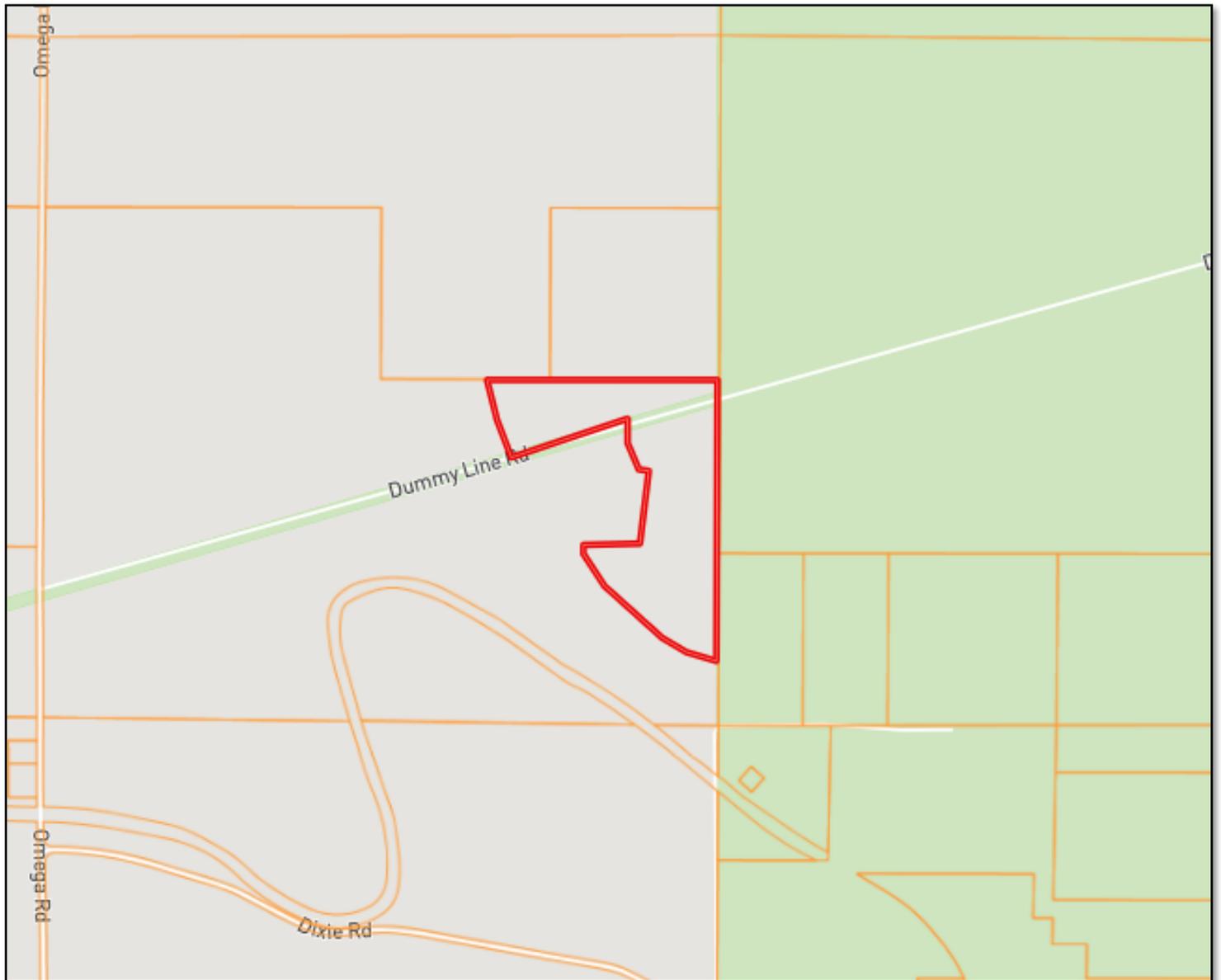


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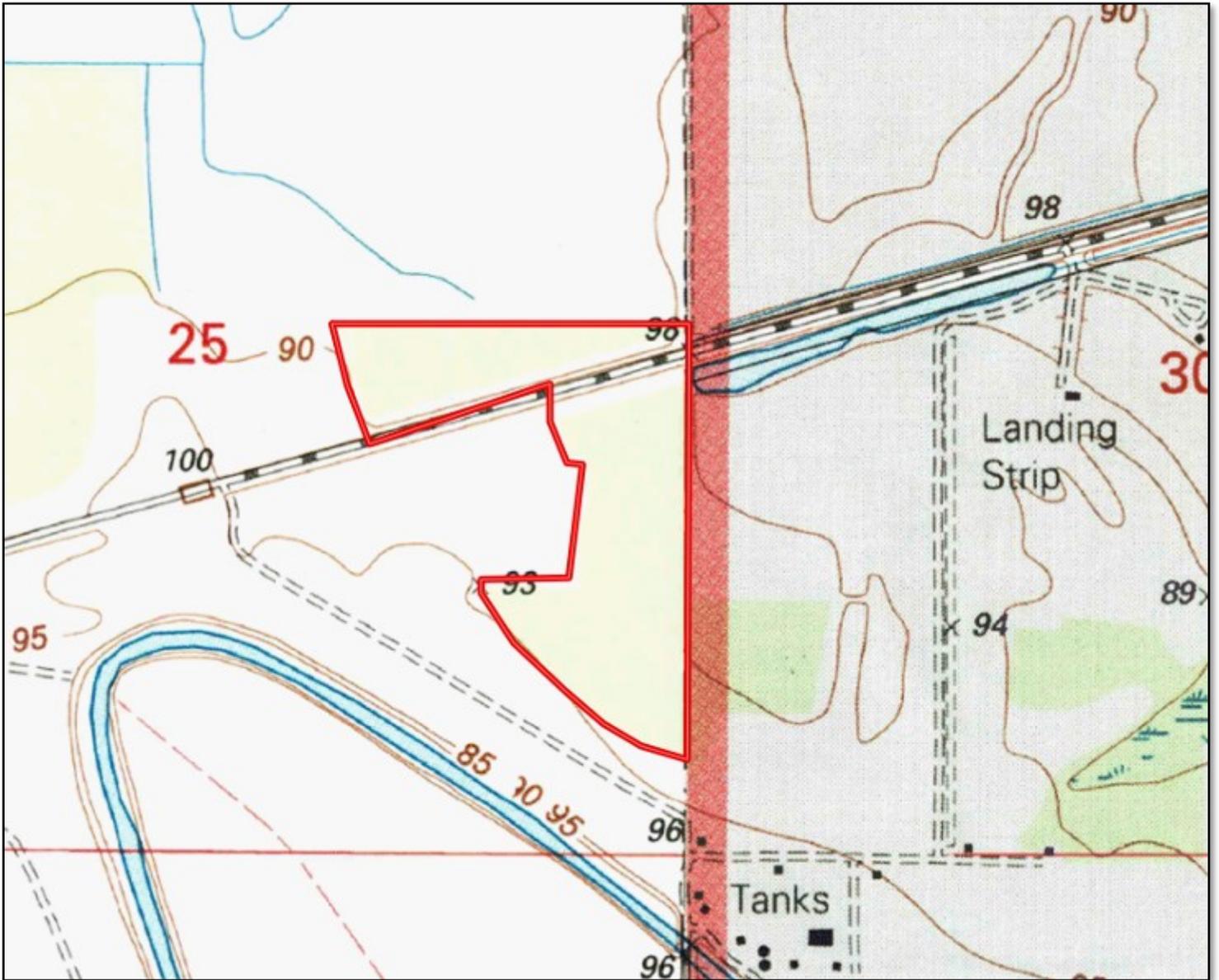
OWNERSHIP MAP

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TOPO MAP

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SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
Sb	Sharkey clay, 1 to 2 percent slopes	182.0	74.63	3e
Sr	Sharkey and Dowling clays, frequently flooded (sharkey, sharkey)	61.9	25.37	5w
TOTALS		243.8	100%	3.51

SOIL MAP

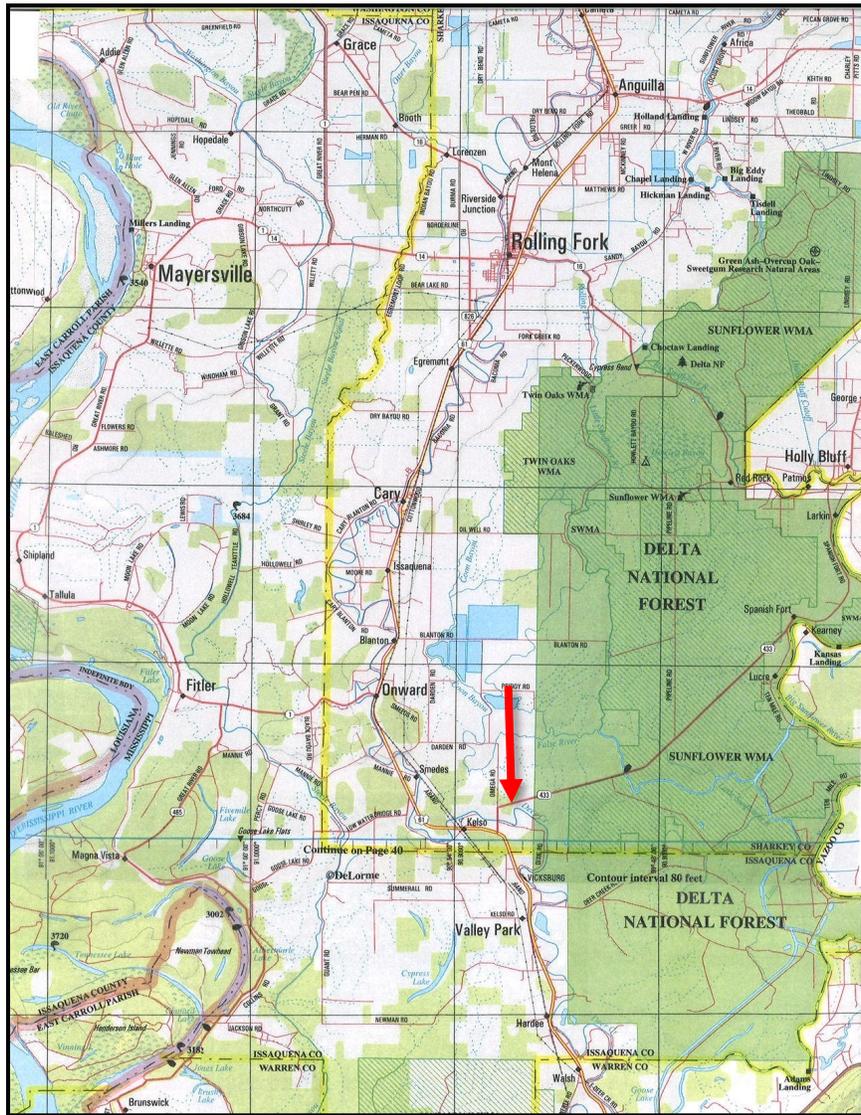


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DIRECTIONAL MAP

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