

# RECREATIONAL TIMBERLAND

260 ± Acres in Sharkey County, MS



\$2,995 Per Acre

**DEER, DUCK, and MATURE HARDWOOD TIMBER in the MISSISSIPPI DELTA.** Sounds too good to be true, right? These properties rarely come to the market. This 260 ± surveyed acre tract in Sharkey County is made up of predominately mature hardwood. Two sloughs are located on the tract (duck noted on initial inspection — 11/13/18) making the duck possibilities pretty good with plenty of rain. The deer hunting in the “MS Delta” has been sought after for many years. This tract has been under strict management for nearly 25 years. The farmland to the north of the tract, on the east and west side of Highway 61, 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 (both east and west side of Hwy 61). The frontage along the east and west side of Highway 61 and the south side of Dixie Road will allow access to your favorite hunting spots with little to no pressure to the entire tract. This property is conveniently located just over 7 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 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. The property will be on both sides of Highway 61. [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](http://TomSmithLandandHomes.com)

Information is believed to be accurate but not guaranteed.

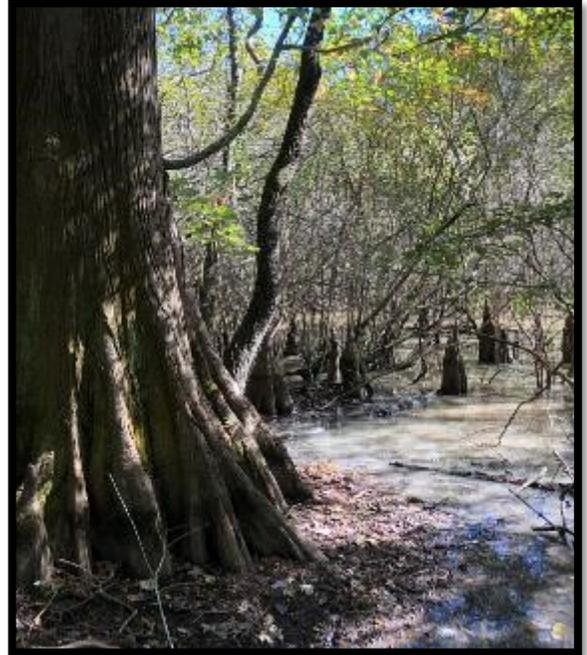
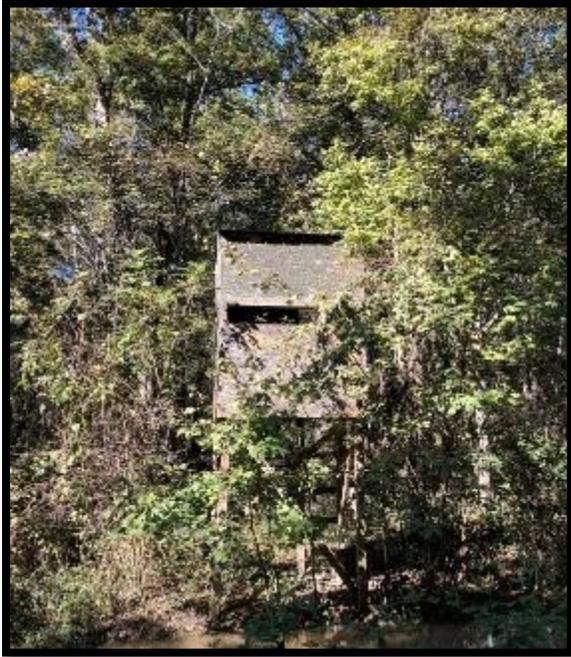


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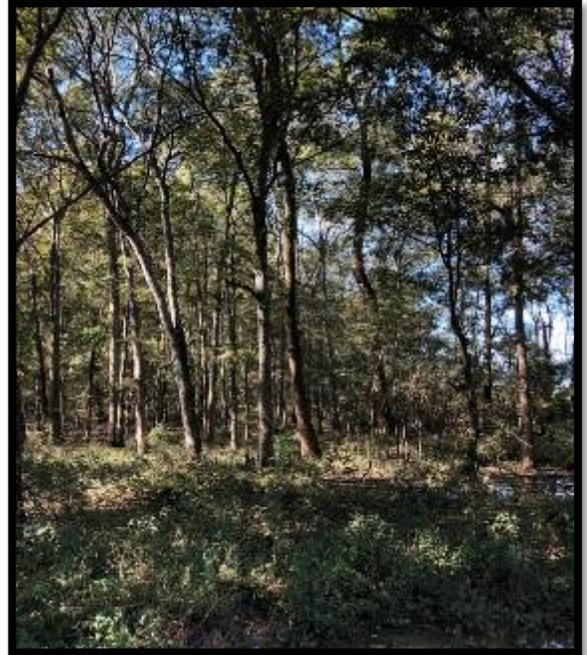


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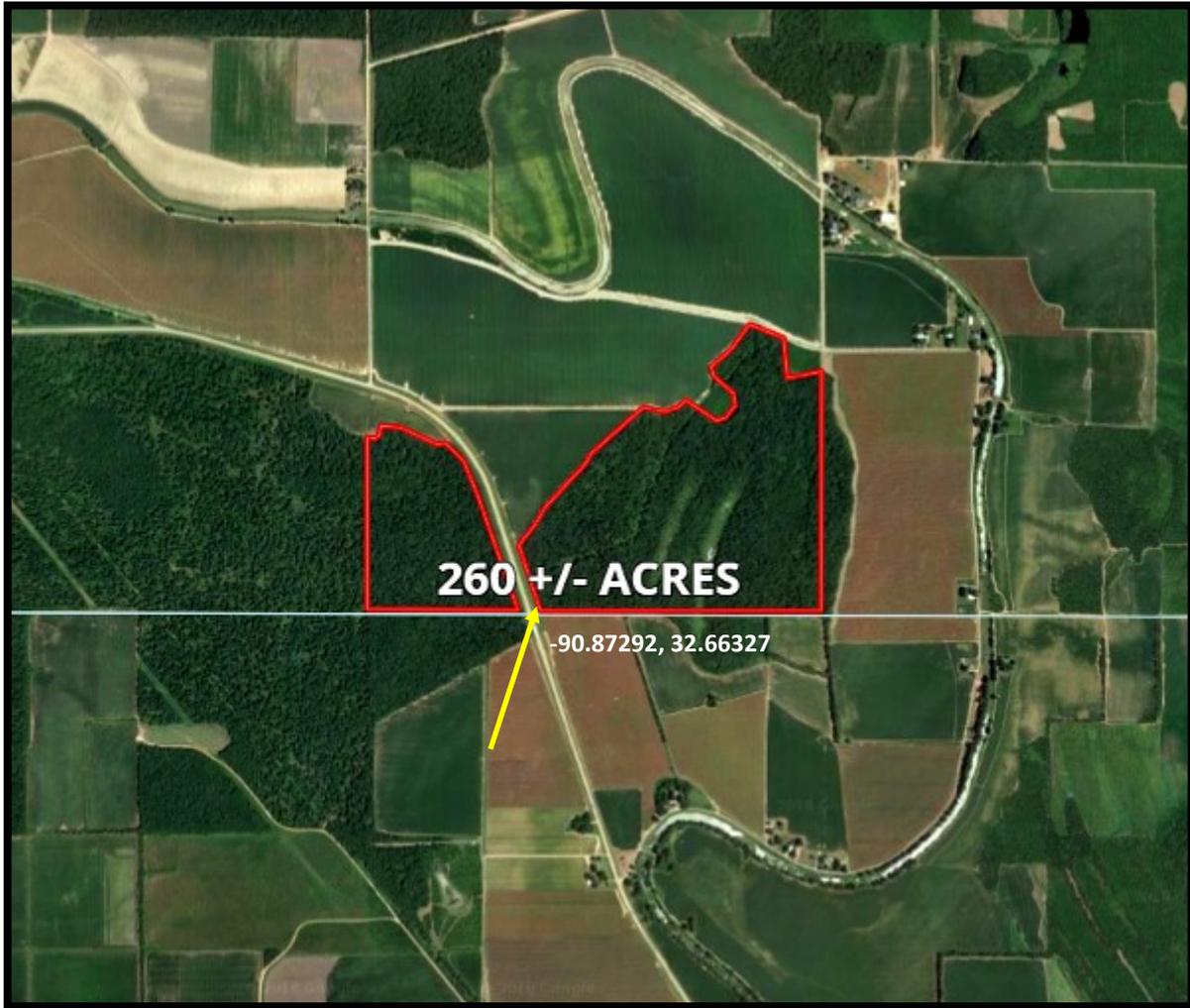


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## AERIAL MAP

CLICK [HERE](#) FOR AN INTERACTIVE MAP

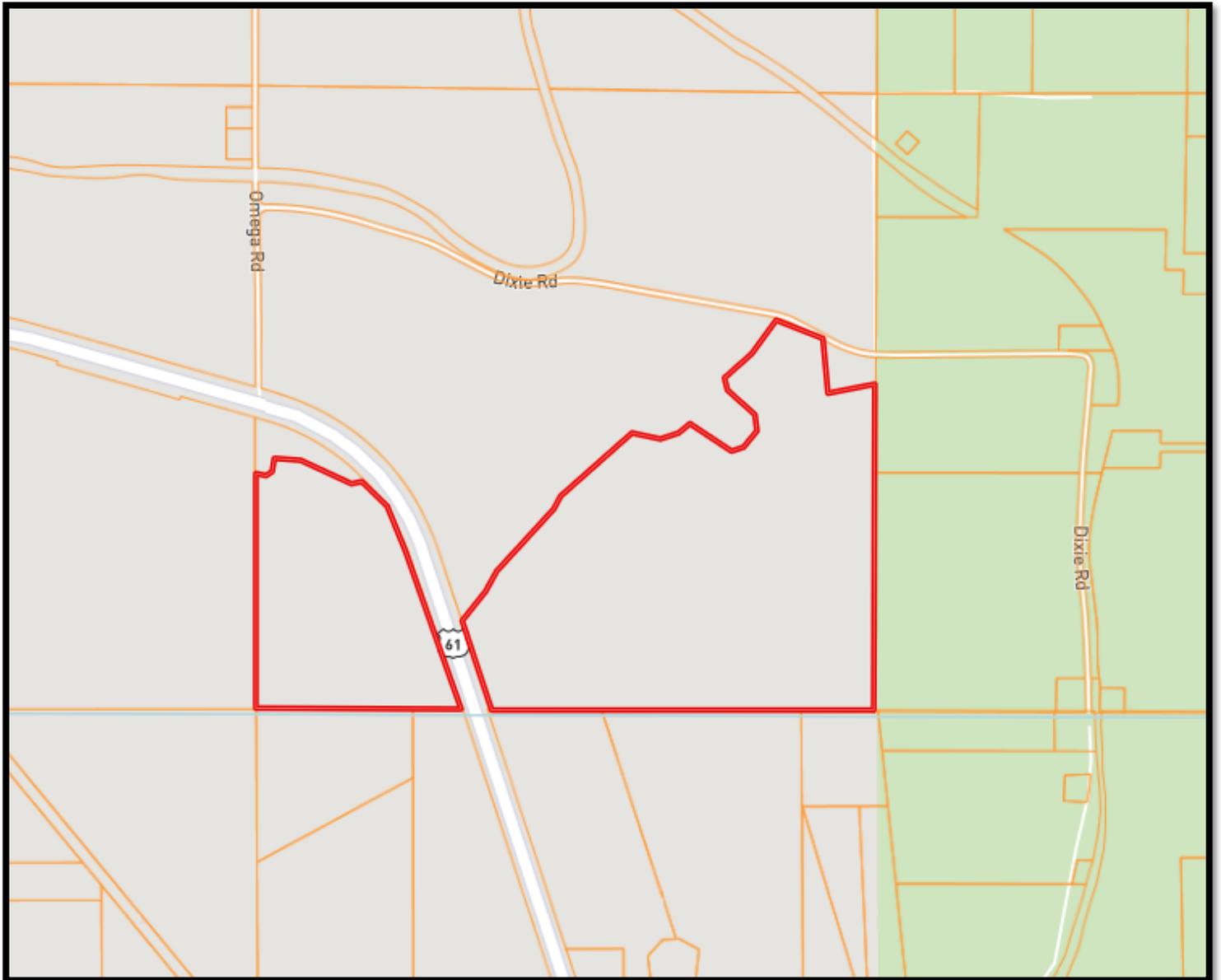


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## OWNERSHIP MAP

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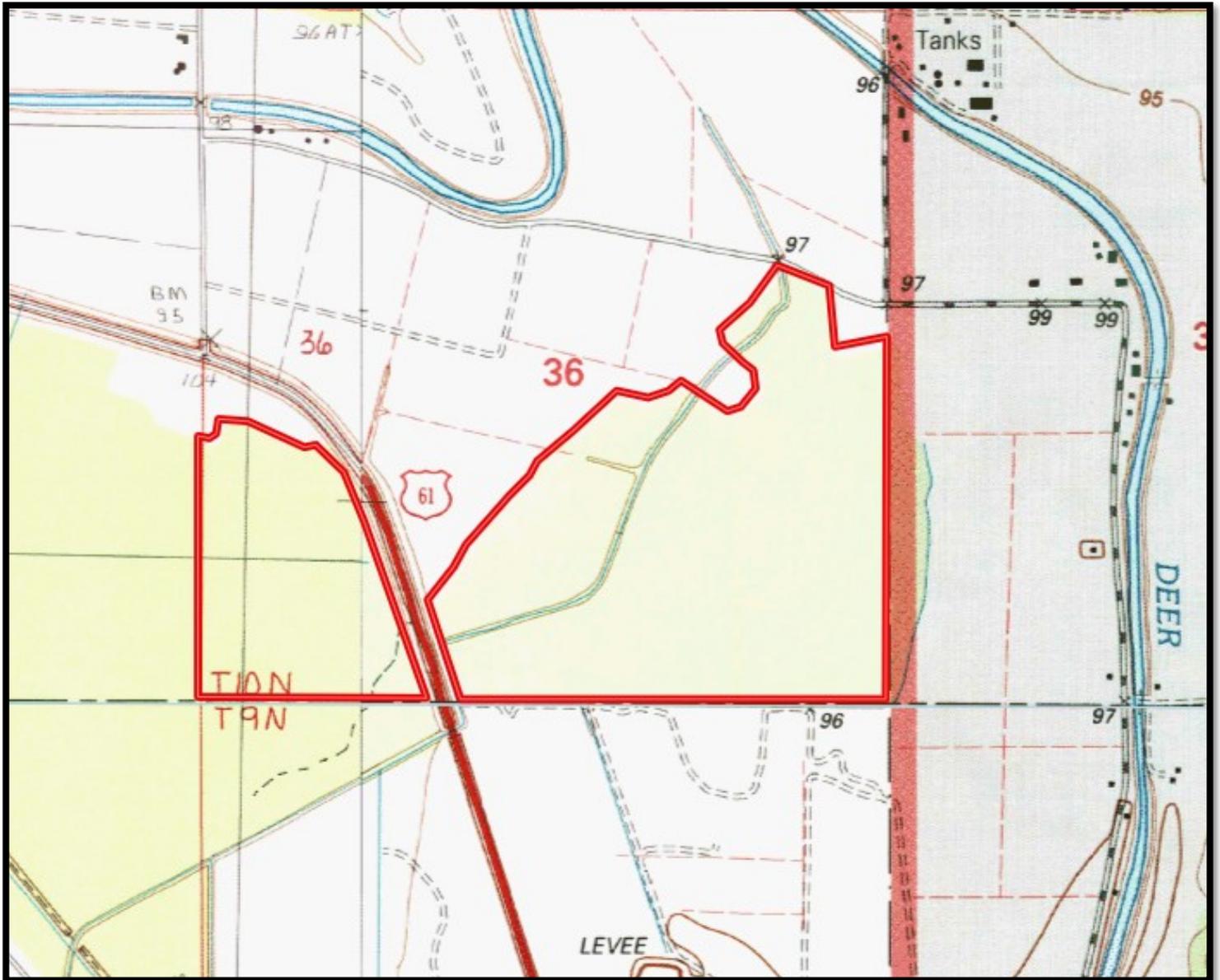
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## TOPO MAP

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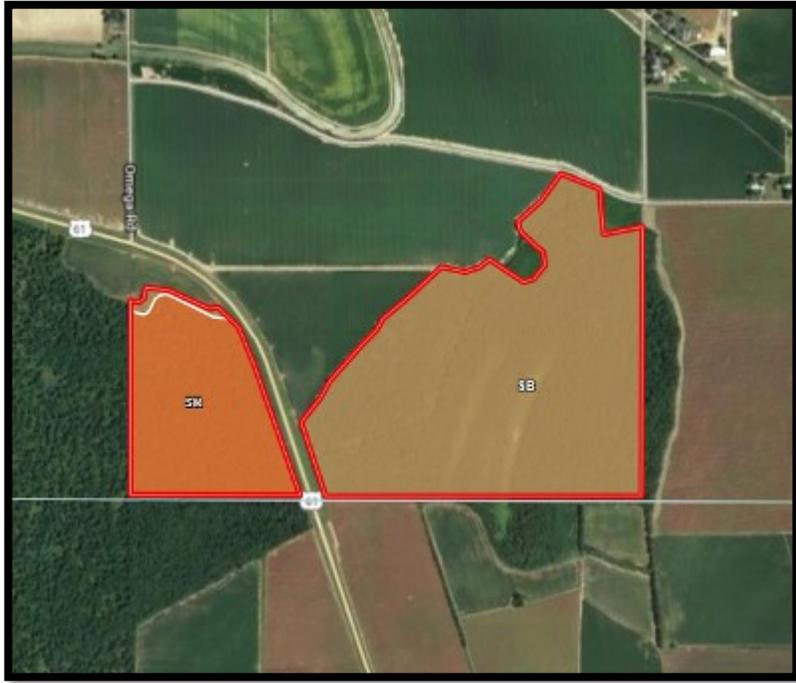


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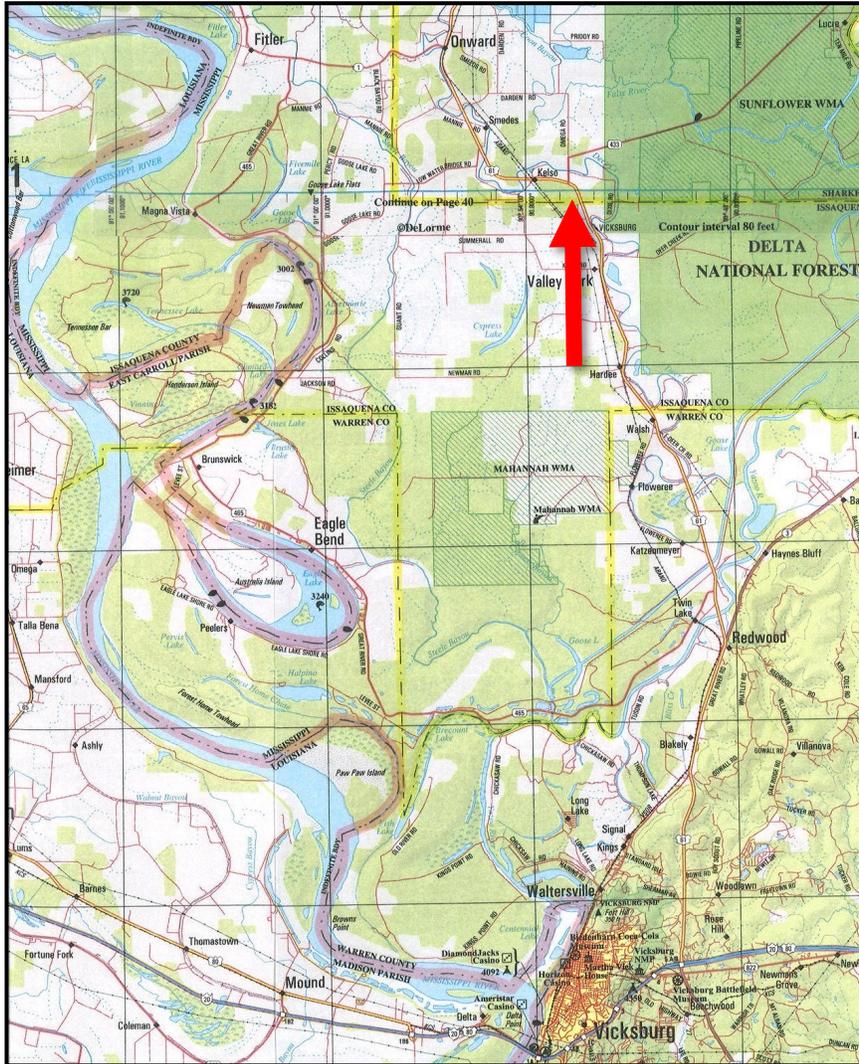
SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
Sb	Sharkey clay, 1 to 2 percent slopes	182.0	74.63	3e
Sr	Sharkey and Dowling clays, frequently flooded (sharkey, sharkey)	61.9	25.37	5w
TOTALS		243.8	100%	3.51

# SOIL MAP

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## DIRECTIONAL MAP

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