

# RECREATIONAL TIMBERLAND

345.5 ± Acres in Sharkey County, MS



**\$2,750 Per Acre**



**HUNTING PARADISE in the MISSISSIPPI DELTA.** This 345.5± surveyed acre tract in Sharkey County, MS is made up of predominately hardwoods with some thick areas, perfect for deer bedding. Typical Mississippi Delta Game was noted on this tract. The deer are abundant in this area with tons of sign noted on initial inspection. This tract has the ingredients to grow giant whitetails; thickets to the north, scattered mature hardwood make up, and plenty of farmland on the borders. This tract has been under strict management for nearly 25 years. The farmland to the east, southeast and in the center of the north end CANNOT be hunted; therefore, your deer will be protected when they lead into the fields for food. The frontage along the north and south side of Dummy Line Road and the east and west side of Omega Road will allow access to your favorite hunting spots with little to no pressure to the entire tract. An interior road system is in place. This property is conveniently located less than a mile from Delta National, around 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 recreational timberland tract in the Mississippi Delta, come take a look today! Call Michael Oswald for your private showing!! 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, the property will be on both sides of the road at the intersection of Omega Road and Dummy Line Road. [GOOGLE MAPS LINK](#)



*Call me today!*

**MICHAEL OSWALT, REALTOR®**  
Michael@TomSmithLand.com

601.898.2772 office | 662.719.3967 cell

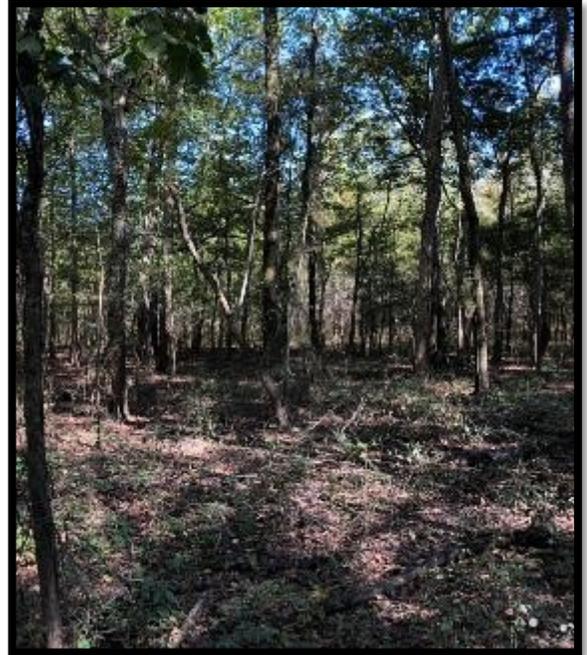
601 Crescent Blvd., Suite 103 Ridgeland, MS 39157



Expect More. Get More.

**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.



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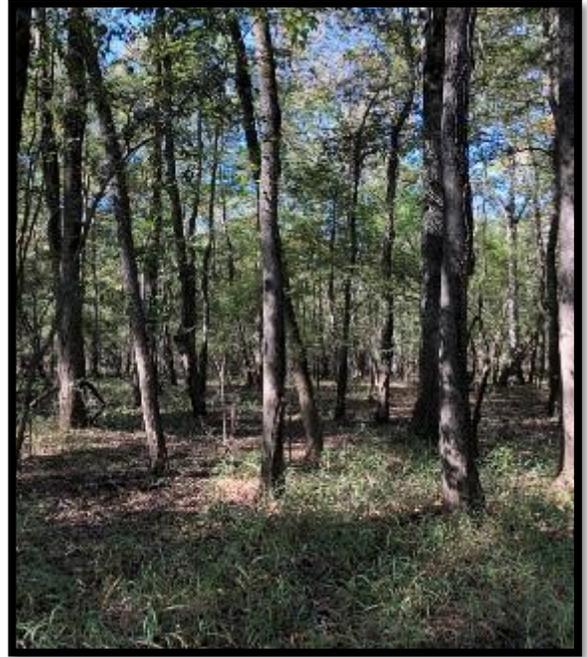


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## AERIAL MAP

CLICK [HERE](#) FOR AN INTERACTIVE MAP

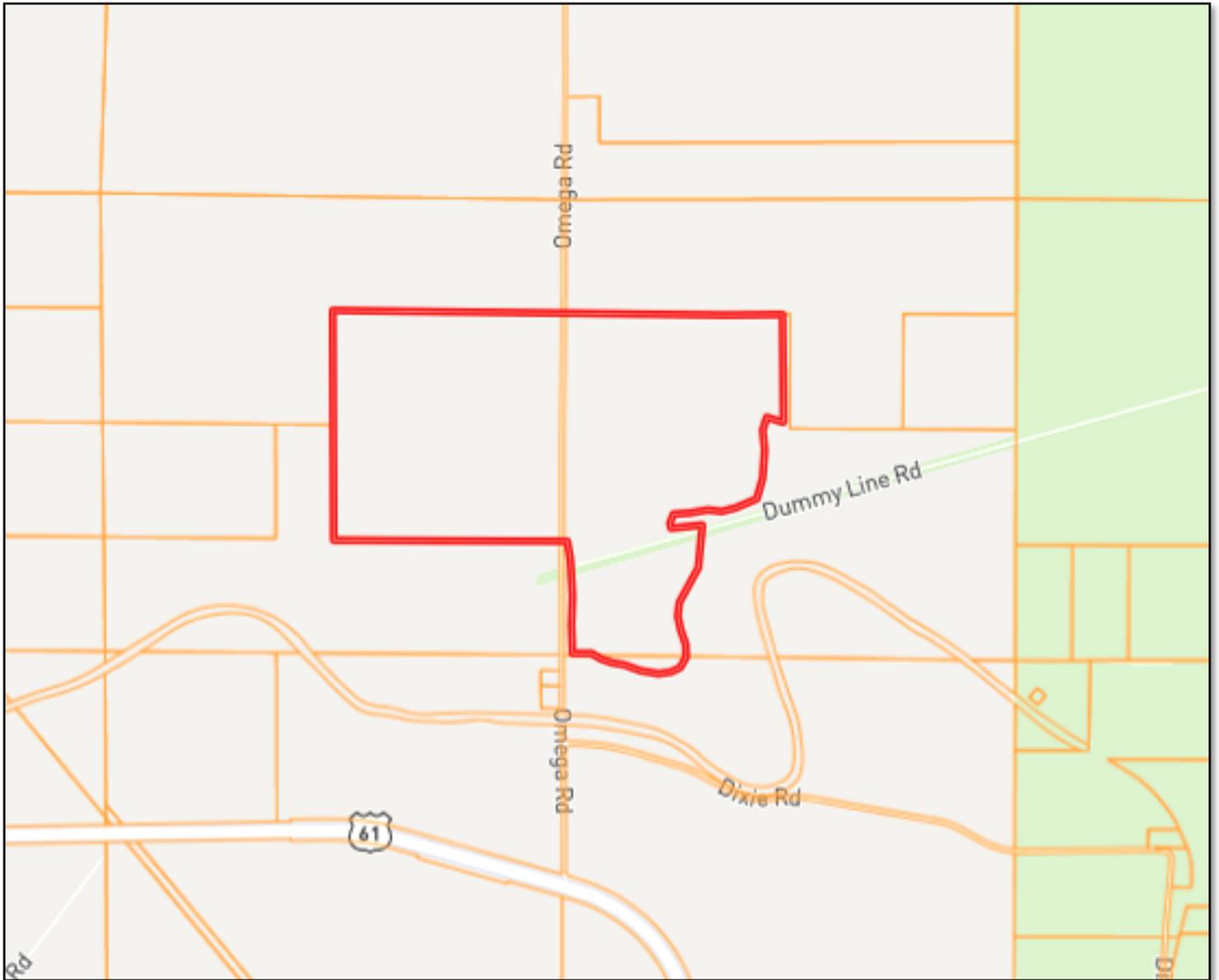


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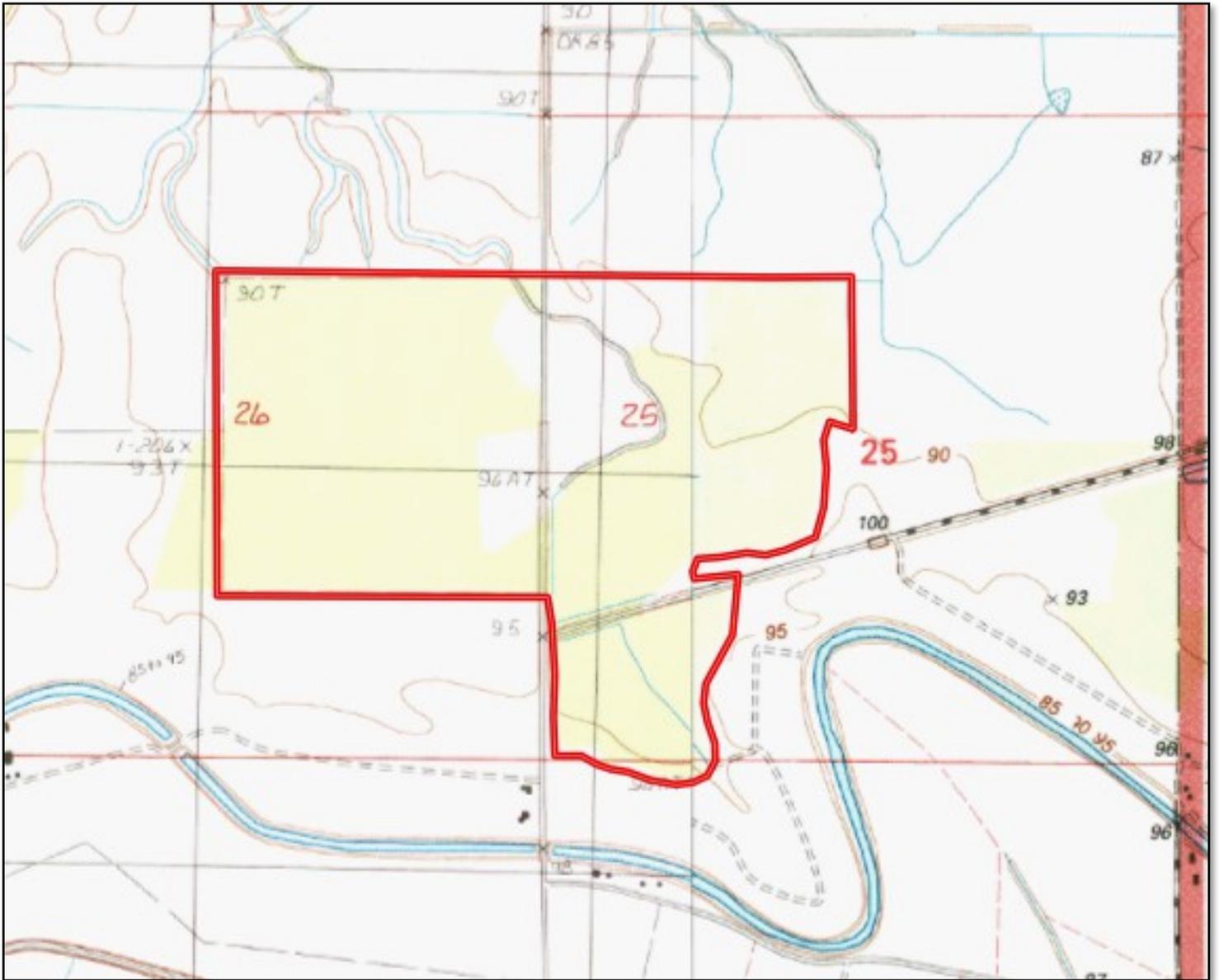
## OWNERSHIP MAP

**MICHAEL OSWALT**, REALTOR®  
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## TOPO MAP

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SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
Sa	Sharkey clay, 0 to 1 percent slopes, frequently ponded, rarely flooded	0.1	0.03	3w
Ck	Commerce silty clay loam, 2 to 5 percent slopes	0.2	0.07	2e
Sb	Sharkey clay, 1 to 2 percent slopes	315.3	90.04	3e
Bk	Bowdre silty clay, 0 to 2 percent slopes	4.0	1.13	2w
Ta	Tunica clay, 0 to 2 percent slopes	10.5	2.99	3w
Da	Dowling clay, frequently flooded (sharkey)	17.9	5.1	5w
Sr	Sharkey, Alligator, and Dowling soils, frequently flooded (sharkey, alligator, sharkey)	2.2	0.63	5w
TOTALS		350.1	100%	3.1

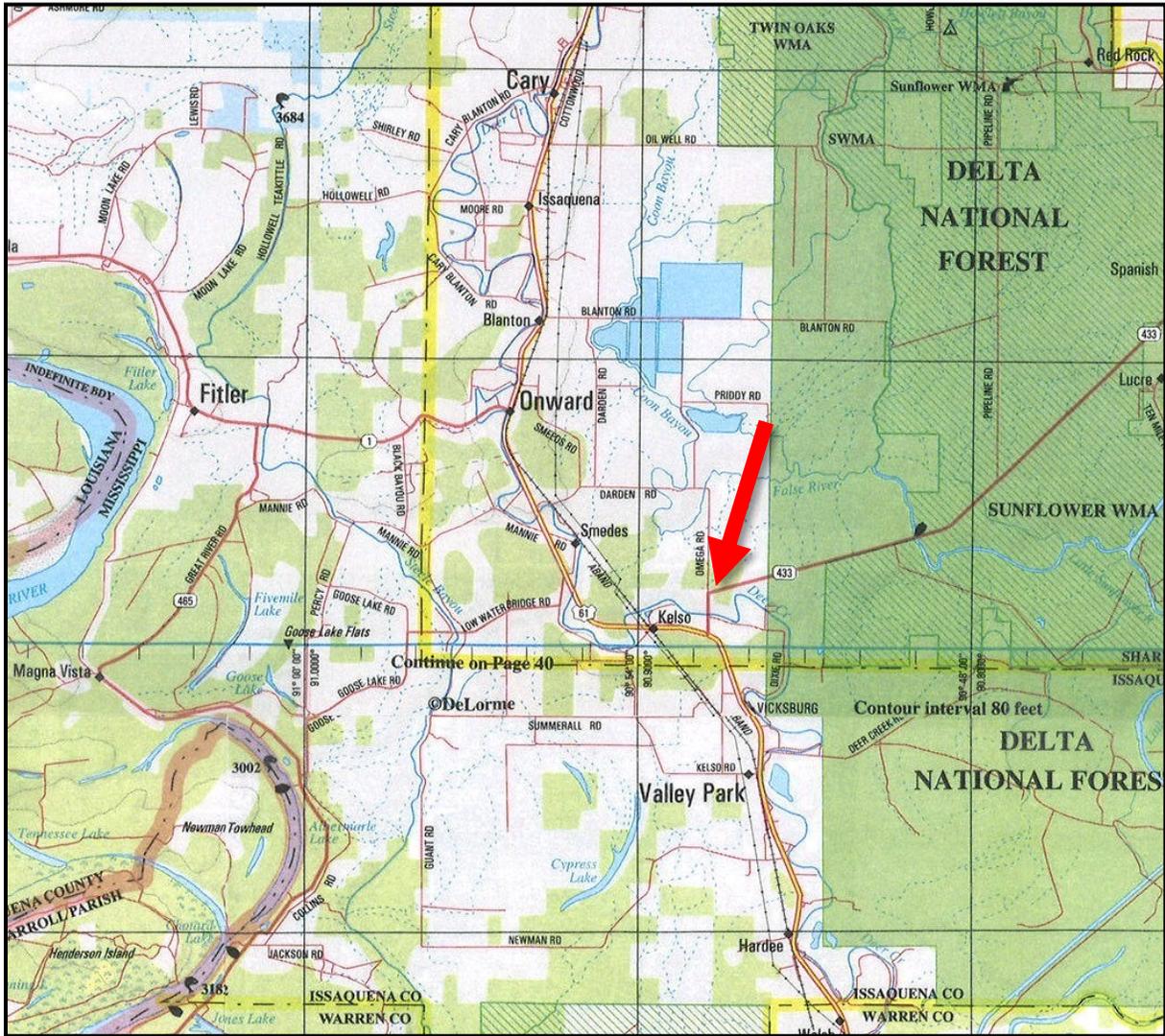
## SOIL MAP

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## DIRECTIONAL MAP

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