

RECREATIONAL TIMBERLAND

150.3 ± Acres in Sharkey County, MS



\$2,650 Per Acre

DELTA HUNTING with HARDWOOD TIMBER in the MISSISSIPPI DELTA. This 150.3 ± surveyed acre Sharkey County, MS tract is made up of predominately hardwood with some thicker areas — great for deer bedding. This tract adjoins a nice block of hardwood which seem to be full of deer and small game (deer sign everywhere). Farmland is to the north, east, and west and CANNOT be hunted, so your deer will be protected when they venture into the fields for food. These factors should make for a whitetail paradise. A few wildlife plots are in place in the timber, making for a picturesque setting. This tract has been under strict management for nearly 25 years. A short deeded easement from Reality Road will allow access along the northwestern end of the property. An established interior road system will lead you throughout this tract. This property is conveniently located a few miles from Delta National, just over 4 miles from the MS River Levee, about 20 miles north of Vicksburg, Mississippi, and about 2 miles southeast of Onward, Mississippi. So, if you have been looking for a great recreational timberland tract in the Mississippi Delta, come take a ride. Call Michael Oswalt for your private showing today!! Additional land available.

DIRECTIONS: From Vicksburg, MS travel North on Highway 61 for approximately 28 miles. Turn left on to Mannie Road for .8 miles, and then continue on to Reality Road. The property may be accessed via deeded easement on the left. [GOOGLE MAPS LINK](#)



call me today!

MICHAEL OSWALT, REALTOR®
Michael@TomSmithLand.com

601.898.2772 office | 662.719.3967 cell

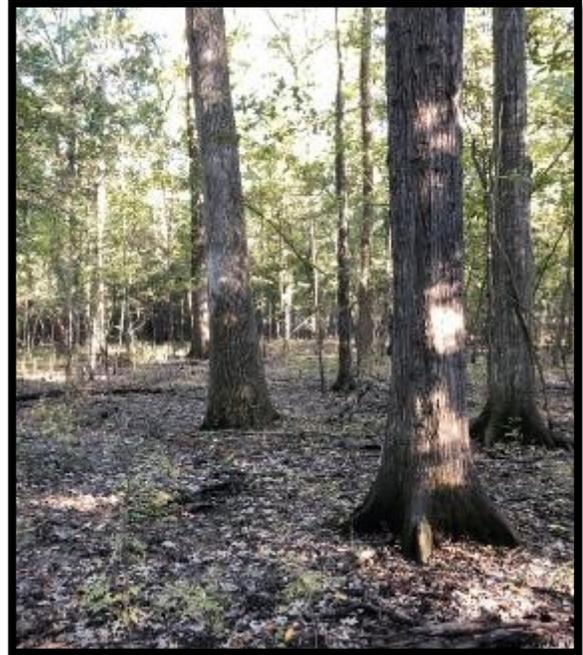
601 Crescent Blvd., Suite 103 Ridgeland, MS 39157



Expect More. Get More.

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

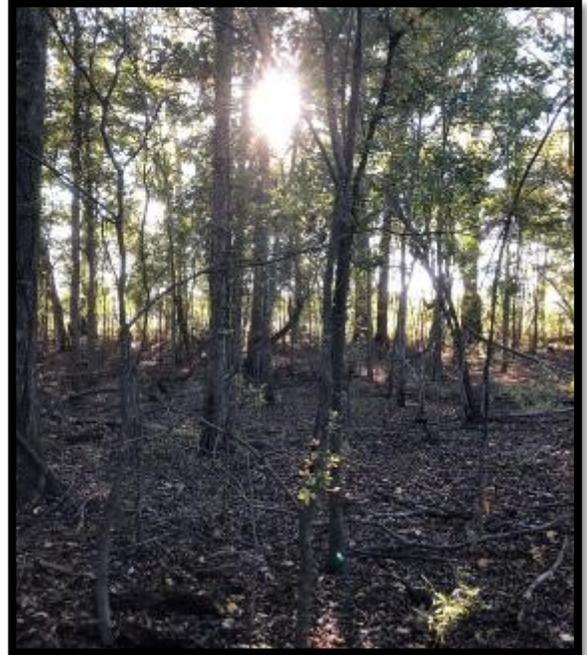


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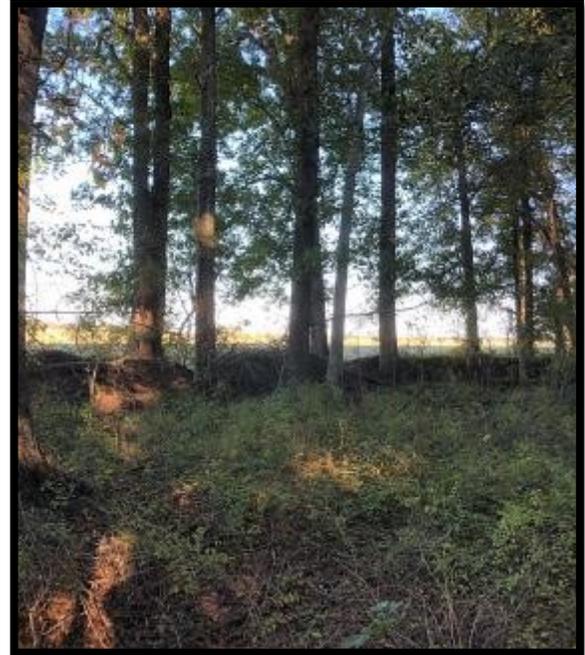
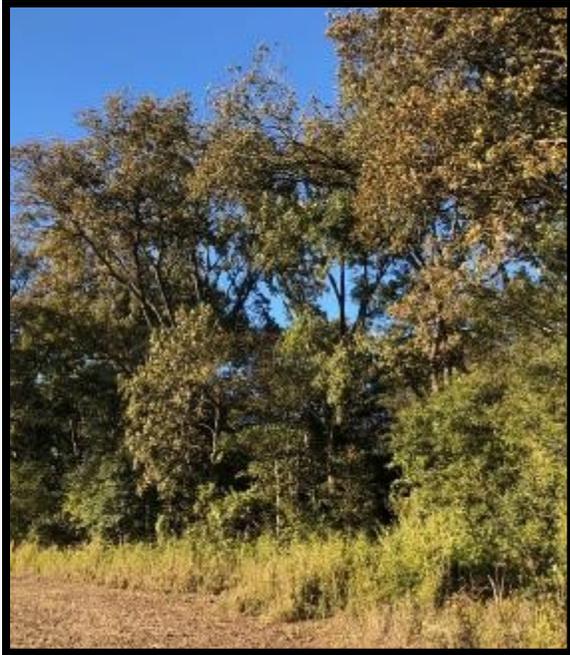


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AERIAL MAP

CLICK [HERE](#) FOR AN INTERACTIVE MAP

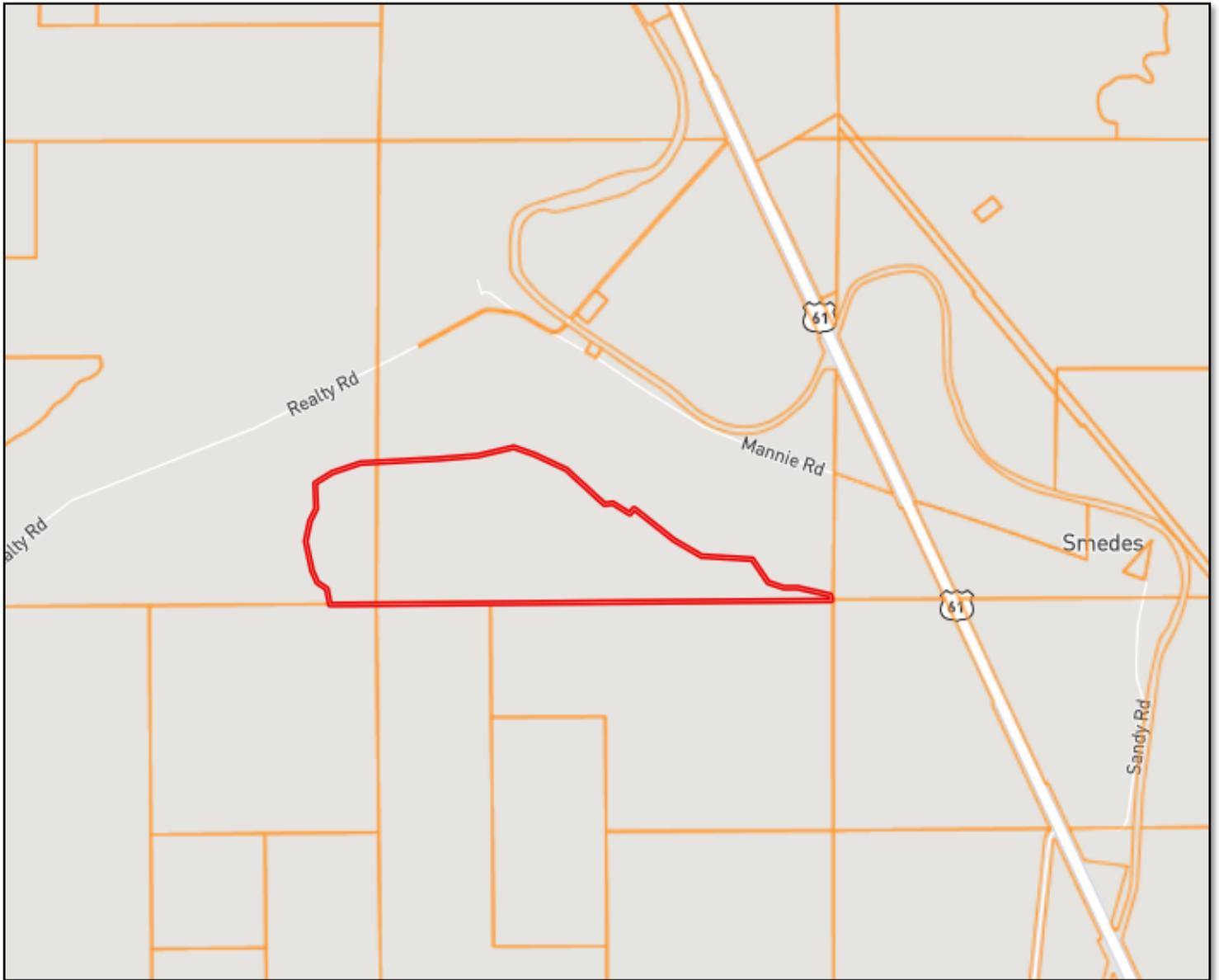


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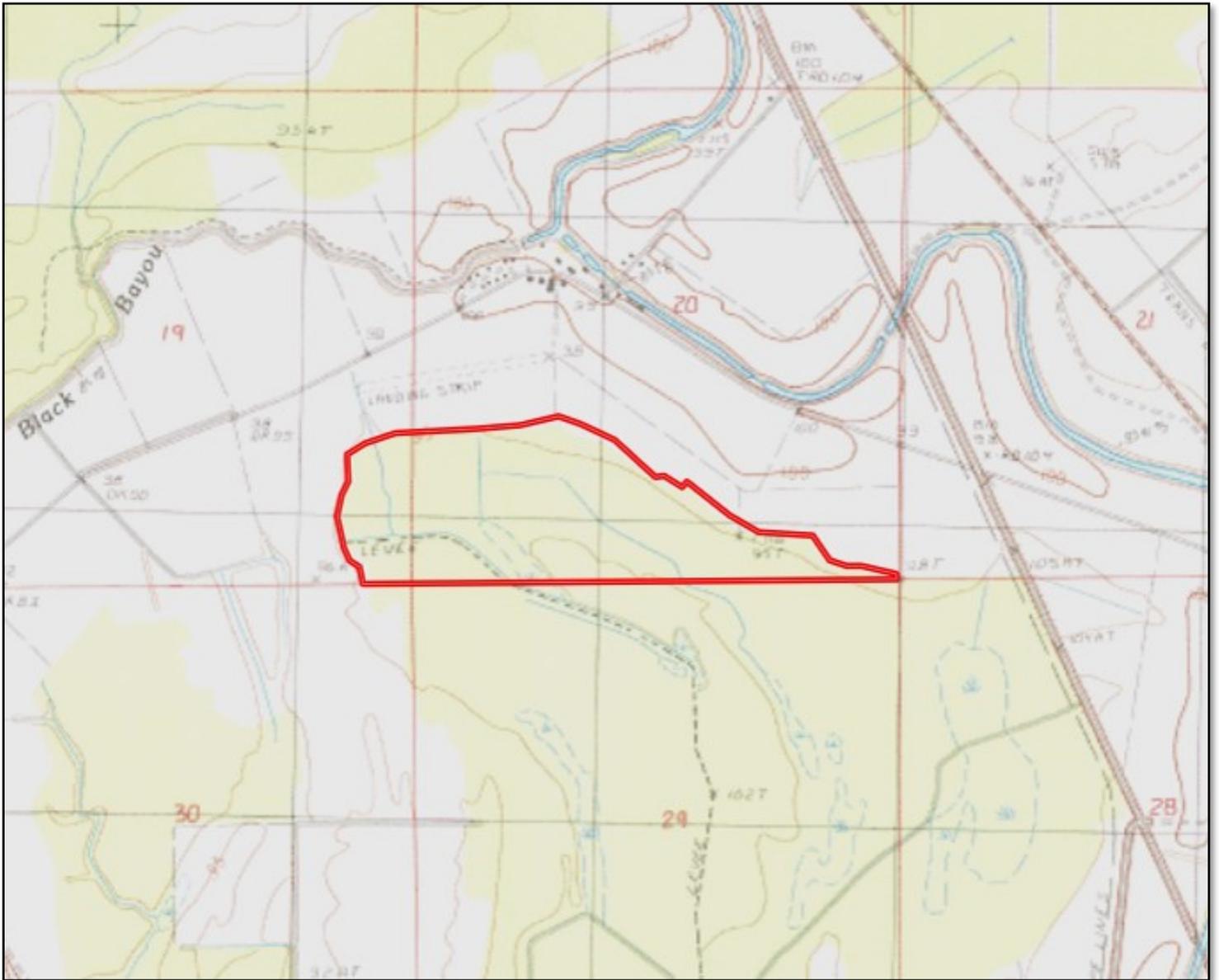
OWNERSHIP MAP

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TOPO MAP

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SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
Sr	Sharkey, Alligator, and Dowling soils, frequently flooded (sharkey, alligator, sharkey)	105.2	66.57	5w
Da	Dowling clay, frequently flooded (sharkey)	37.5	23.75	5w
Sb	Sharkey clay, 1 to 2 percent slopes	15.3	9.68	3e
TOTALS		158.0	100%	4.81

SOIL MAP

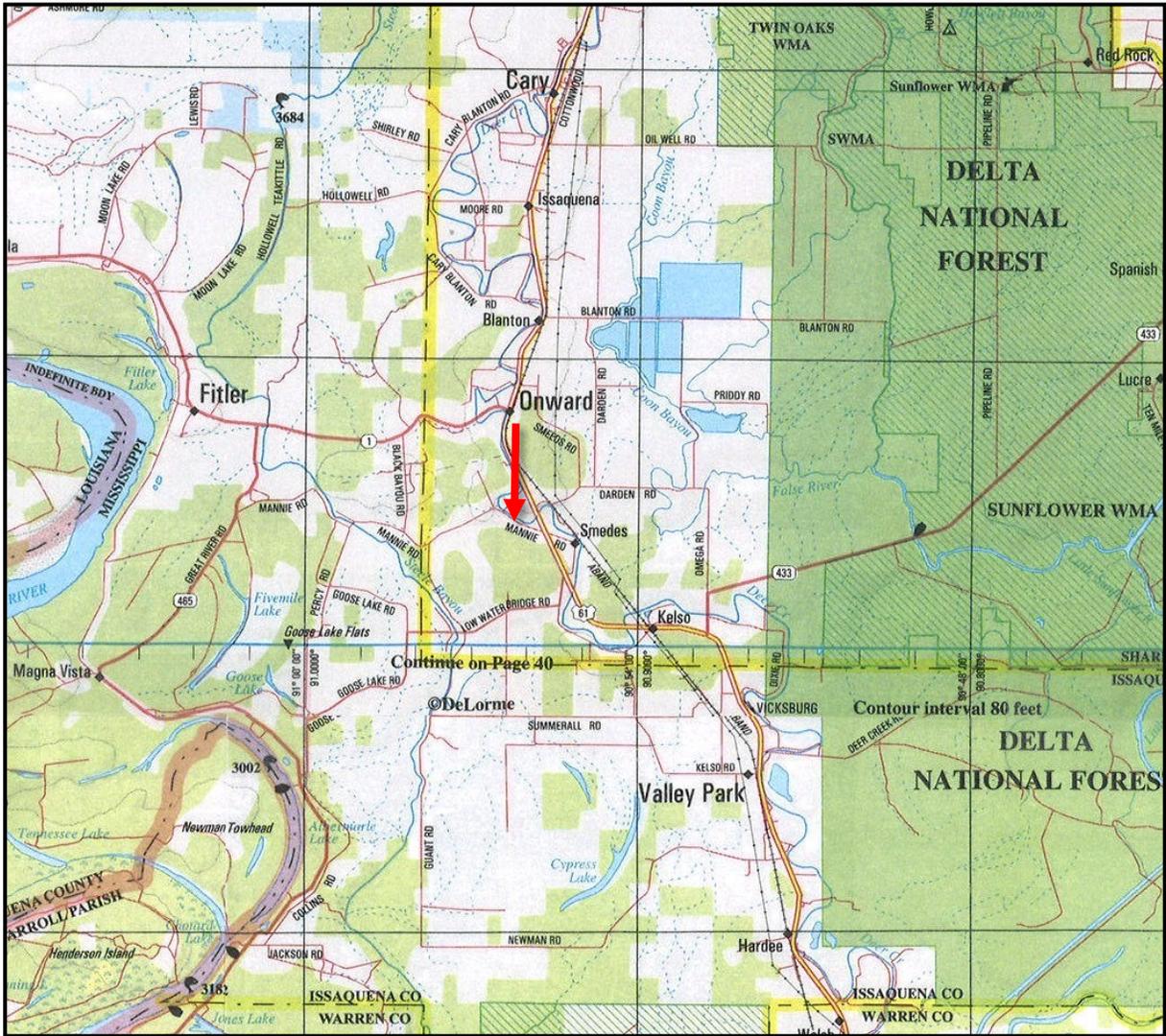


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DIRECTIONAL MAP

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