

# RECREATIONAL TIMBERLAND

31.0 ± Acres in Issaquena County, MS



\$2,995 Per Acre



**DEER, DUCK POSSIBILITIES, and TIMBER in the MISSISSIPPI DELTA.** Sounds too good to be true, right? When was the last time you saw a small tract make it to the market that was less than 3/4 mile from the MS River Levee? Now you have and you better not wait too long! These properties rarely come available. This 31± surveyed acre tract is made up of predominately hardwoods with a beautiful slough making duck possibilities available in the winter. This property is raw land at this point. There is plenty of room to make a nice wildlife plot with a shoot house, or just put up tree stands and hunt the hardwood. The access to this tract (boat or kayak) will make secluded hunting that is unmatched; however, there could be easement possibilities to the east. This Issaquena County tract has been under strict management for nearly 25 years. The farmland to the south of the tract CANNOT be hunted; therefore, your deer will be protected when they lead into the fields for food. This property is conveniently located less than a mile from the MS River Levee, about 11 miles southwest of Rolling Fork, Mississippi, and about 11 miles northwest of Onward, Mississippi. So, if you have been looking for that hidden gem in the Mississippi Delta, you may have just found it! Call Michael Oswald for your private showing today!! Additional Land Available.

**DIRECTIONS:** From Onward, MS travel West on Highway 1 for approximately 16 miles. 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

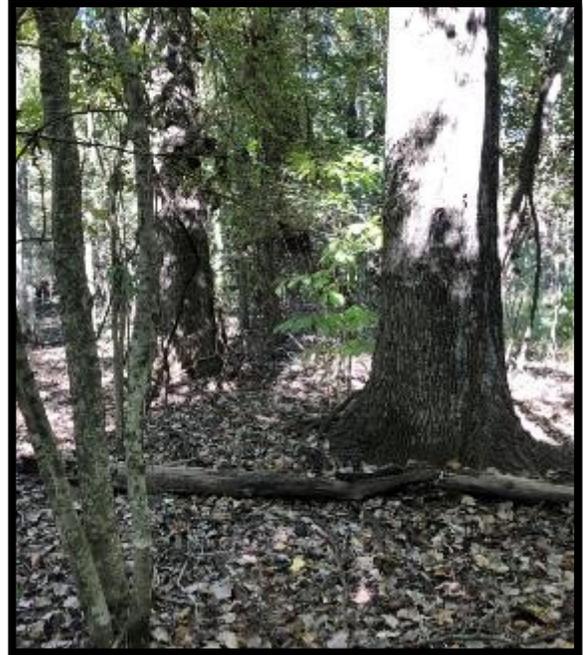
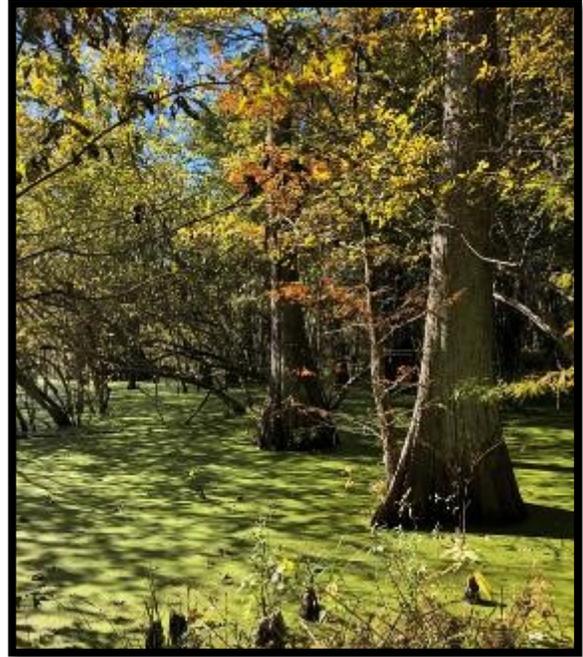
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Expect More. Get More.

**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.



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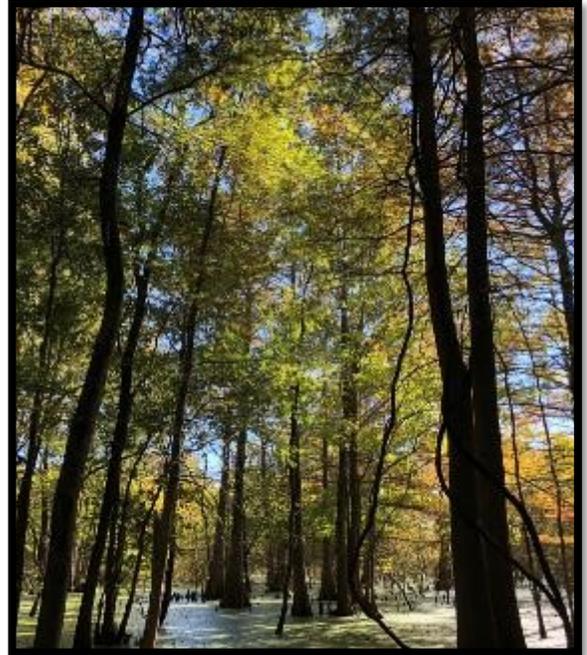
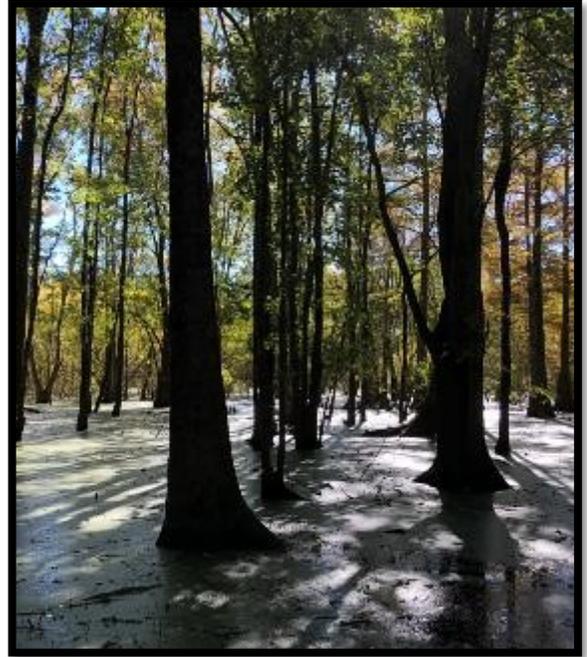


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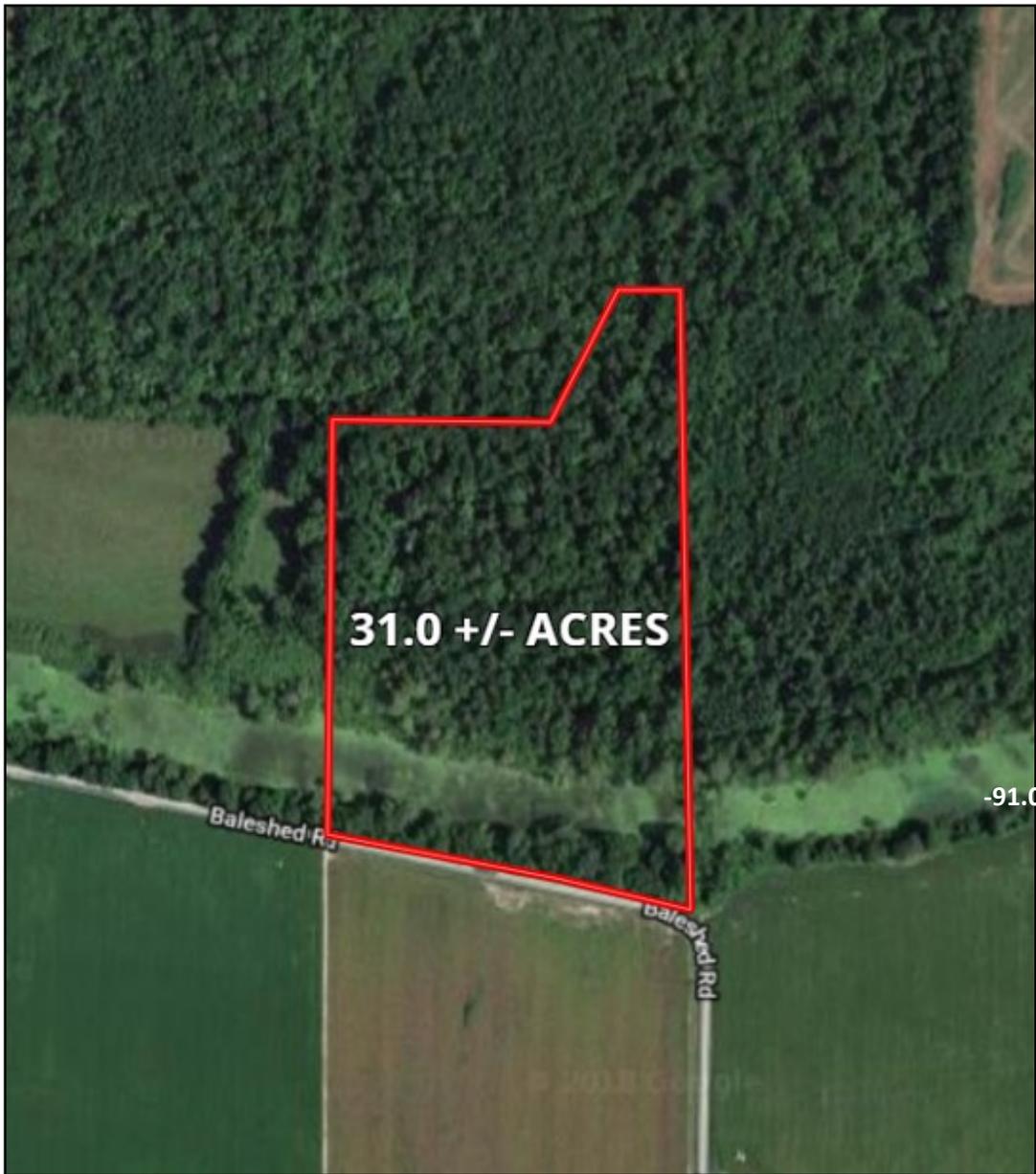


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## AERIAL MAP

CLICK [HERE](#) FOR AN INTERACTIVE MAP

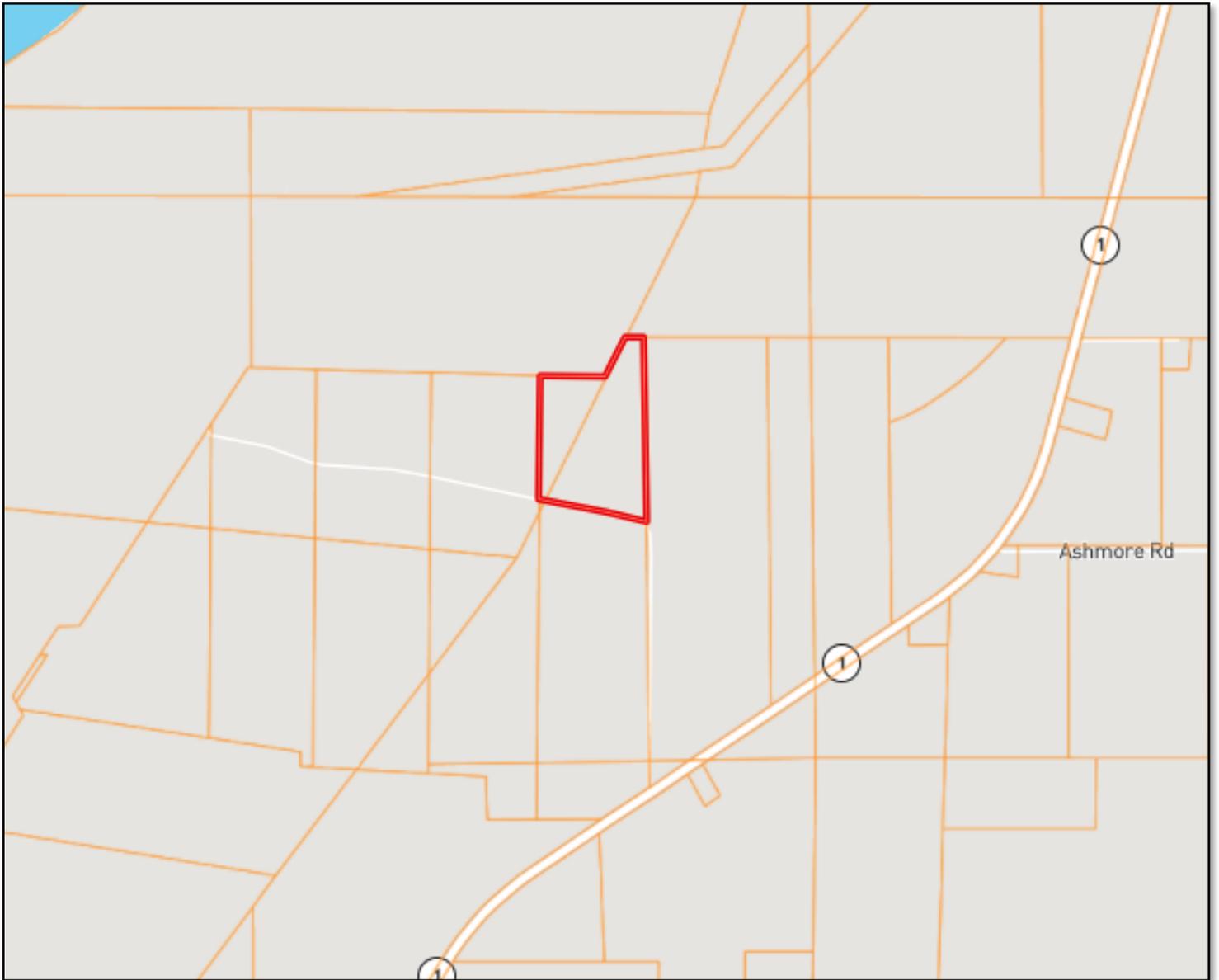


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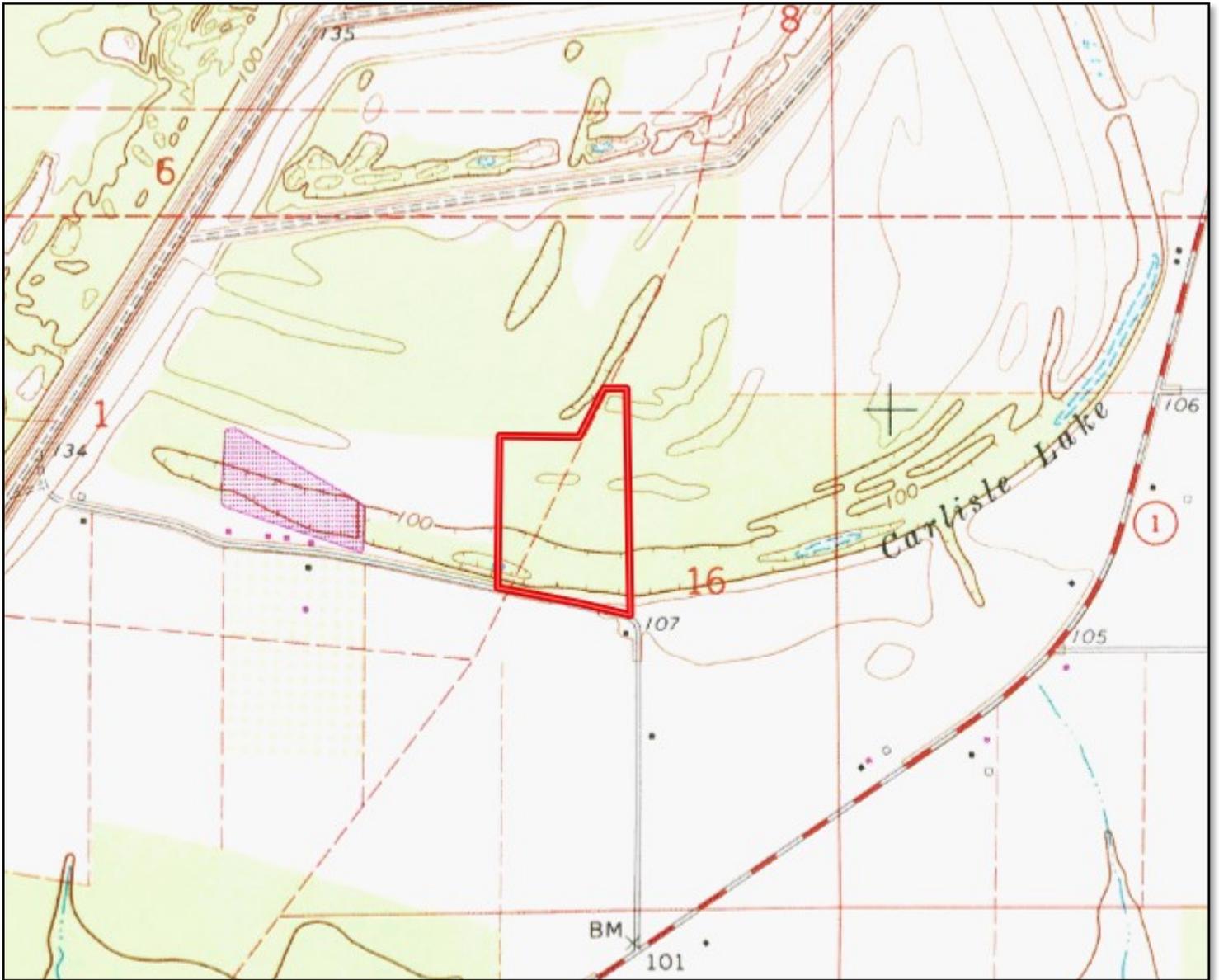
## OWNERSHIP MAP

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## TOPO MAP

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SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
Da	Dowling clay, frequently flooded (sharkey)	3.2	10.45	5w
W	Water	3.9	12.56	-
Ro	Robinsonville very fine sandy loam, 0 to 2 percent slopes	2.9	9.36	1
Ta	Tunica clay, 0 to 2 percent slopes, occasionally flooded	5.1	16.6	3w
Sb	Sharkey clay, 0 to 2 percent slopes	15.7	51.03	3e
TOTALS		30.8	100%	2.65

## SOIL MAP

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## DIRECTIONAL MAP

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