

RECREATIONAL TIMBERLAND

354.6 ± Acres in Issaquena County, MS



\$2,995 Per Acre

GAME RICH in the MISSISSIPPI DELTA. This 354.6± surveyed acre, Issaquena County, MS tract is made up of predominately mature hardwoods that was selectively harvested in the last few years. The timber harvest created a wildlife mecca. The tract adjoins a huge block of timberland to the east and south, and farmland to the west making the perfect recipe for MS Delta hunting. The wildlife sign on this tract is unbelievable. A few wildlife plot areas are in place with tons of room to make more. The hunting in this area is top notch (deer, hogs, and small game). This tract has been under strict management for nearly 25 years. The farmland to the west of the tract CANNOT be hunted; therefore, your deer will be protected when they lead into the fields for food. A well-established interior road system runs throughout the tract. The frontage along Flowers Road makes it possible to access your favorite hunting spots with ease. 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 hard to find recreational timberland tract that is loaded with wildlife 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 18 miles. Turn right on to Flowers Road. The property may be accessed via deeded easement on the right. [GOOGLE MAPS LINK](#)



call me today!

MICHAEL OSWALT, REALTOR®
Michael@TomSmithLand.com

601.898.2772 office | 662.719.3967 cell

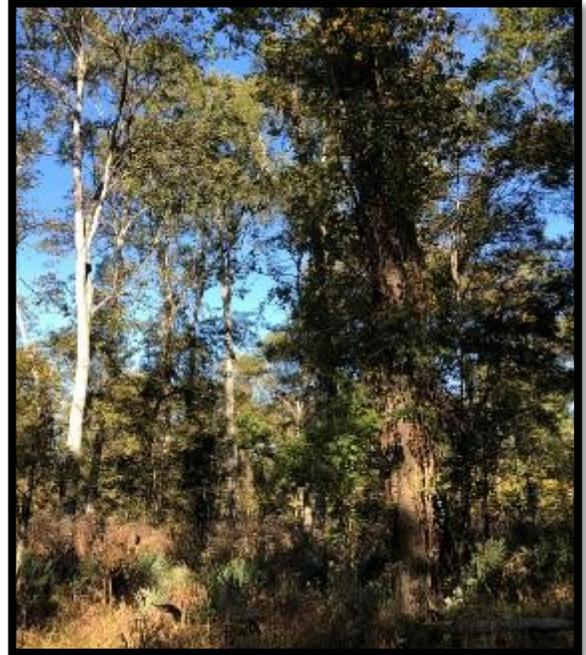
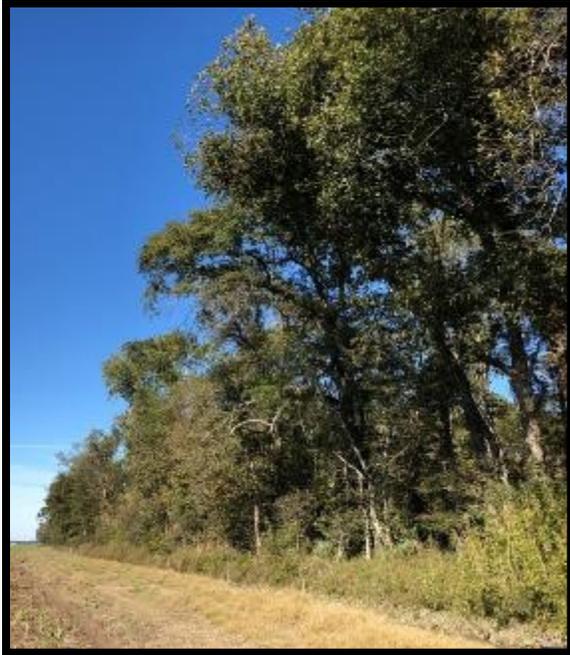
601 Crescent Blvd., Suite 103 Ridgeland, MS 39157



Expect More. Get More.

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

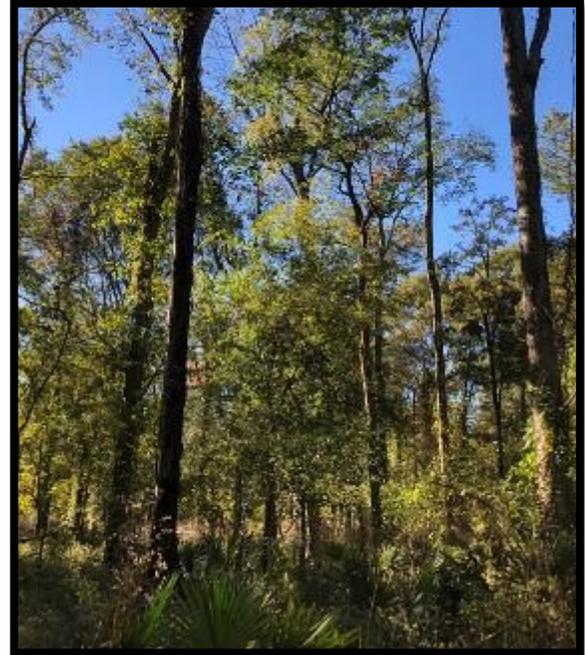
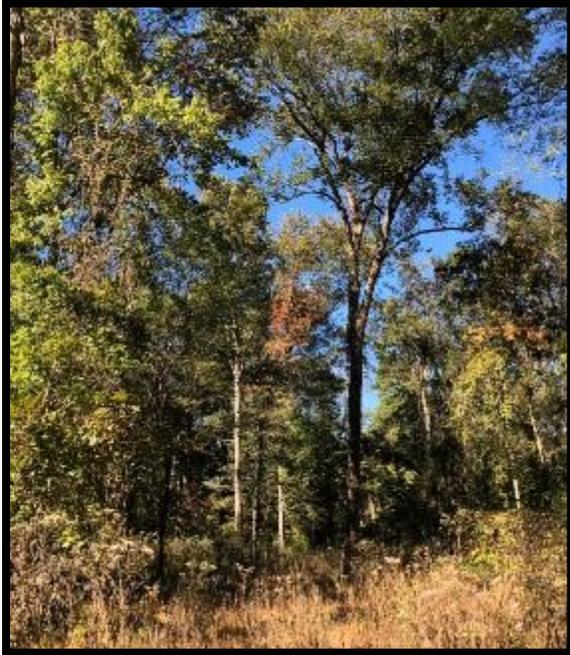


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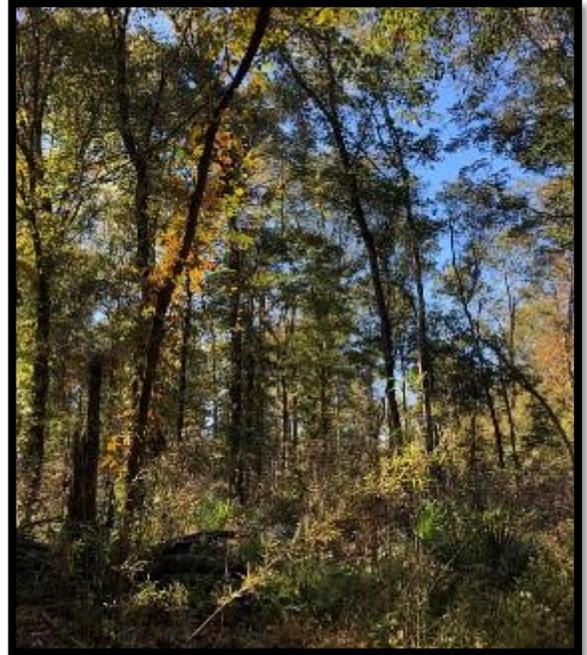
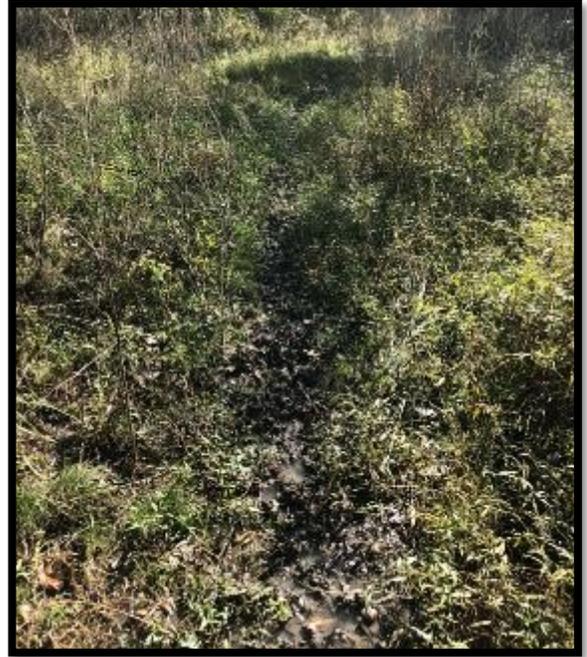
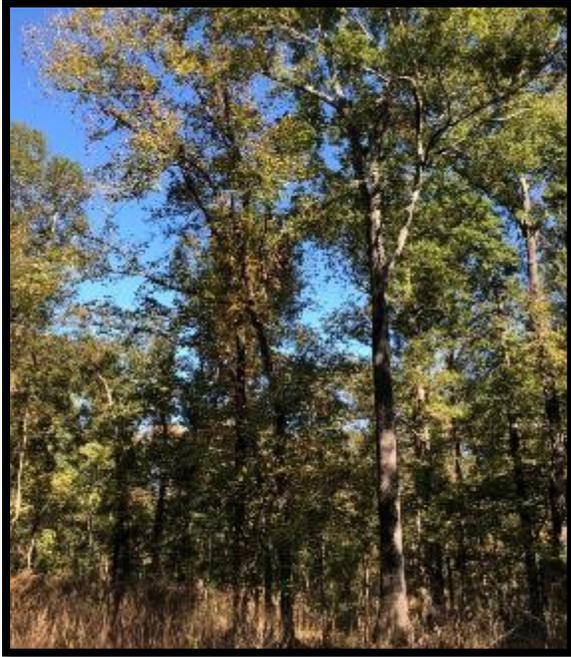


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AERIAL MAP

CLICK [HERE](#) FOR AN INTERACTIVE MAP

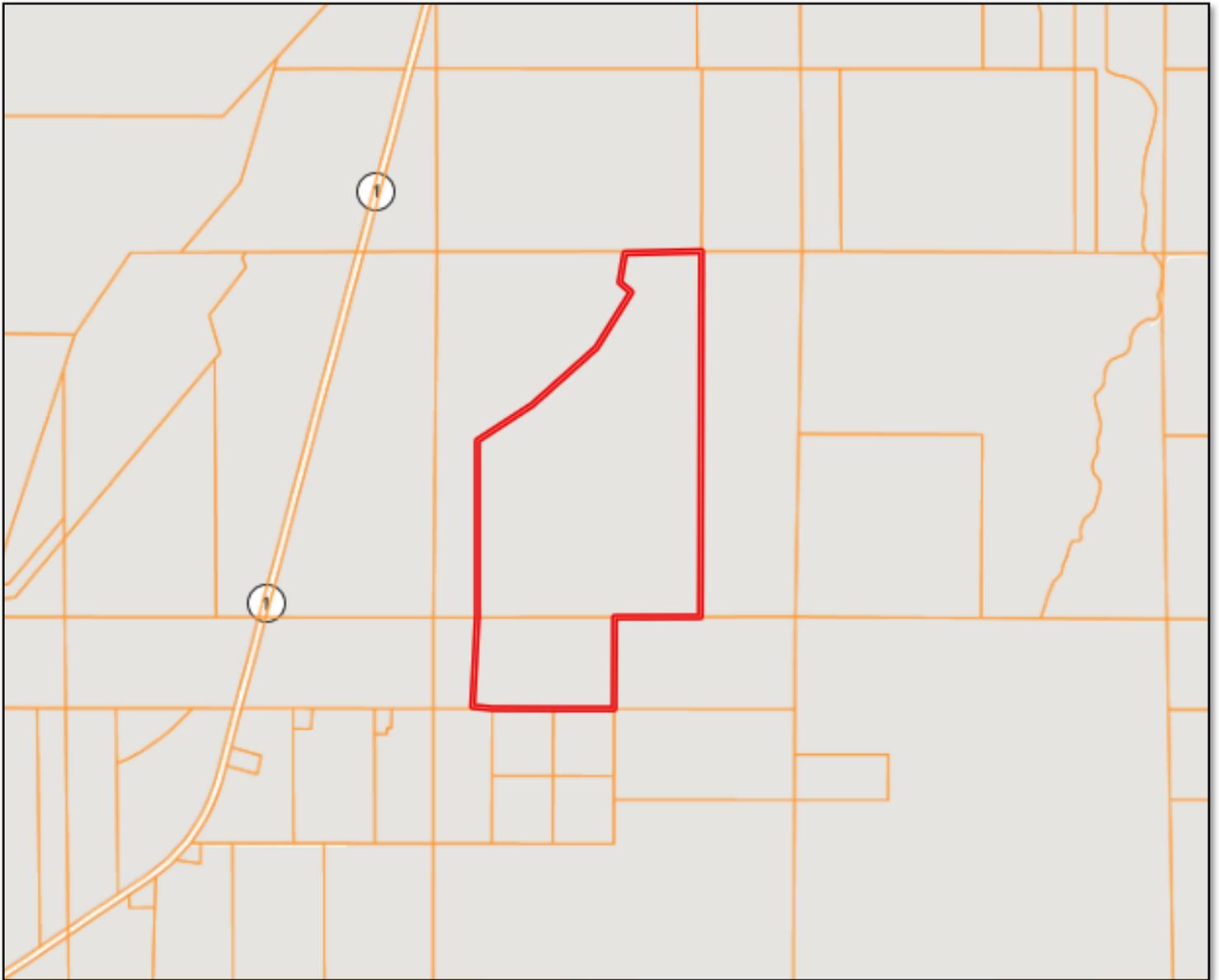


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OWNERSHIP MAP

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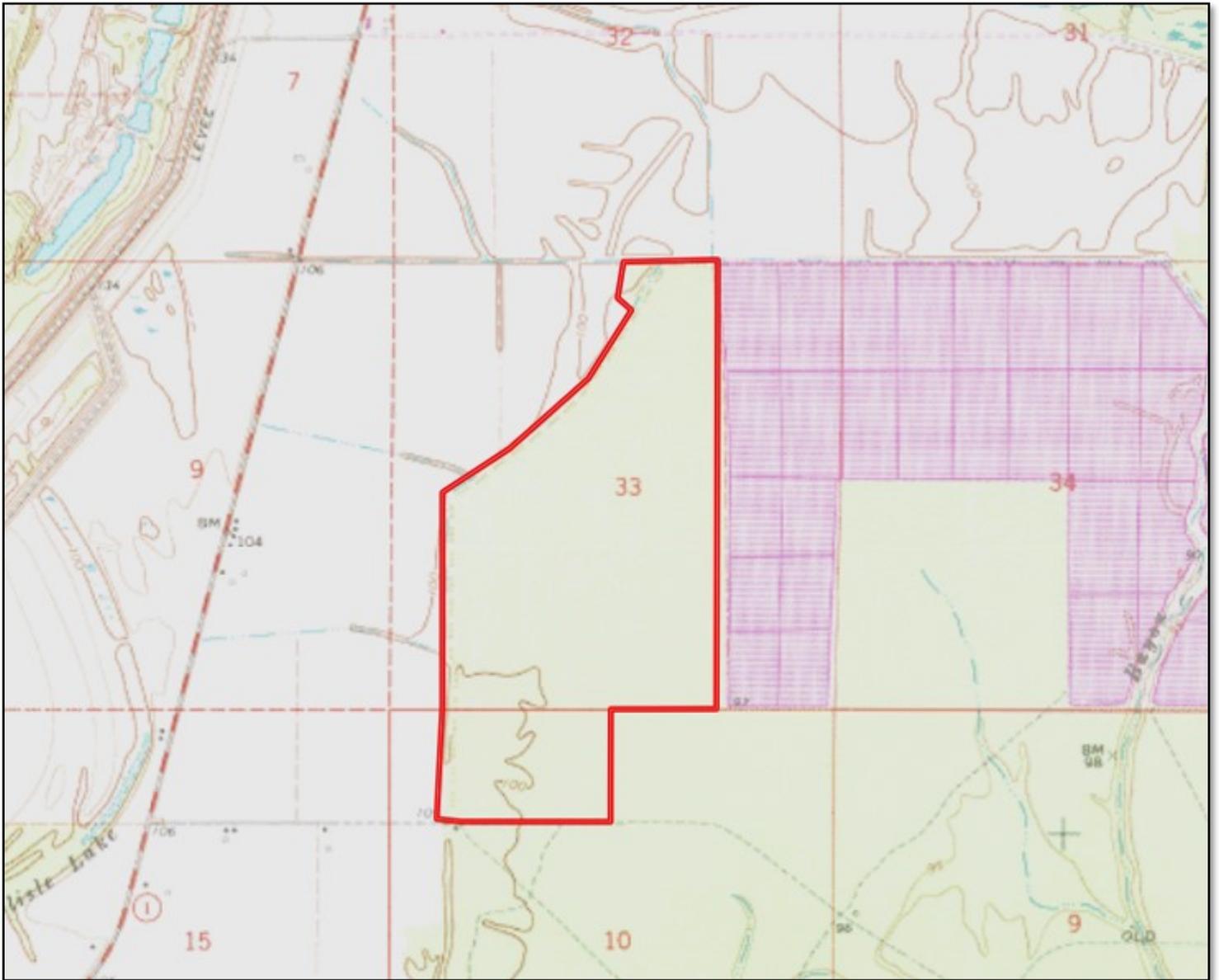
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TOPO MAP

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SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
Ta	Tunica clay, 0 to 2 percent slopes, occasionally flooded	28.9	8.07	3w
Ch	Commerce silty clay loam, 0 to 2 percent slopes	19.5	5.44	2w
Sr	Sharkey and Dowling clays, frequently flooded (sharkey, sharkey)	292.7	81.71	5w
Db	Dowling soils, occasionally flooded (sharkey)	2.4	0.67	4w
Sa	Sharkey clay, 0 to 1 percent slopes, frequently flooded	14.7	4.11	3w
TOTALS		358.2	100%	4.59

SOIL MAP

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DIRECTIONAL MAP

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