

THE WASHINGTON 151 FARM

151.68+/- ACRES
WASHINGTON COUNTY, MS



\$2,450/Acre

DIRECTIONS From Greenville, MS: Travel east on US-82 for 1.4 miles. Turn right onto Beauchamp Street and travel for 3.0 miles. Turn left onto VFW Road and continue for 1.9 miles. The property will be located on the right.

Click [Here](#) for Google Maps

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Call me today!

MICHAEL OSWALT, ASSOC. BROKER
Michael@TomSmithLand.com
601.898.2772 office | 662.719.3967 cell
Licensed in MS, AR & MO

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Information is believed to be accurate but not guaranteed.

Welcome to "The Washington 151 Farm" just 7.5 miles from the Mississippi River. This Washington County recreational tract offers duck, deer, and small game hunting opportunities in the Mississippi Delta. Of the 151.68+/- acres, 30.53+/- acres consist of farmland currently generating \$1,800 of income that helps offset some of the annual expenses. You can also buy- out the crops you would like to leave for the ducks. That same farmer will guarantee water from his well at \$800 annually. A pit blind is located in the middle of the farming acreage so you can just show up and hunt. Five wildlife plots are in place with three being equipped with box stands. The deer genes are typical of the Mississippi Delta (take a look at a few trail camera pictures). Mature timber is located in pockets along the east side with a lot of remaining acreage being heavily thinned. As you will see, the bedding areas are thick and holding the deer year round. If you have been searching for a tract that is set up and ready to go, just a few miles from the Mississippi River, call Michael Oswalt for your private showing today.



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AERIAL MAP



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OWNERSHIP MAP



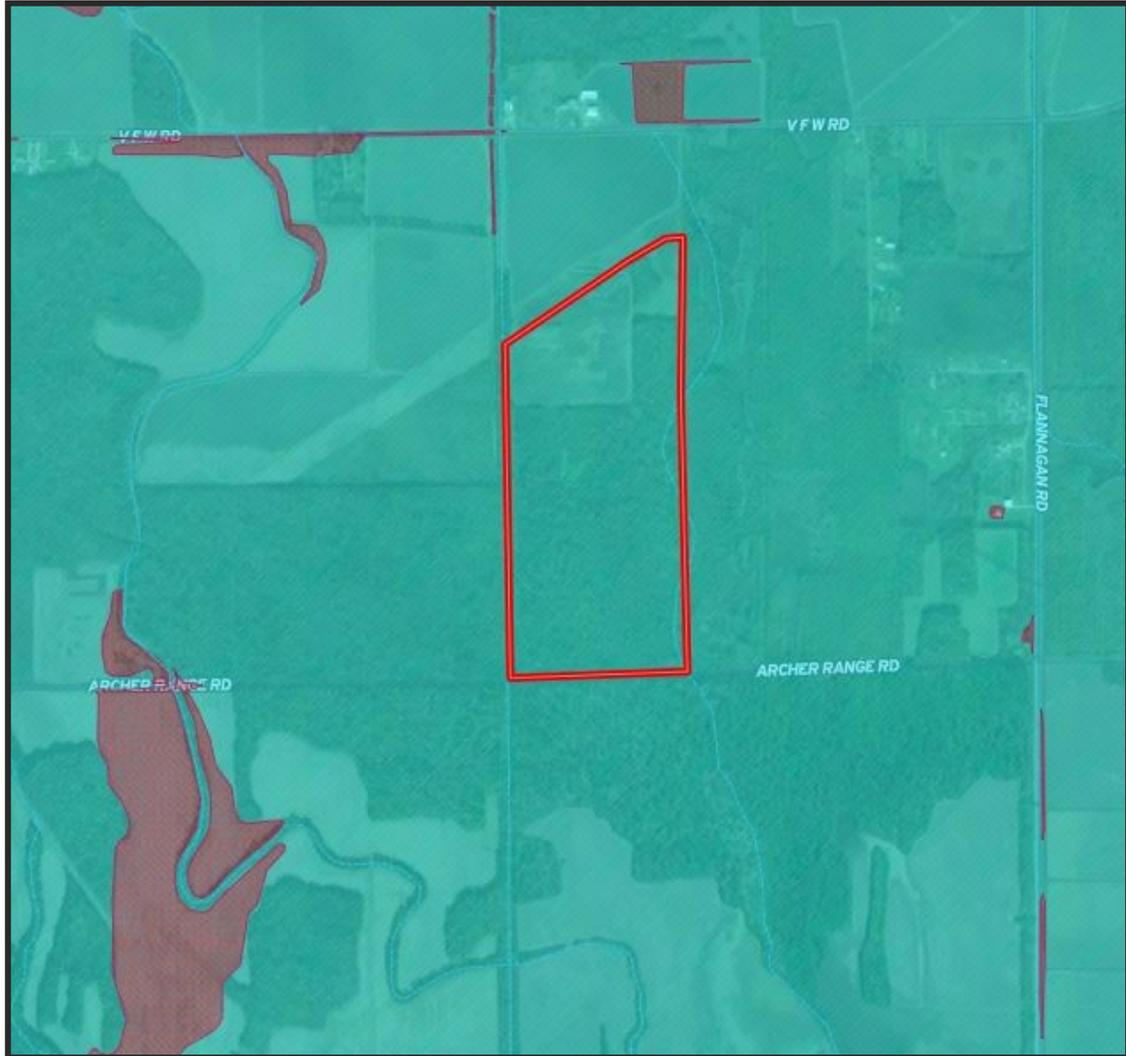
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FLOOD MAP



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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
Sb	Sharkey clay, 0.5 to 2 percent slopes	58.7	38.8	3e
Sa	Sharkey clay, 0 to 0.5 percent slopes, rarely flooded	54.9	36.28	3w
Da	Dowling clay (sharkey), 0 to 2 percent slopes, occasionally flooded	37.7	24.92	4w
TOTALS		151.2	100%	3.25



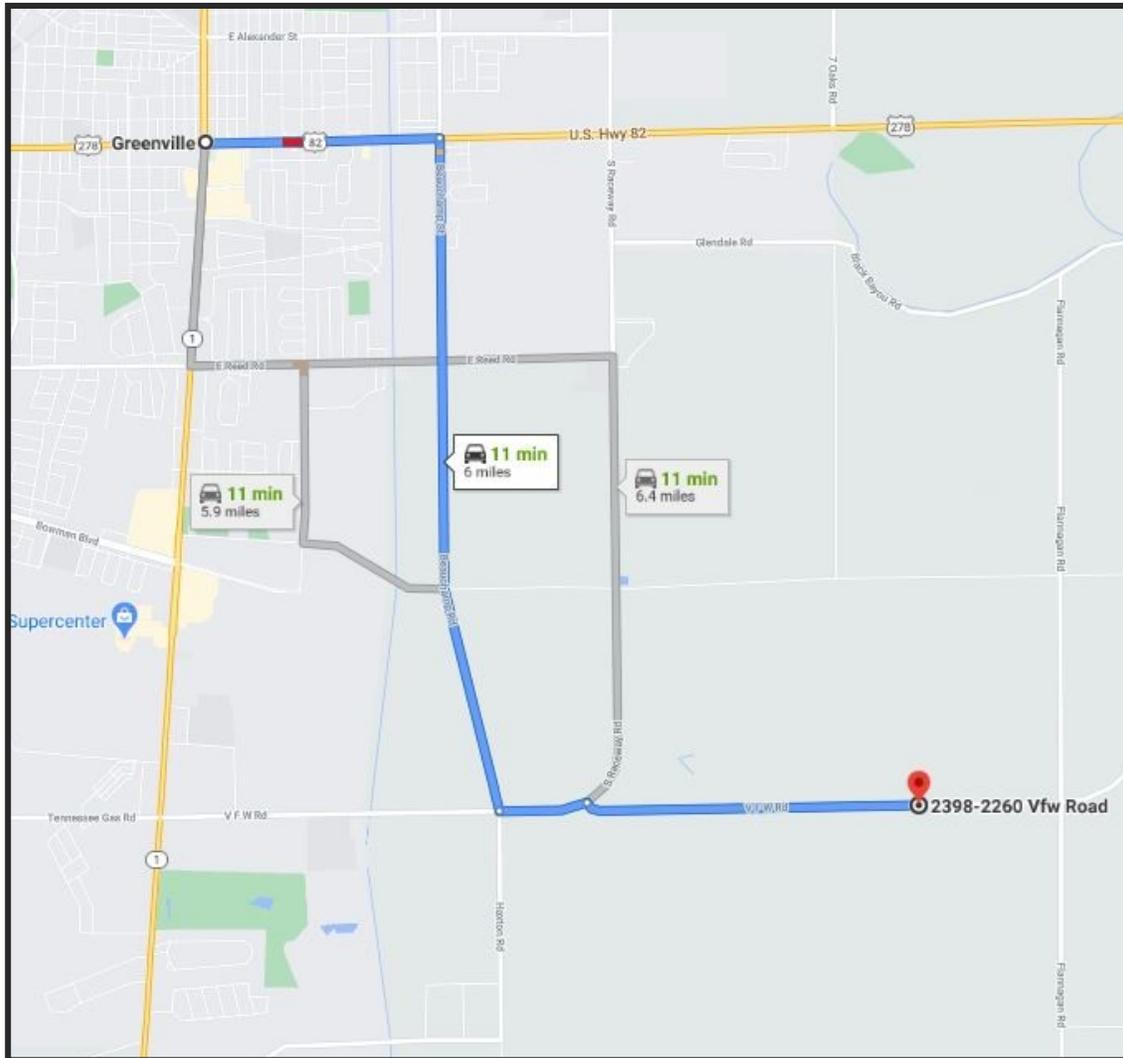
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DIRECTIONAL MAP



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