

# RECREATIONAL TRACT

453+/- ACRES IN ITAWAMBA COUNTY, MS



**\$1300/Acre**

This 453+/- acre mixed agricultural/recreational tract is in Itawamba County, MS and offers great hunting and fishing opportunities along with rental income on the 52+/- acres of crop land. The property has frontage along Carolina Van Buren Road and MTD Road and the interior roads offer easy access to your shooting houses. If you enjoy fishing, there is approximately a 5 acre lake and Boguefala Creek that runs on the property and Smithville Marina is only about 4 miles away. Gas, water and electricity are available. Call Tom Wiseman or Michael Oswalt today!

**DIRECTIONS FROM I-22 IN MOREVILLE, MS:** Travel Hwy 371 south from I-22 for 12 miles to Old Carolina Road. Turn left and drive 1.25 miles to Van Buren-Carolina Road. Turn right and drive 1.25 miles to property on the left.

[GOOGLE MAPS LINK](#)



**TOM WISEMAN**, ASSOCIATE BROKER®  
TWiseman@TomSmithLand.com  
662.268.6333 office | 662.317.0467 cell



*Call us today!*



**MICHAEL OSWALT**, ASSOCIATE BROKER®  
Michael@TomSmithLand.com  
601.898.2772 office | 662.719.3967 cell

**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.







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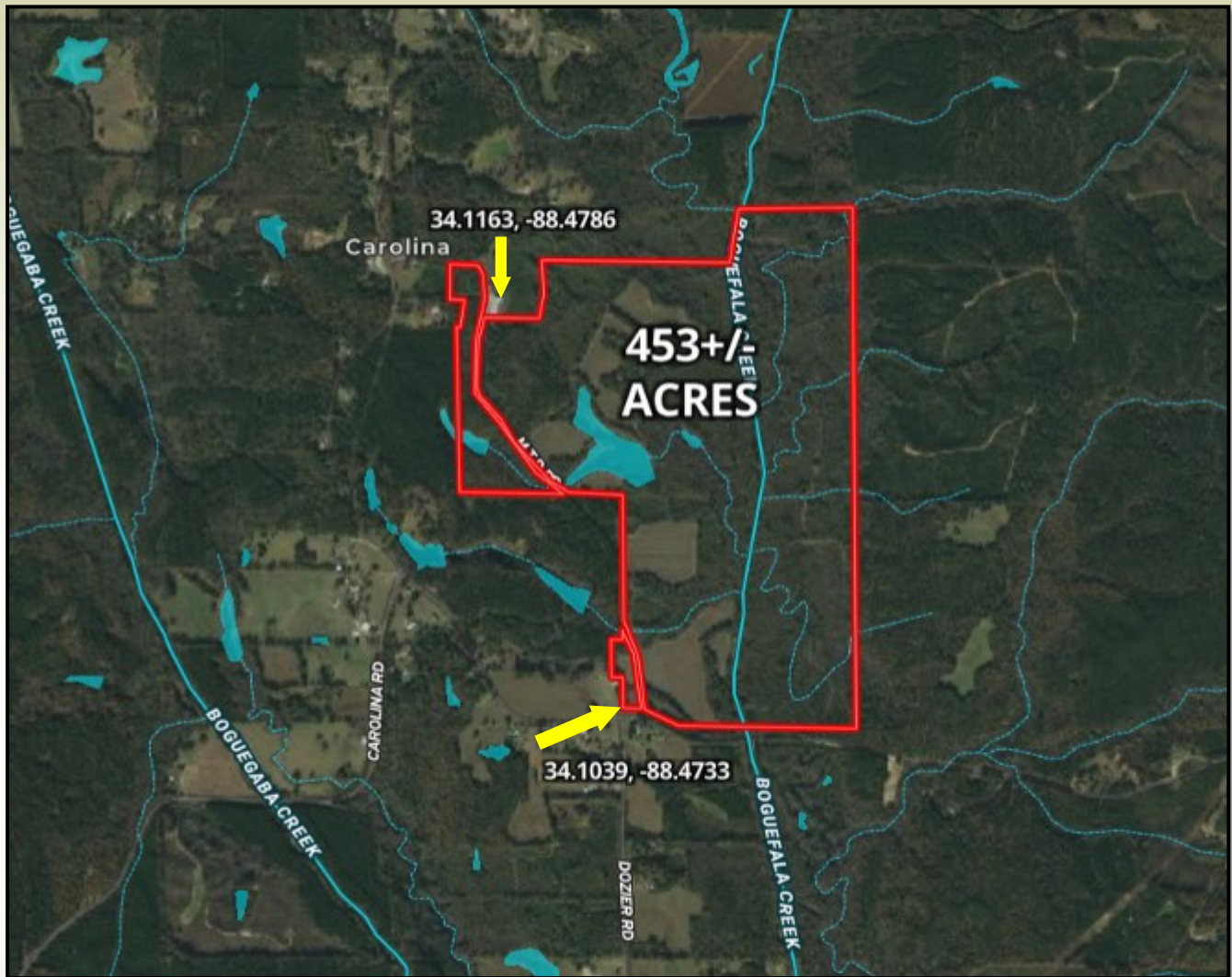
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# AERIAL MAP



[CLICK HERE FOR AN INTERACTIVE MAP](#)



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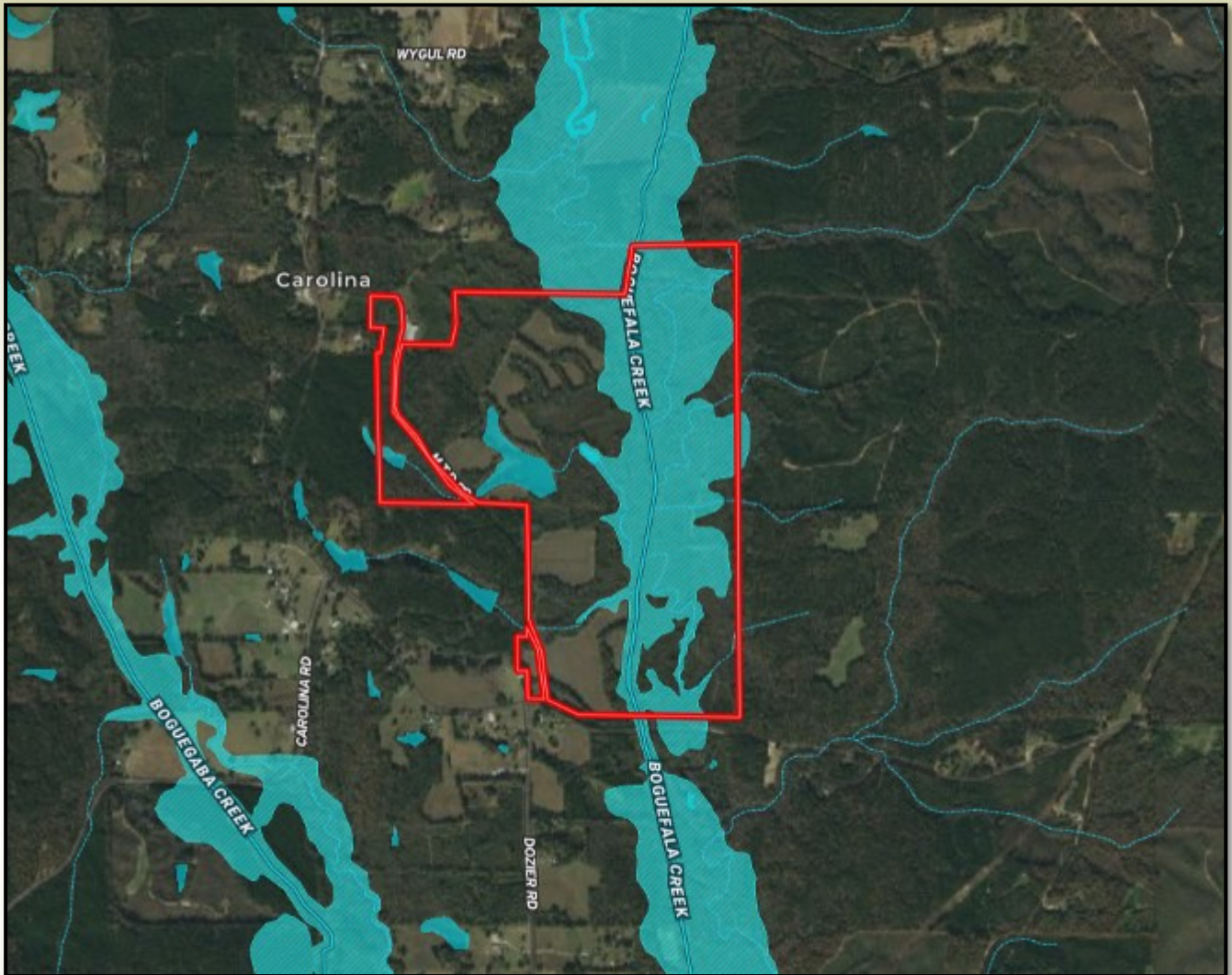
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# FLOOD MAP



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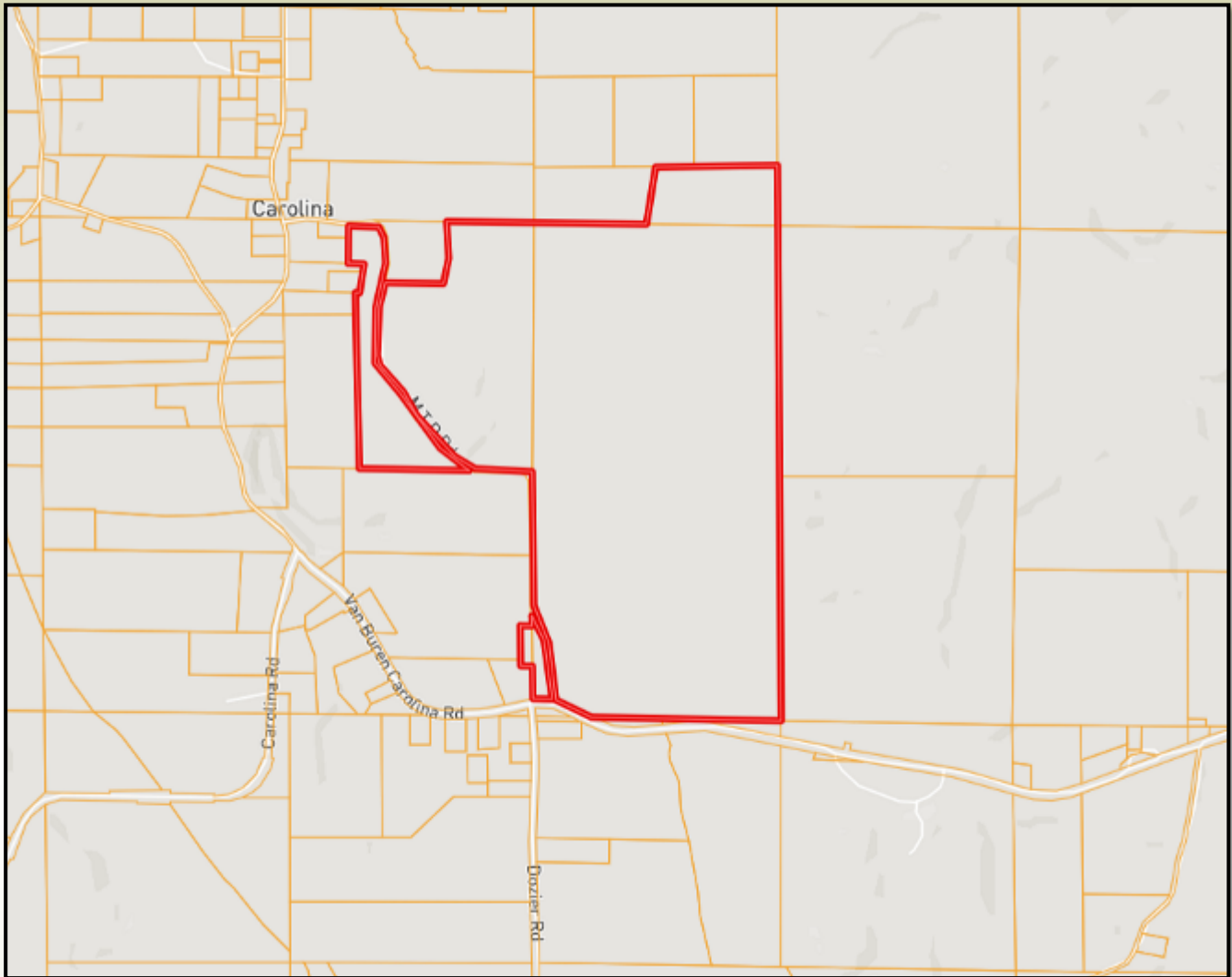
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# OWNERSHIP MAP



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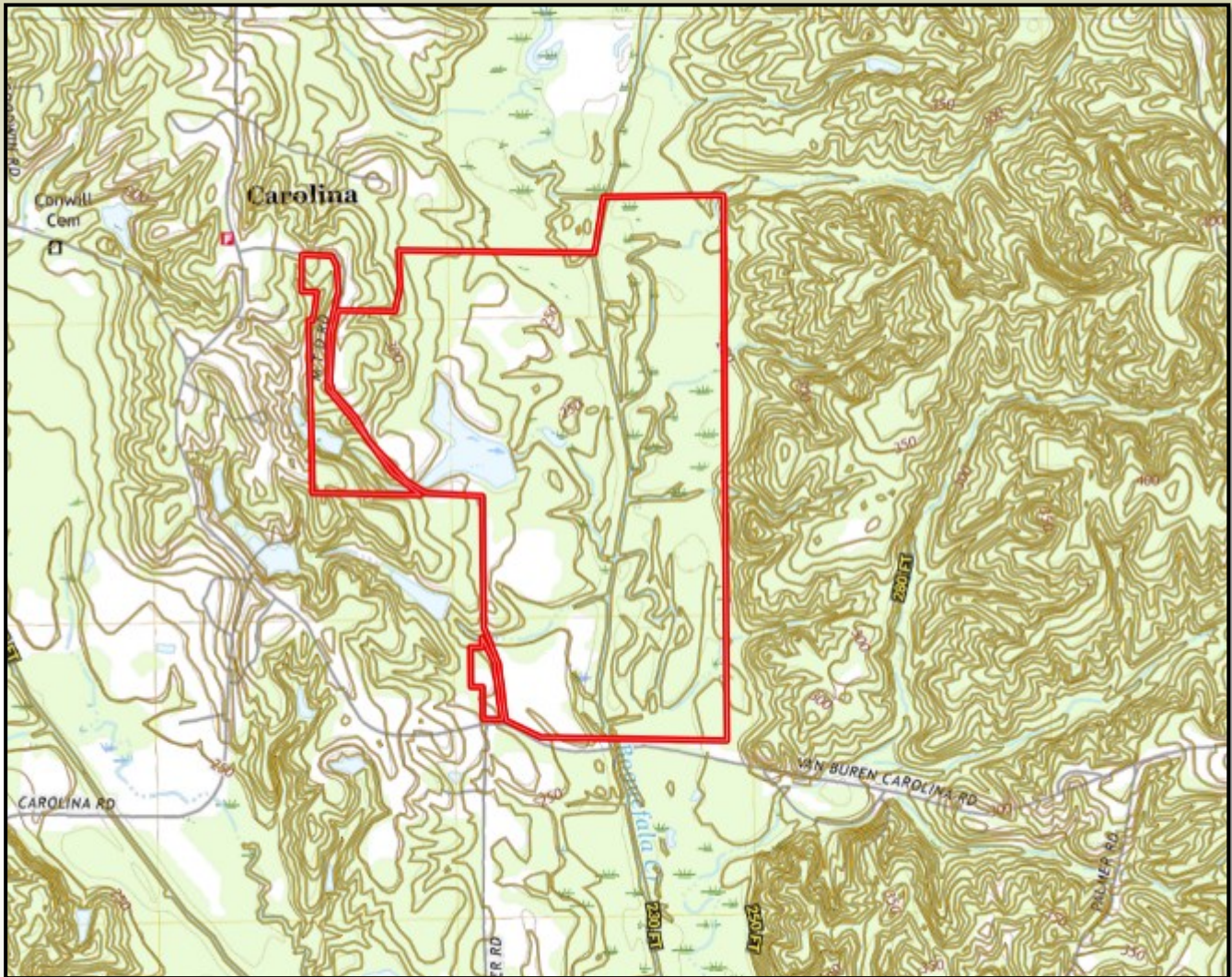
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# TOPO MAP



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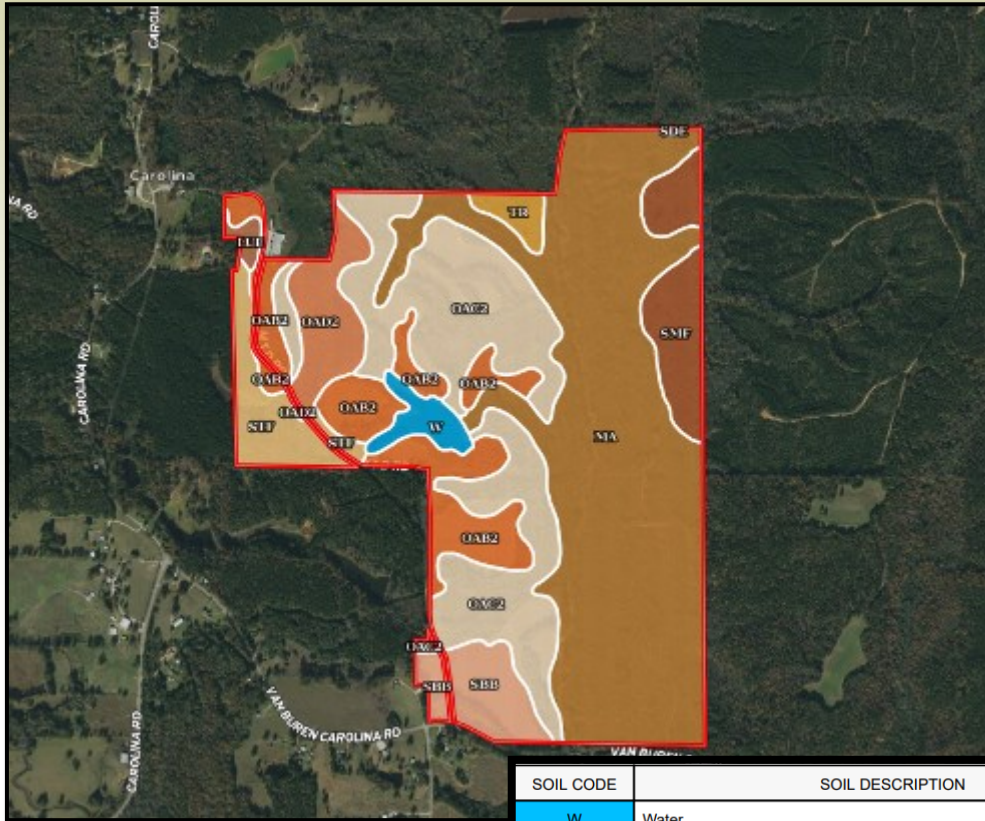
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# SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
W	Water	8.3	1.85	-
OaB2	Ora fine sandy loam, 2 to 5 percent slopes, moderately eroded	49.2	10.98	2e
OaC2	Ora fine sandy loam, 5 to 8 percent slopes, eroded	104.5	23.34	3e
Tr	Trebloc silt loam	5.6	1.26	3w
SMF	Smithdale association, 10 to 35 percent slopes	25.4	5.68	7e
SdE	Smithdale fine sandy loam, 8 to 17 percent slopes	0.2	0.03	6e
SbB	Savannah loam, 2 to 5 percent slopes	19.1	4.27	2e
OaD2	Ora fine sandy loam, 8 to 12 percent slopes, eroded	20.6	4.6	4e
STF	Smithdale-Luverne association, 12 to 35 percent slopes	20.4	4.55	7e
Ma	Mantachie loam, 0 to 2 percent slopes, occasionally flooded	192.0	42.87	2w
LuE	Luverne fine sandy loam, 12 to 25 percent slopes	2.5	0.57	7e
TOTALS		447.7	100%	2.84



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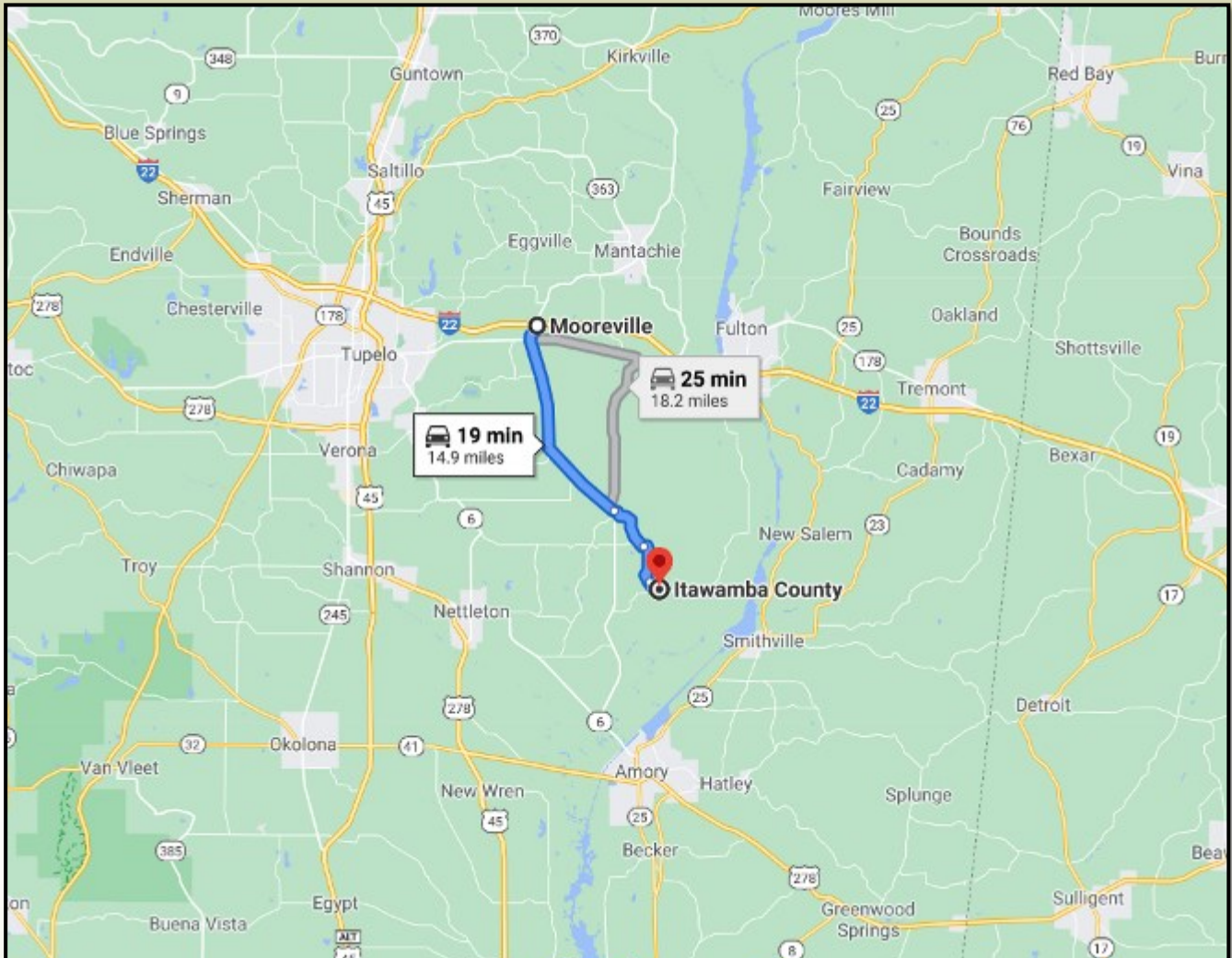
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# DIRECTIONAL MAP



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