

RECREATIONAL PLAYGROUND

50± Acres in Itawamba County, MS



\$99,000

Take a look at these 50+/- acres wooded tract located approximately 4 miles from Smithville Marina on the Tennessee-Tombigbee Waterway in Itawamba County, MS. The property has gas, water, and electric utilities available. The property is on paved MTD Road in the Itawamba County school district which is ranked above average. This makes it a great place to build your dream home. The abundant wildlife, the creek along the west property line and its convenience to the waterway make it a perfect recreational tract. Don't miss this opportunity! Call Tom Wiseman or Michael Oswalt today to schedule a viewing!

Directions from I-22 in Mooreville, 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 left and drive 0.25 miles to MTD Road. Turn right and the property is 500 feet on the left. [GOOGLE MAPS LINK](#)



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Call us today!



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Information is believed to be accurate but not guaranteed.





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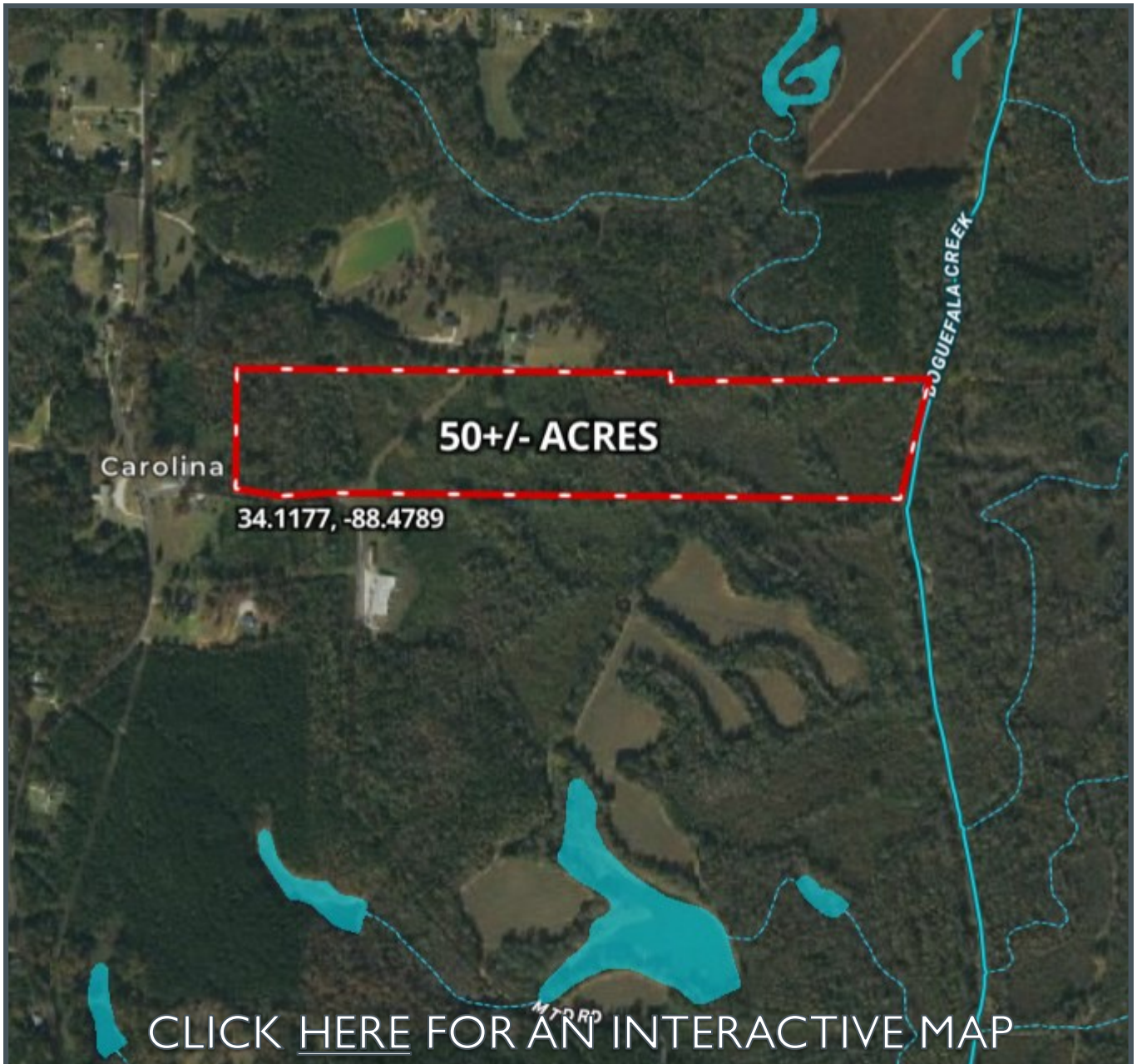
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AERIAL MAP



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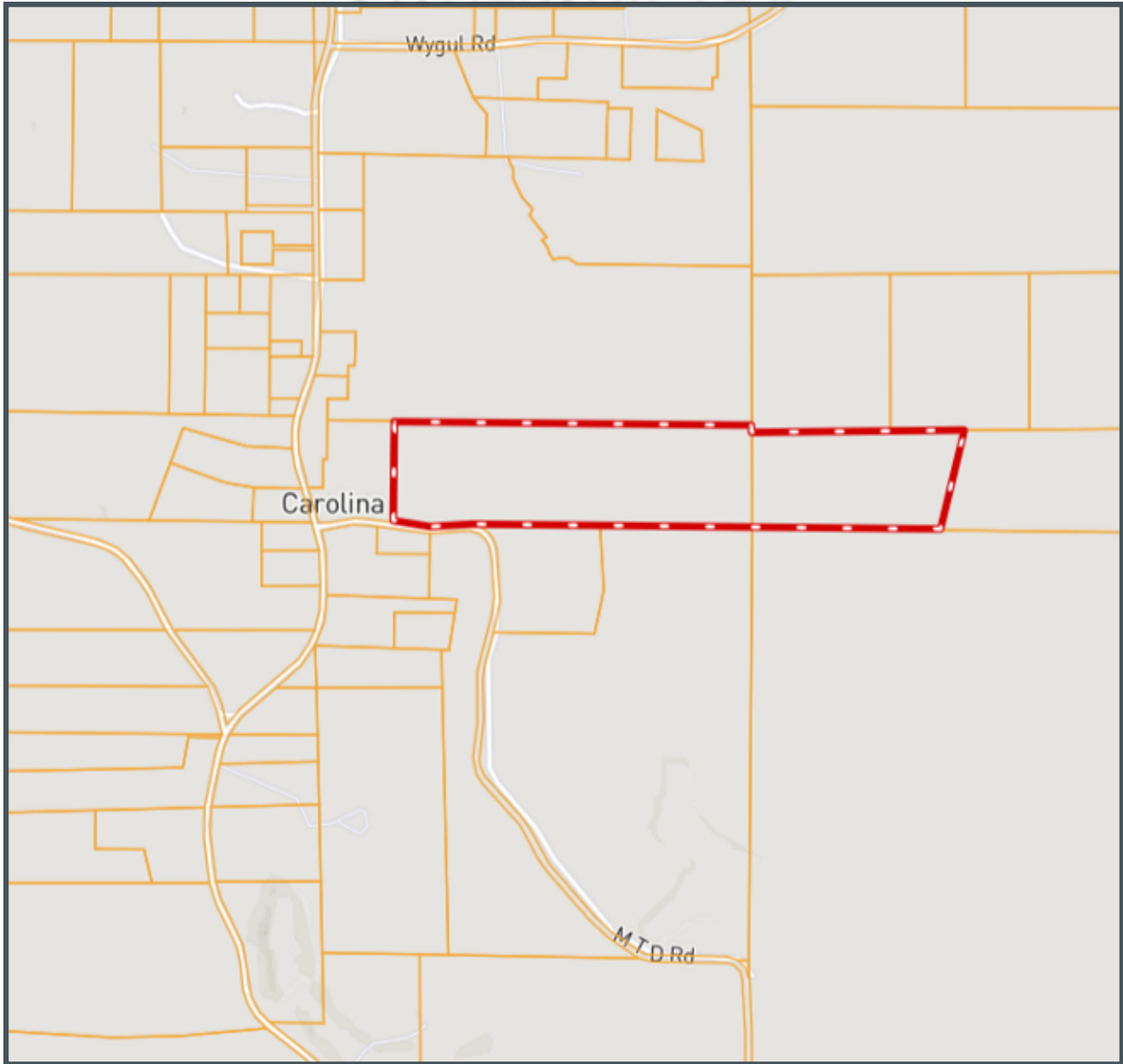
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OWNERSHIP MAP



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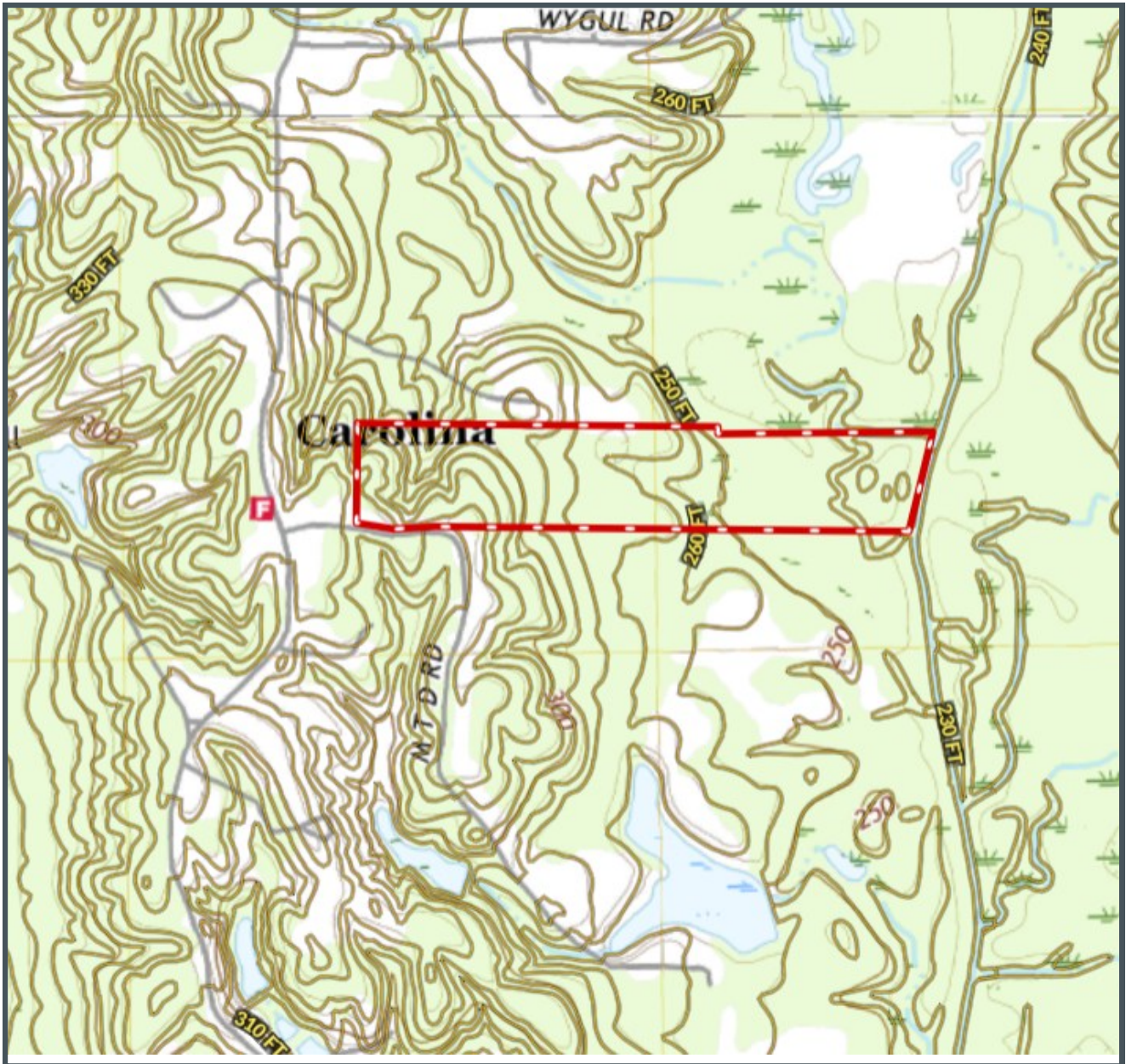
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TOPO MAP



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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
OaC2	Ora fine sandy loam, 5 to 8 percent slopes, eroded	14.1	28.58	3e
Tr	Trebloc silt loam	13.6	27.39	3w
OaD2	Ora fine sandy loam, 8 to 12 percent slopes, eroded	8.9	18.06	4e
OaB2	Ora fine sandy loam, 2 to 5 percent slopes, moderately eroded	1.4	2.82	2e
LuE	Luverne fine sandy loam, 12 to 25 percent slopes	3.5	6.99	7e
Ma	Mantachie loam, 0 to 2 percent slopes, occasionally flooded	8.0	16.15	2w
TOTALS		49.5	100%	3.27



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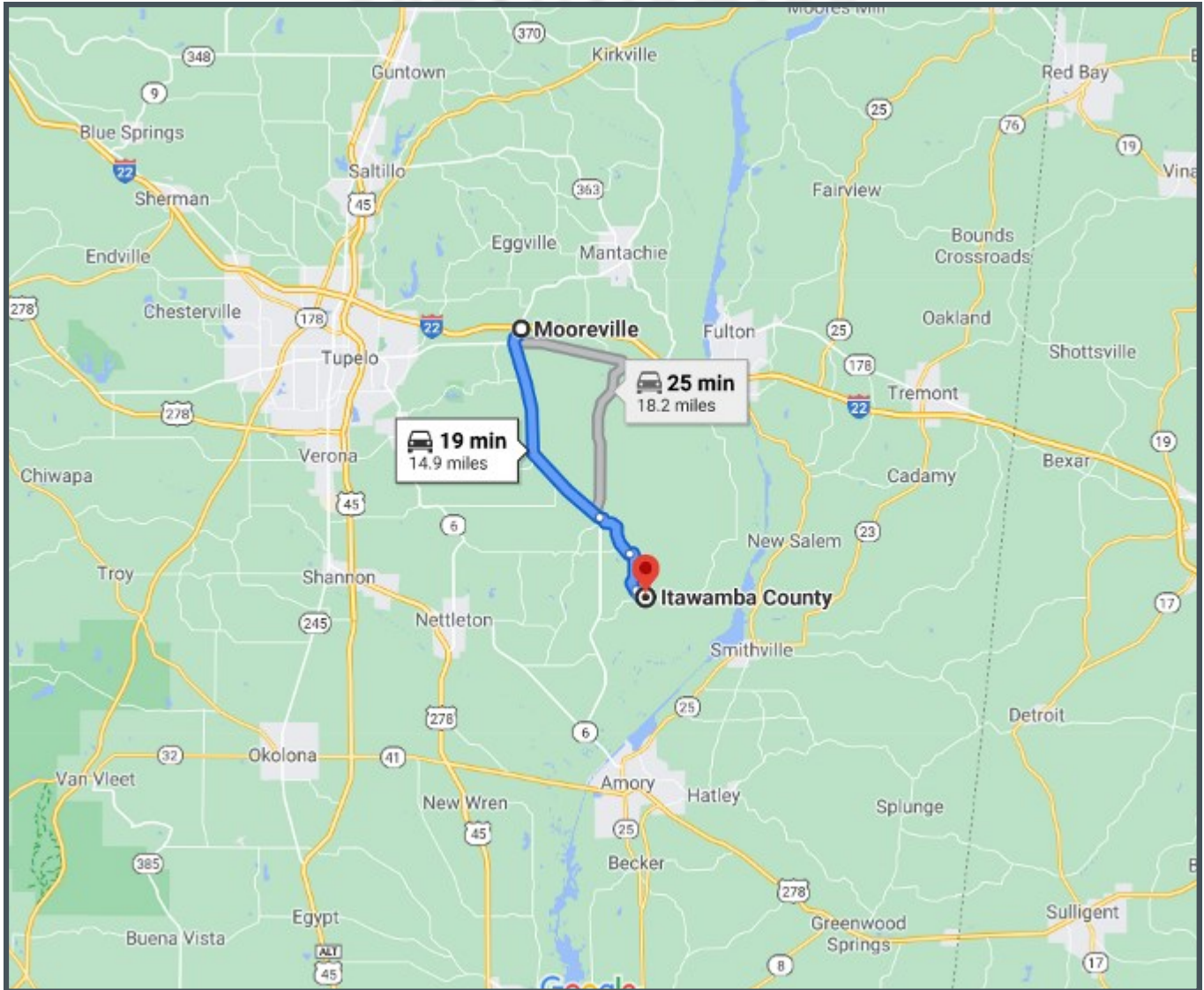
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DIRECTIONAL MAP



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