

# MISSISSIPPI DELTA HUNTING



## 485.93± Acres in Holmes County, MS



\$2,950/Acre



**DIRECTIONS FROM TCHULA, MS:** Travel east on Main Street toward Blake Street for .1 miles. Turn right onto Martin Luther King Drive and travel for .2 miles. Turn right onto US-49E S/Martin Luther King Drive and continue for 1.8 miles. Property is on the right.



MORE THAN  
14K  
FOLLOWERS  
ON FACEBOOK

*Call me today!*

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



# TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

Welcome to your new recreational retreat in western Holmes County, MS! The hunting opportunities on this tract include duck, deer, and small game. As you arrive at your gated entrance on Highway 49 East, you will quickly notice the camp area. There is a shed for all your boats, rangers, and land maintenance needs. A game processing station is set up and ready to go. You also have community water and a septic system in place. All you will need to do is pick your cabin site! As you leave the camp area on the reworked gravel roads, you will notice the cypress brakes and wildlife plots through the woods. There are four wildlife plots with stands in place. There is a beautiful 25± acre cypress brake located in the west central portion of the property. This brake is equipped with five duck blinds strategically built in different holes for different winds. You can drive to each duck blind for easy access. There is an electric well water control structure in place to flood this brake on dry years. You will find a more open style 100± acre brake equipped with four blinds (boat access only). This brake is equipped with your own private boat landing. You will enjoy the scenery while hunting these Mississippi Delta swamps. Just outside the larger brake are two fields with duck blinds. From a deer hunting standpoint, the diversity is here to grow giants with the largest deer taken being 170". This tract also enjoys the CSP program (paying \$48,837 in 2022, and \$28,233 in 2023, expiring 12/31/2023). The location is perfect, being located just outside of Tchula, MS, and just over an hour from Madison, MS. If you have been looking for a duck and deer property in the Mississippi Delta, call Michael Oswalt for your private showing today! 2021 Taxes \$1530



MORE THAN  
14K  
FOLLOWERS  
ON FACEBOOK

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



**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.



MORE THAN  
14K  
FOLLOWERS  
ON FACEBOOK



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



**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.



MORE THAN  
14K  
FOLLOWERS  
ON FACEBOOK



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



Expect More. Get More.

**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.

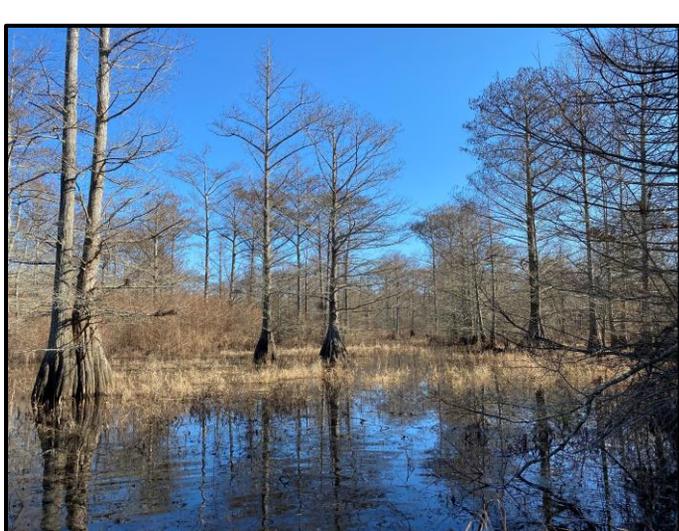
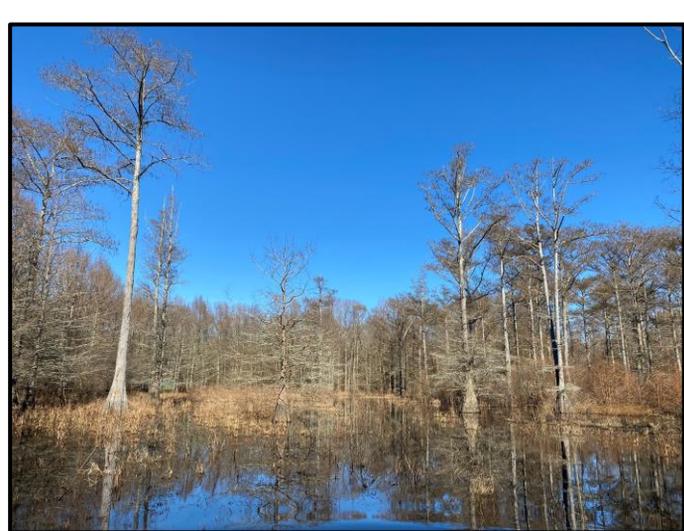


**MICHAEL OSWALT**, ASSOCIATE BROKER®  
 Michael@TomSmithLand.com  
 601.898.2772 office | 662.719.3967 cell  
 Licensed in MS, AR & MO



**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.



MORE THAN  
14K  
FOLLOWERS  
ON FACEBOOK

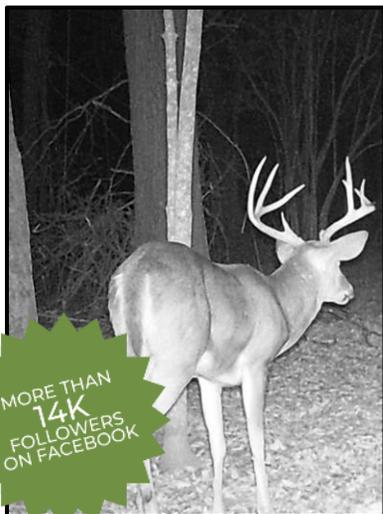


**MICHAEL OSWALT**, ASSOCIATE BROKER®  
Michael@TomSmithLand.com  
601.898.2772 office | 662.719.3967 cell  
Licensed in MS, AR & MO

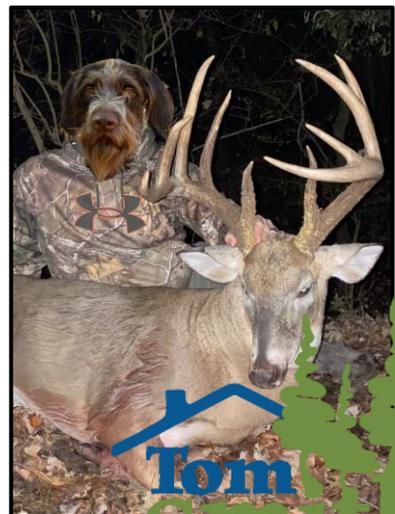
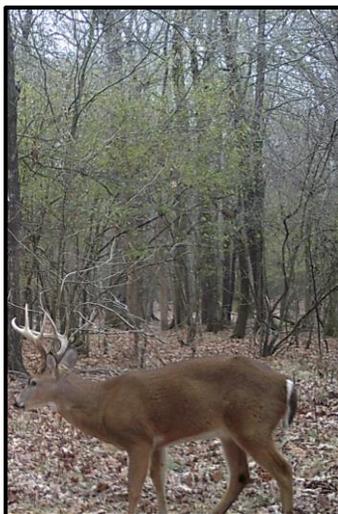


**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.



MORE THAN  
14K  
FOLLOWERS  
ON FACEBOOK



**Tom  
Smith  
LAND AND  
HOMES**

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

Expect More. Get More.

**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.





MORE THAN 14K FOLLOWERS ON FACEBOOK



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



Expect More. Get More.

**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.





MORE THAN  
14K  
FOLLOWERS  
ON FACEBOOK



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

**Tom  
 Smith  
 LAND AND  
 HOMES**  
 Expect More. Get More.

**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.



Aerial Map

Click [HERE](#) for an Interactive Map

MORE THAN  
14K  
FOLLOWERS  
ON FACEBOOK

LandReport  
2011-2021  
AMERICA'S  
BEST  
BROKERAGES

APE  
AWARDS  
REALTORS'  
LAND  
INSTITUTE  
FOR EXCELLENCE

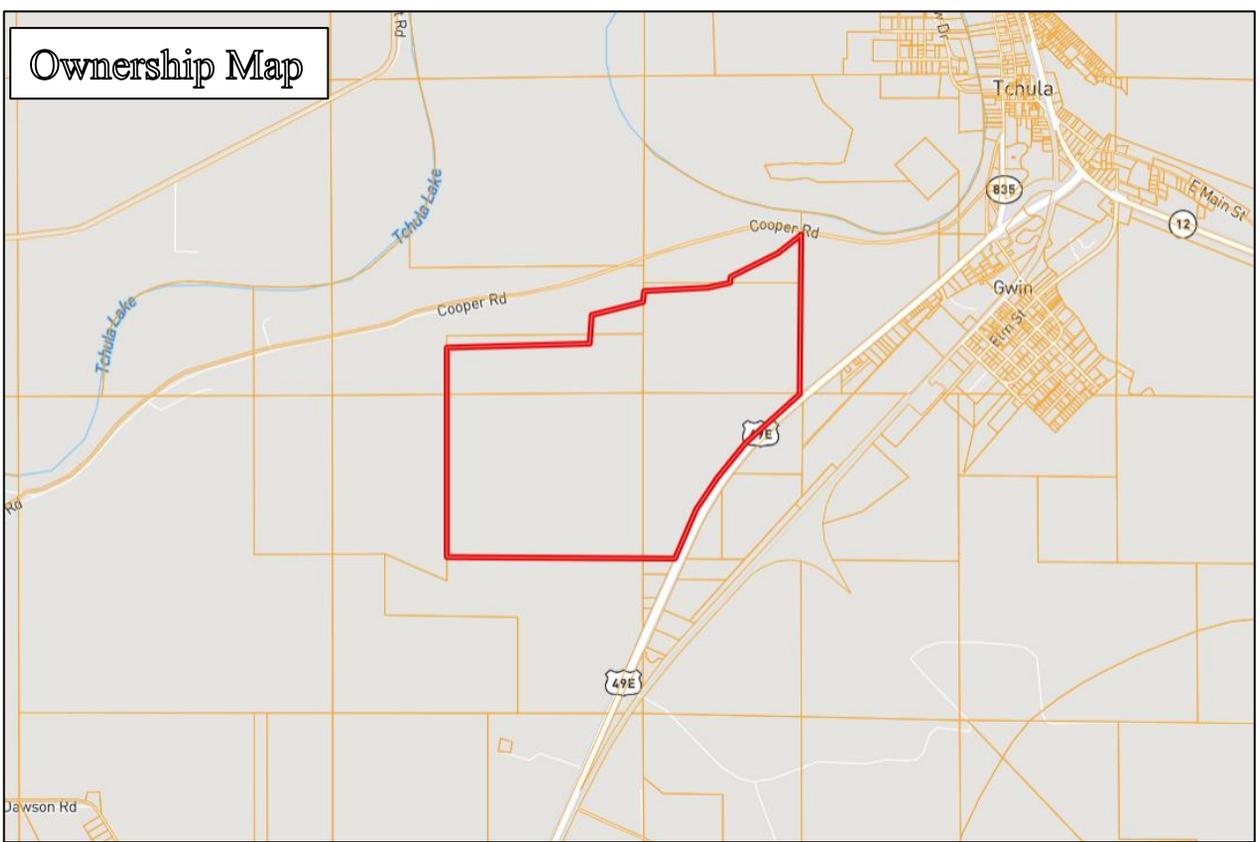
**MICHAEL OSWALT**, ASSOCIATE BROKER ®  
Michael@TomSmithLand.com  
601.898.2772 office | 662.719.3967 cell  
Licensed in MS, AR & MO

**Tom  
Smith  
LAND AND  
HOMES**  
Expect More. Get More.

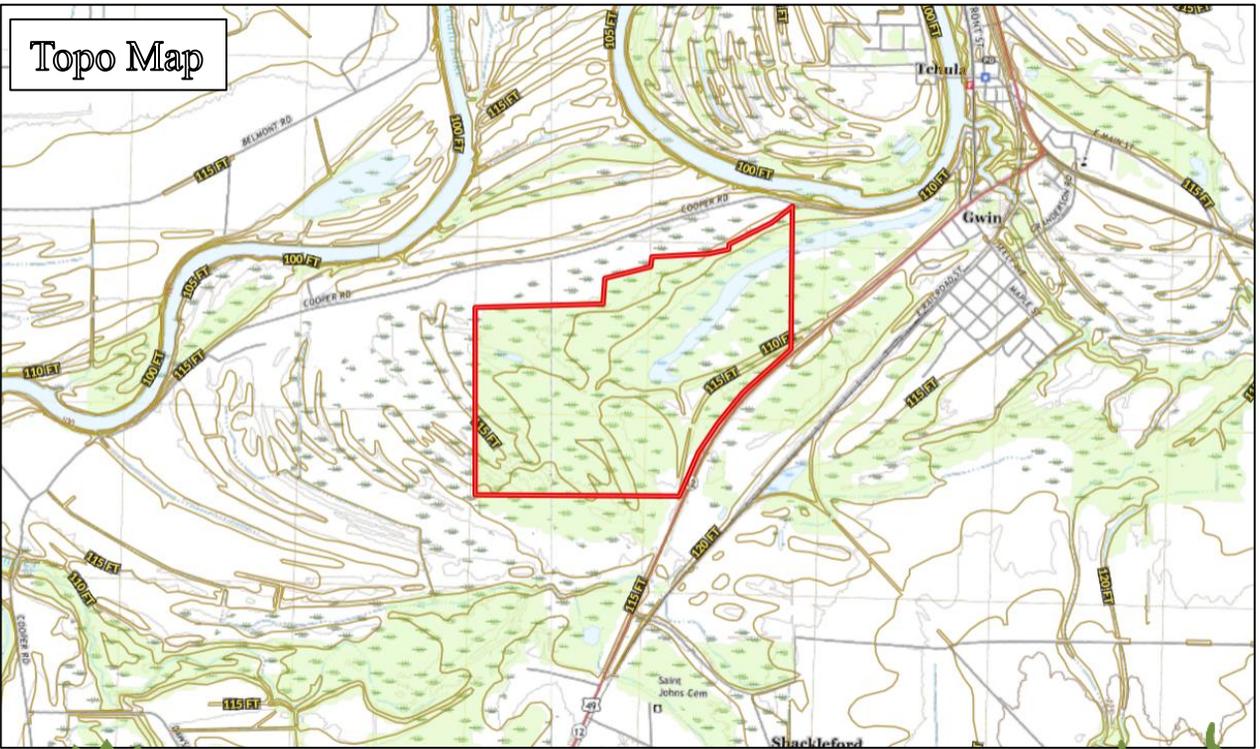
**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.

# Ownership Map



# Topo Map



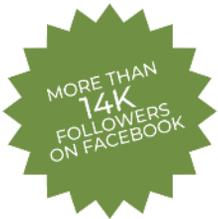
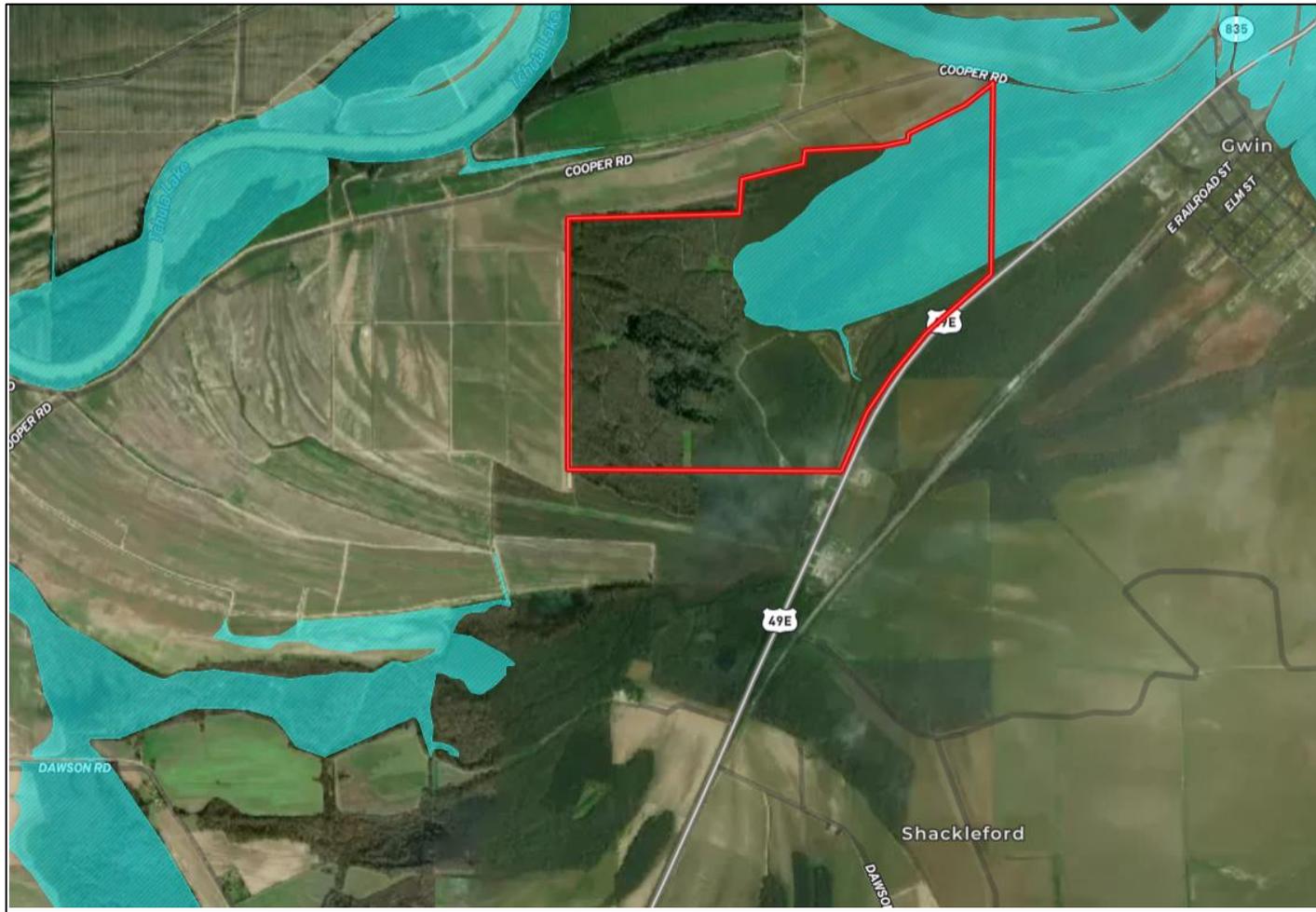
**MICHAEL OSWALT**, ASSOCIATE BROKER ®  
Michael@TomSmithLand.com  
601.898.2772 office | 662.719.3967 cell  
Licensed in MS, AR & MO



# TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

# Flood Map



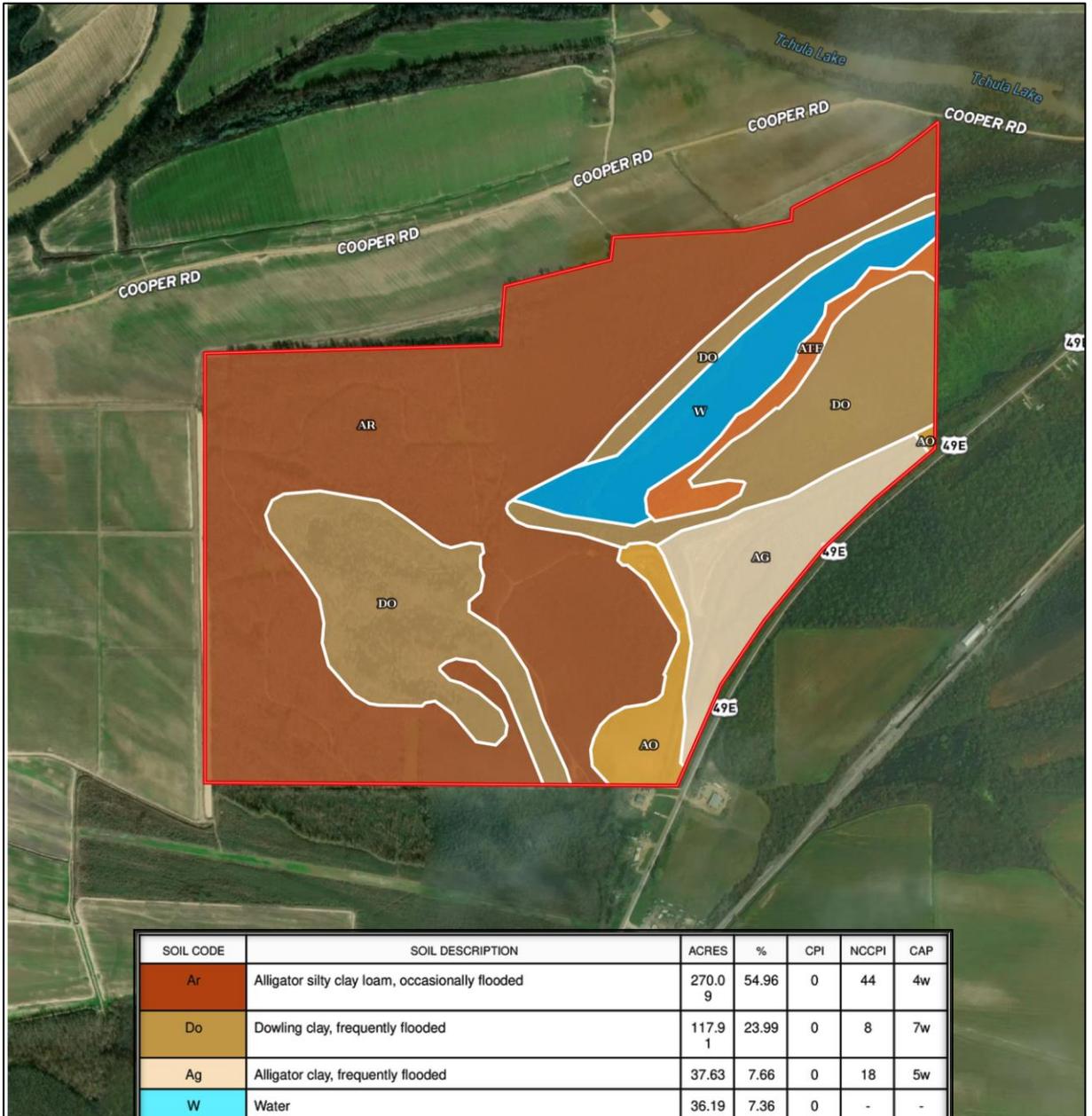
**MICHAEL OSWALT**, ASSOCIATE BROKER®  
Michael@TomSmithLand.com  
601.898.2772 **office** | 662.719.3967 **cell**  
Licensed in MS, AR & MO



**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.

# Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Ar	Alligator silty clay loam, occasionally flooded	270.09	54.96	0	44	4w
Do	Dowling clay, frequently flooded	117.91	23.99	0	8	7w
Ag	Alligator clay, frequently flooded	37.63	7.66	0	18	5w
W	Water	36.19	7.36	0	-	-
Ao	Alligator silty clay, occasionally flooded	16.7	3.4	0	40	4w
ATF	Alligator, Tensas, and Dowling soils, frequently flooded	12.93	2.63	0	29	5w
TOTALS		491.45(*)	100%	-	29.6	4.89

MORE THAN  
14K  
FOLLOWERS  
ON FACEBOOK

LandReport  
2011-2021  
AMERICA'S  
BEST  
BROKERAGES

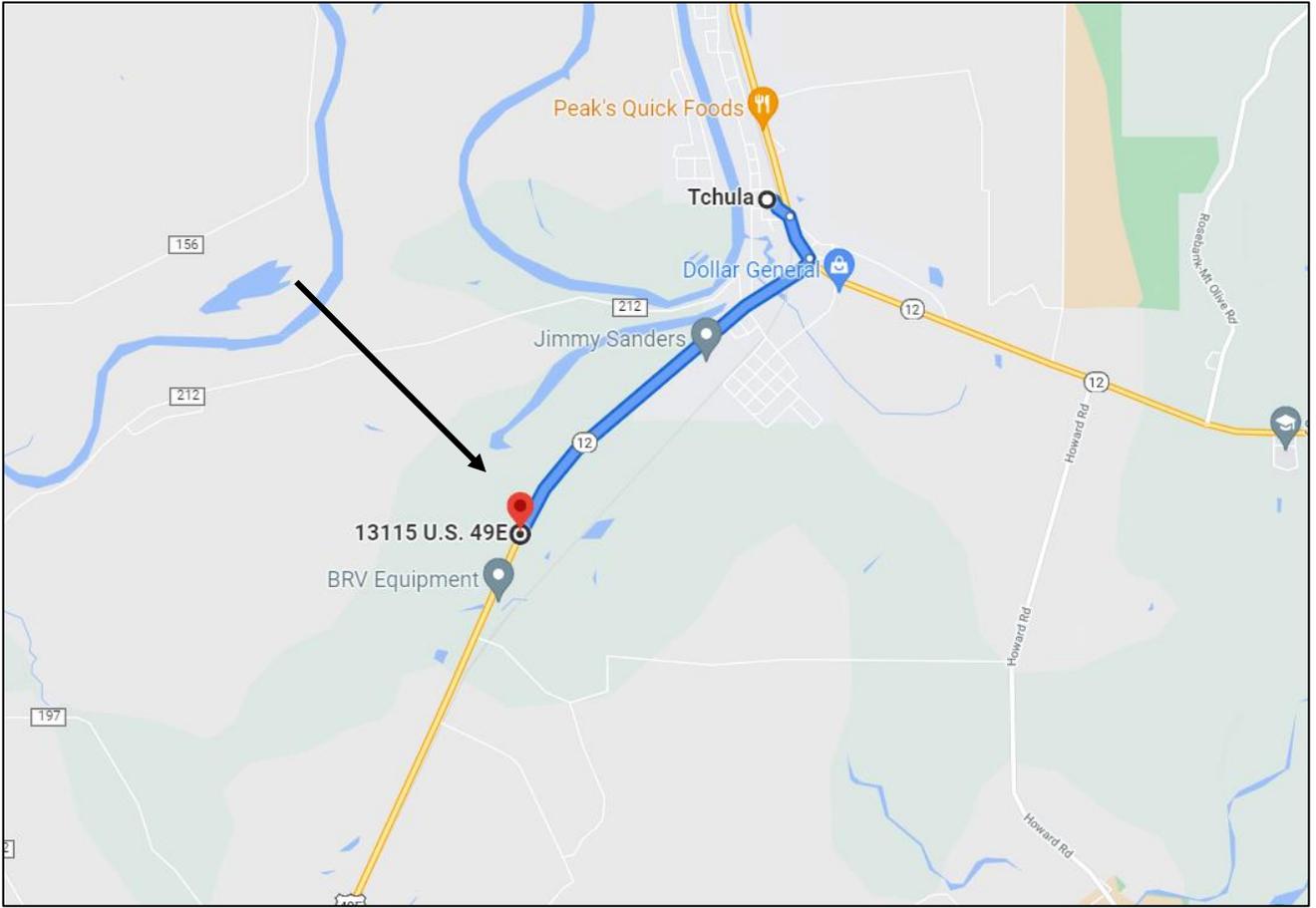
APE  
AWARDS  
REALTORS'  
LAND  
INSTITUTE  
ALL MISSOURI REALTORS

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

**Tom  
Smith  
LAND AND  
HOMES**  
Expect More. Get More.

**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.



**DIRECTIONS FROM TCHULA, MS:** Travel east on Main Street toward Blake Street for .1 miles. Turn right onto Martin Luther King Drive and travel for .2 miles. Turn right onto US-49E S/Martin Luther King Drive and continue for 1.8 miles. Property is on the right.

Click [HERE](#) for Google Maps



MORE THAN  
14K  
FOLLOWERS  
ON FACEBOOK

*Call me today!*

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



**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.