

DELTA DUCK HOLES

18.01+/- ACRES IN HOLMES COUNTY, MS



\$63,035

DIRECTIONS FROM INTERSECTION of HWY 12 and US-49 in TCHULA, MS: Travel southwest on US-49E S/Martin Luther King Drive for 3.9 miles. Turn right onto Dawson Road and travel for .9 miles. Property is located on the left side.



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14K
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Call me today!

MICHAEL OSWALT, ASSOCIATE BROKER®

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Licensed in MS, AR & MO



Expect More. Get More.

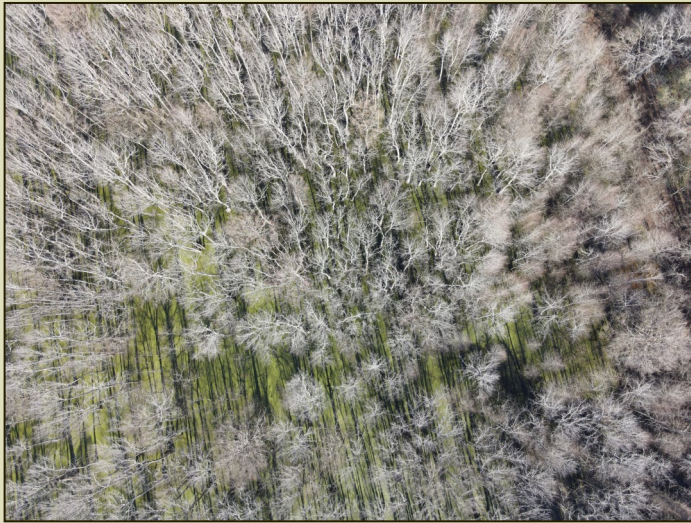
LandReport
2011-2021
AMERICA'S
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REALTORS
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Information is believed to be accurate but not guaranteed.

Welcome to your new duck hole in the Mississippi Delta! This 18.01± acres tract is located off Dawson Road in western Holmes County, MS. The property is accessed by a deeded easement. The makeup includes mainly Tupelo Gum & Cypress trees scattered about in the Mississippi Delta slough. With a little work you can open a few holes in the brake to create a nice green timber setting. Ducks were noted just northwest of this tract on the initial inspection. If you have been looking to add a duck hole to your existing collection or just want a place to call your own, bring your kayak or canoe, and let's take a look! Call Michael Oswalt for your private showing today! 2021 Taxes \$97.19



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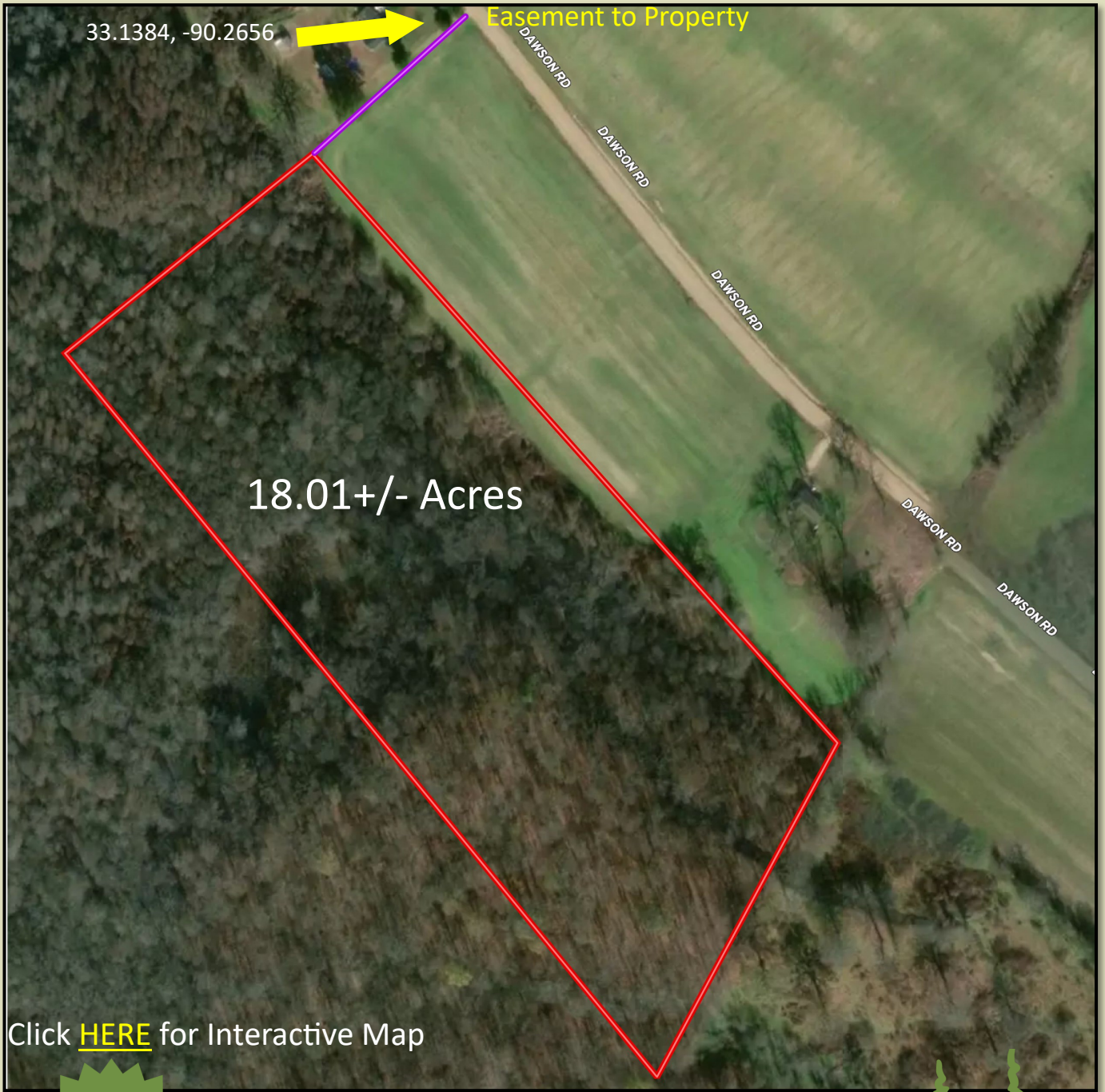
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AERIAL MAP



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FLOOD MAP



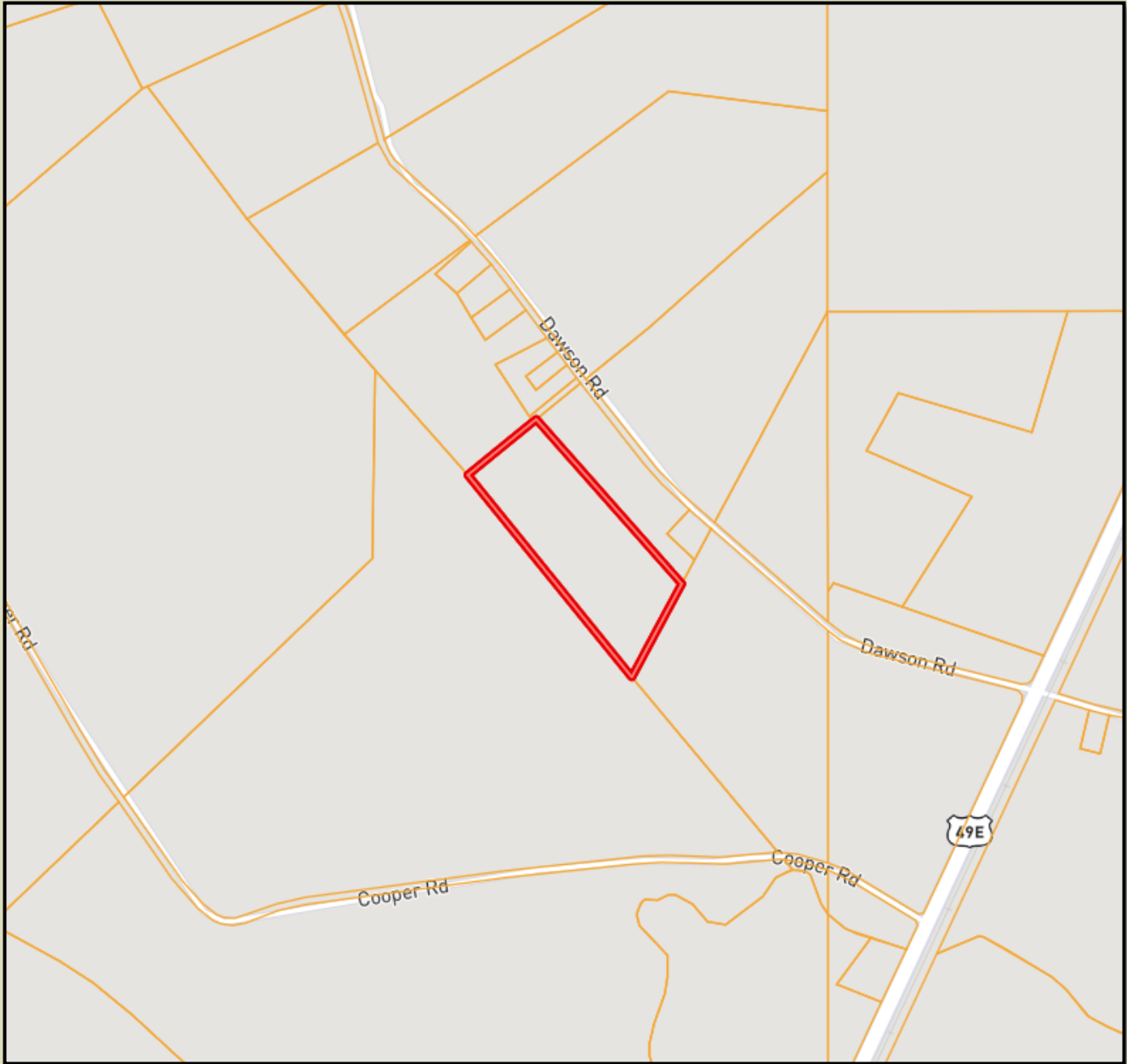
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OWNERSHIP MAP

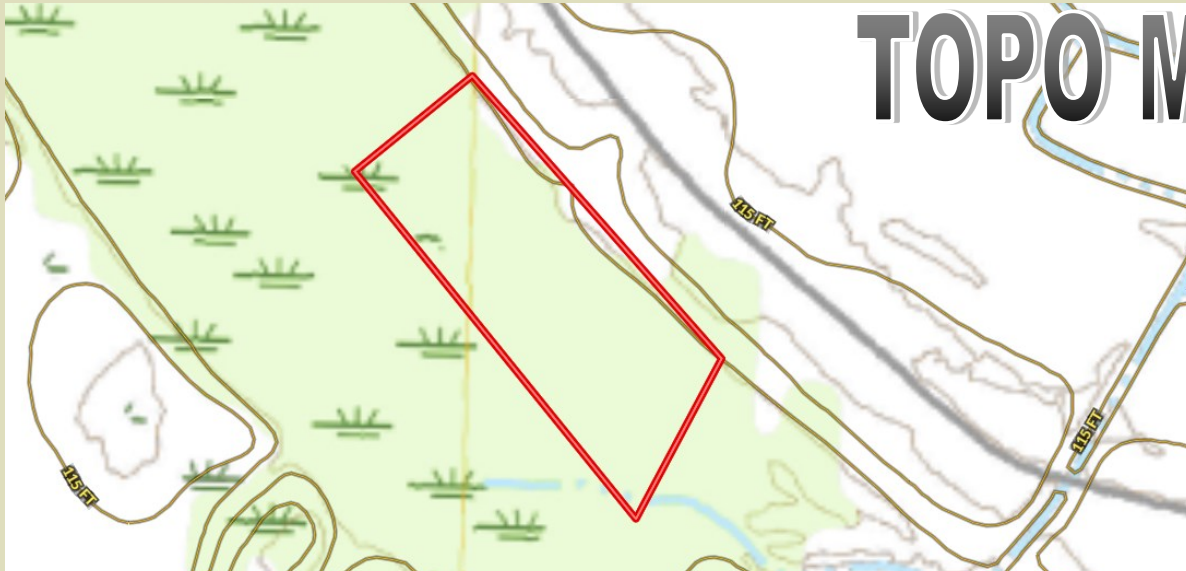


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TOPO MAP



SOIL MAP

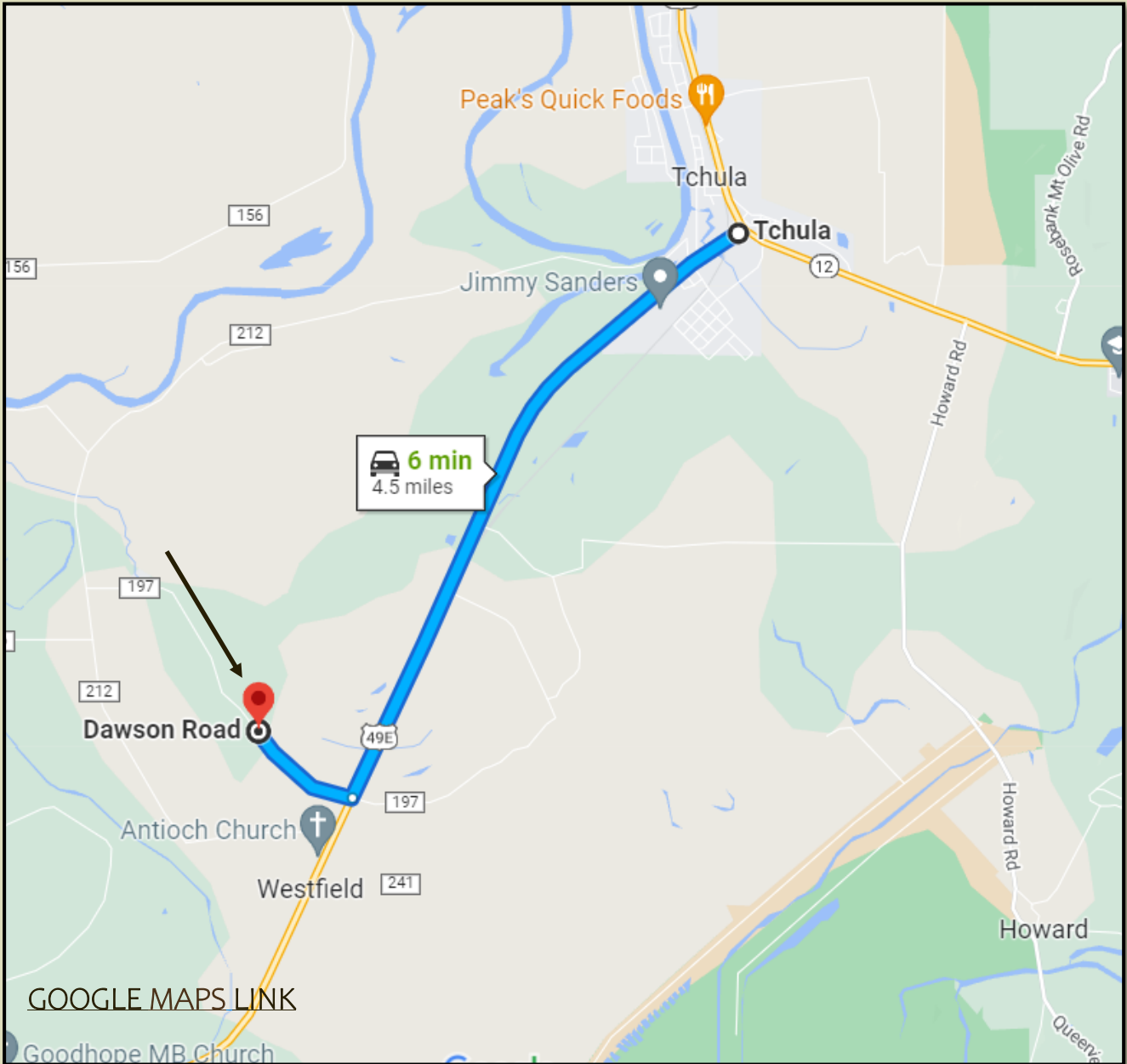
SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Do	Dowling clay, frequently flooded	9.48	54.73	0	8	7w
Cn	Collins silt loam, occasionally flooded	7.56	43.65	0	86	2w
DbA	Dubbs silt loam, 0 to 2 percent slopes, rarely flooded	0.28	1.62	0	90	2e
TOTALS		17.32()	100%	-	43.37	4.74



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DIRECTIONAL MAP



[GOOGLE MAPS LINK](#)

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