

119+/- Acre Farm Tract

Sunflower County, MS



\$714,000

Look at this 119+/- acre farm tract in the MS Delta. This Sunflower County, MS, property would make an excellent investment and is located just south of Courtney Rd., which offers road frontage for you to bring in your equipment. The property has utilities to drop in a three-phase well or build a campsite. The property mainly consists of sandy loam dirt and has been rotated in corn and soybeans over the last few years. A ditch that runs through the middle of the property would make a great duck hole to rent out for additional investment or to have your own private duck hole. Call Anthony Steen for your private showing!

Directions from the intersection of Hwy 82 and Hwy 49 in Indianola, MS: Travel Southwest on Hwy 82 for approximately 1 mile. Turn right onto Hwy 448 and travel 6.5 miles. Turn left onto Courtney Road, in 0.7 miles the property will be on the left.



Call me today!

ANTHONY STEEN, REALTOR®
Anthony@TomSmithLand.com
662.441.2500 office | 662.645.5151 cell



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



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Expect More. Get More.

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AERIAL MAP



[Click for Interactive Map](#)

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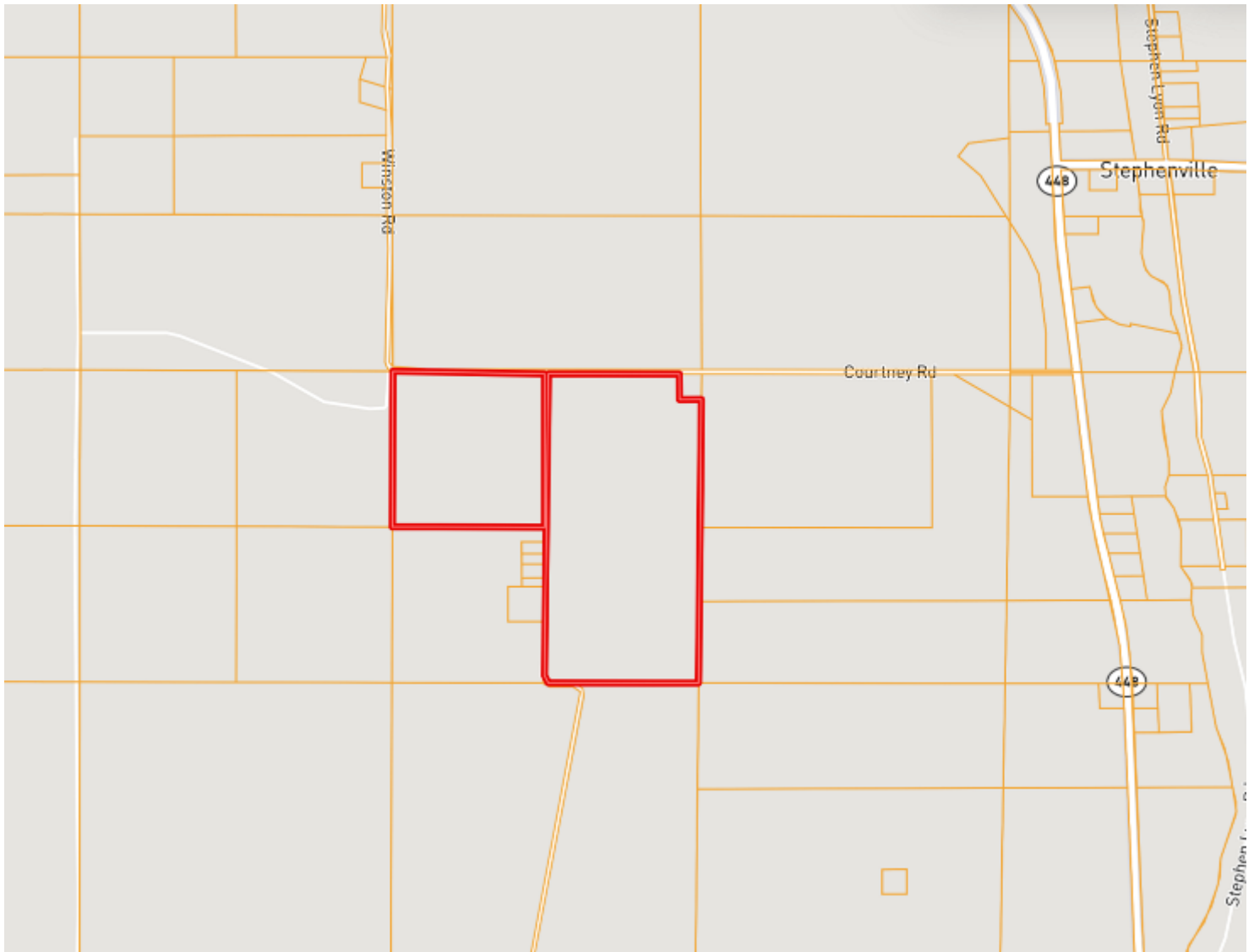
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OWNERSHIP MAP



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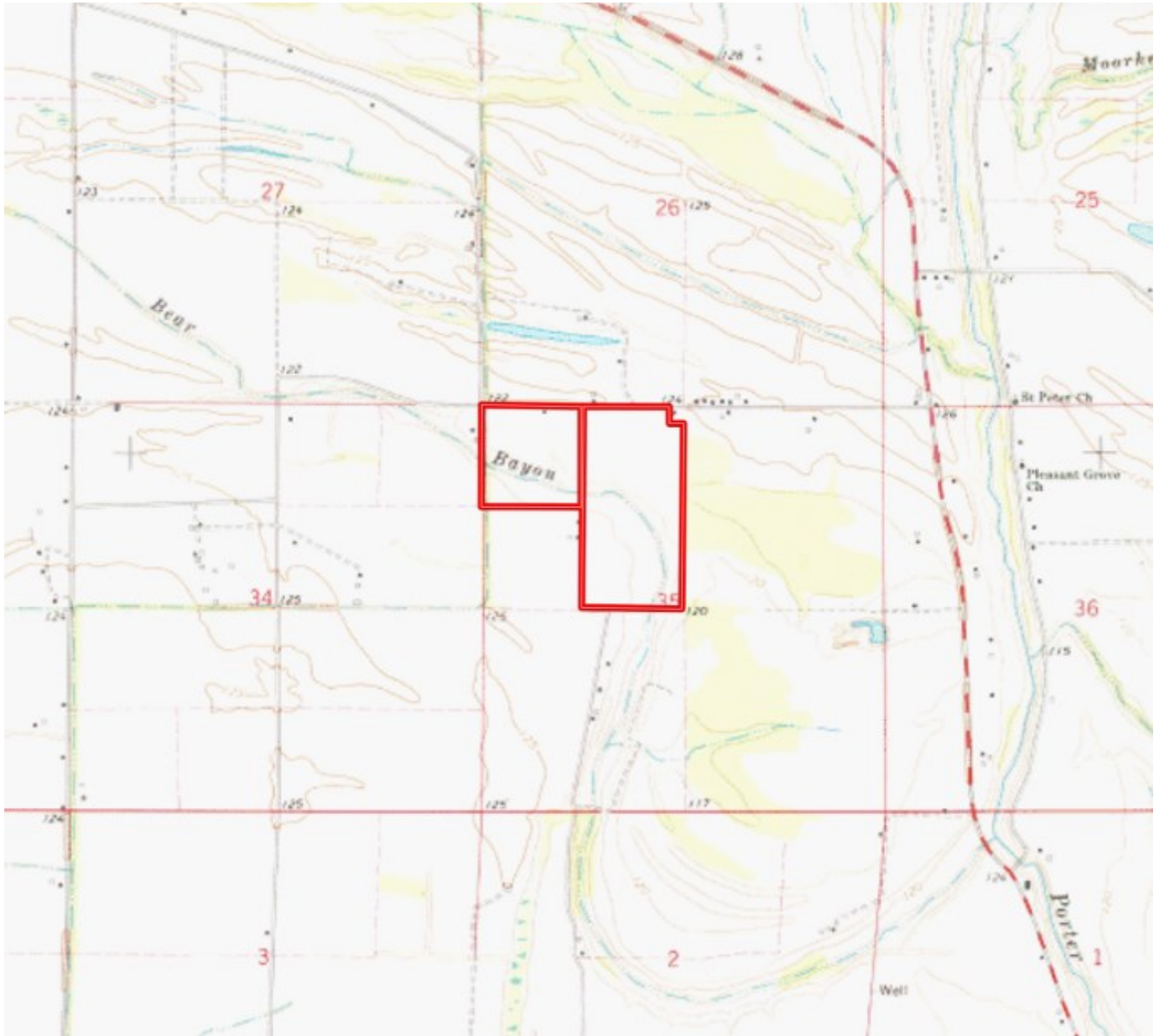
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TOPO MAP



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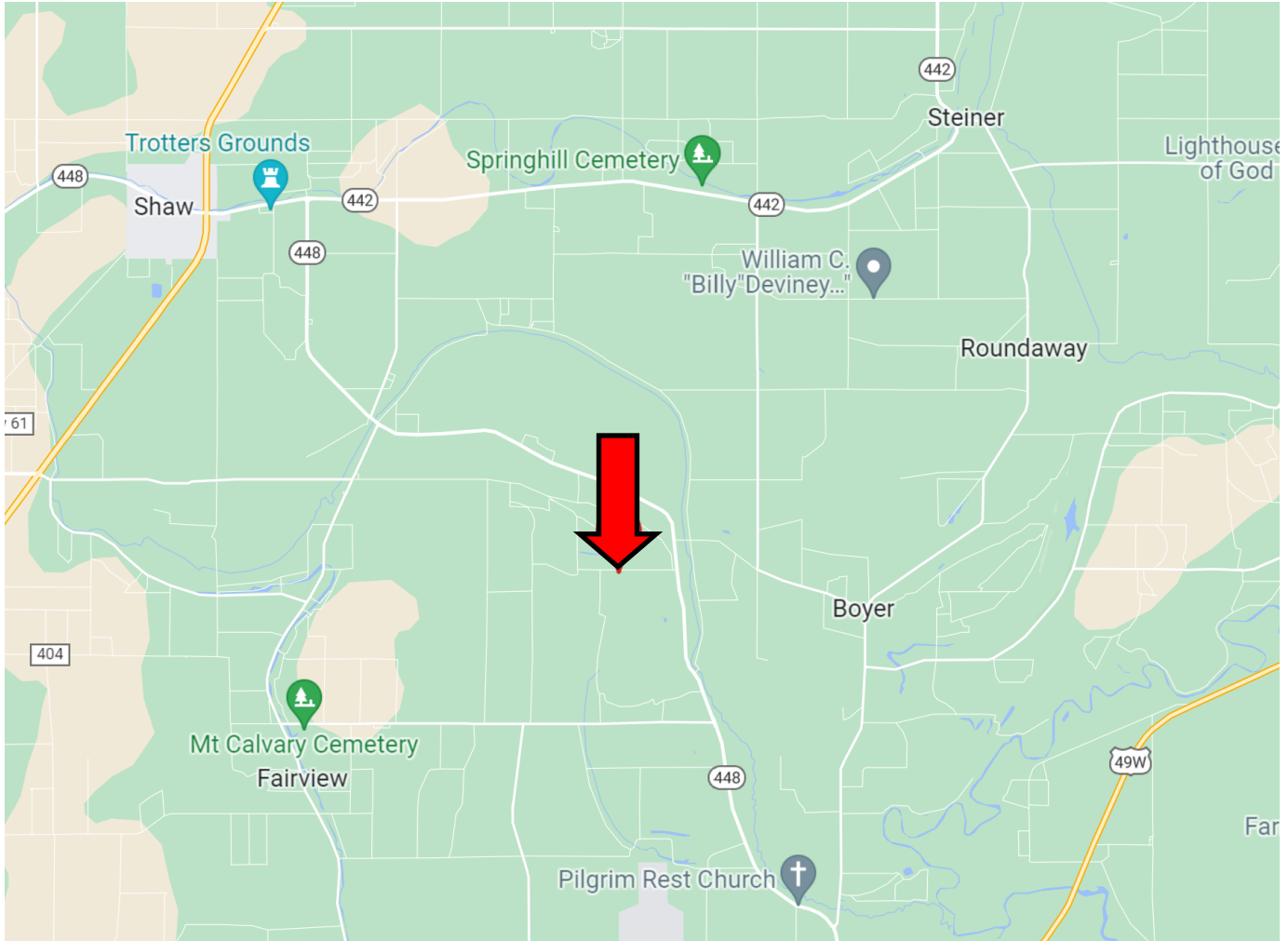
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DIRECTIONAL MAP



Address: 122 Courtney Rd. Indianola, MS. 38751

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