

119+/- Acre Farm Tract Sunflower County, MS



\$599,000

Look at this 119+/- acre farm tract in the MS Delta. This Sunflower County, MS, property would make an excellent investment. It is located just south of Courtney Rd., offering road frontage for bringing 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 private duck hole. Call Anthony Steen for your private showing!



**ANTHONY
STEEN**

REALTOR®

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TomSmithLandandHomes.com

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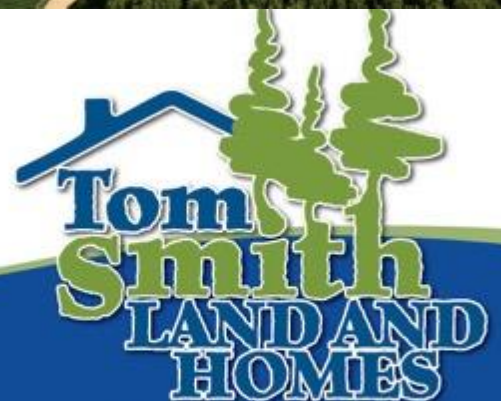
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AERIAL MAP



[Click Here for an Interactive Map](#)

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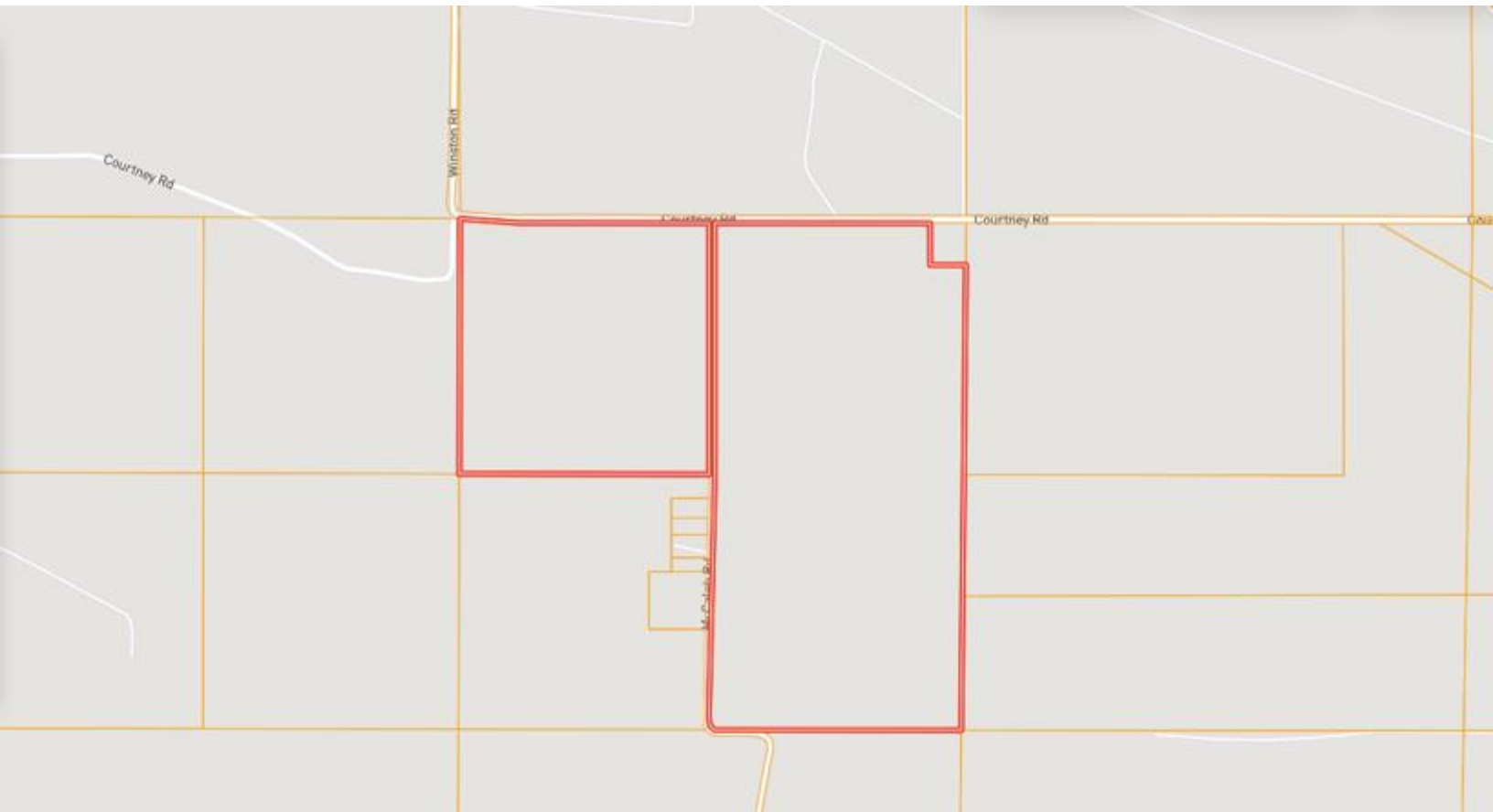
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OWNERSHIP MAP



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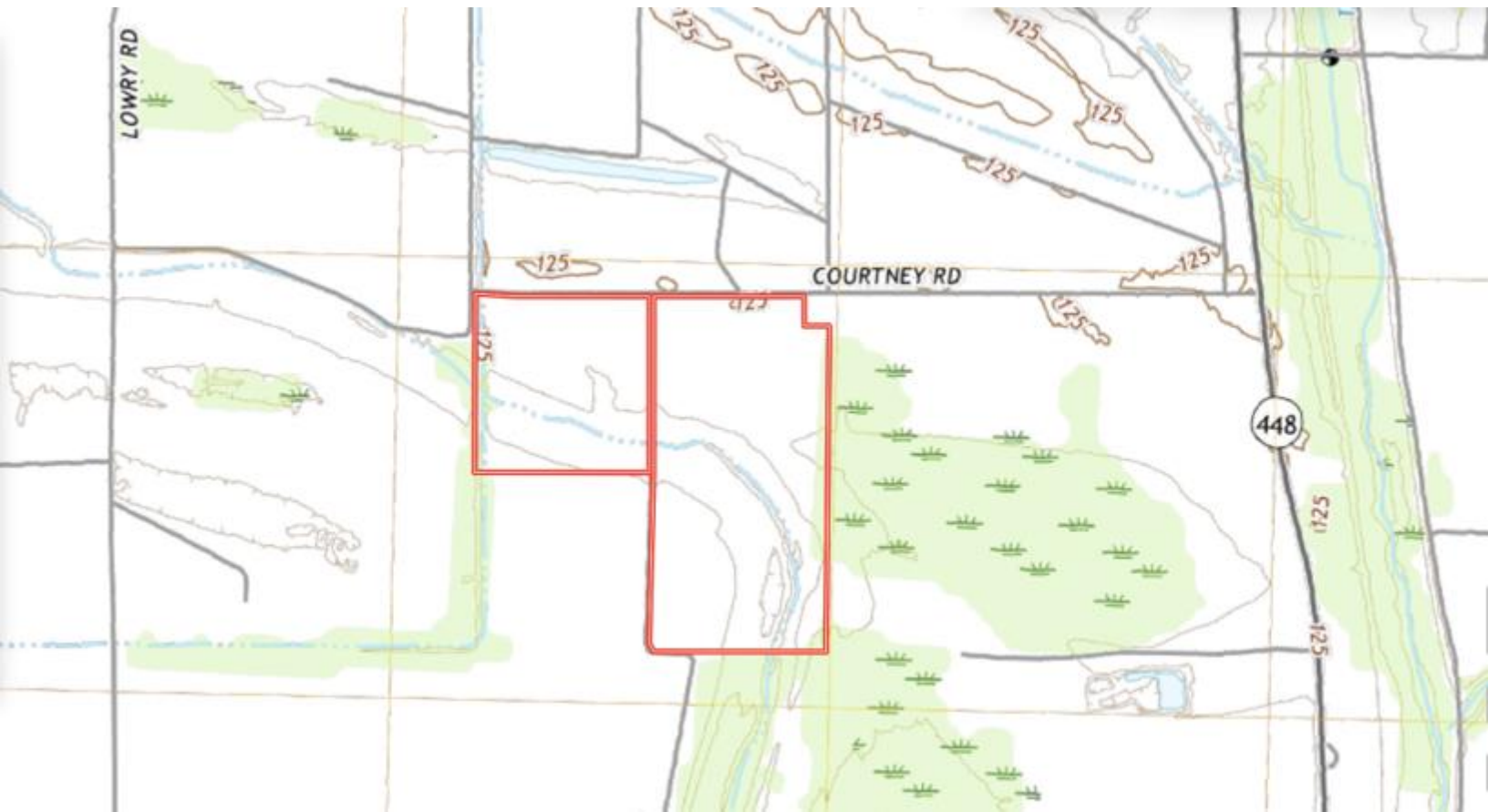


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TOPOGRAPHY MAP



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SOIL MAP



| SOIL CODE | SOIL DESCRIPTION | ACRES | % | CPI | NCCPI | CAP |
|-----------|--|-------|-------|-----|-------|-----|
| Fb | Forestdale silt loam, 0.5 to 3 percent slopes | 51.53 | 43.88 | 0 | 65 | 3w |
| Db | Dowling clay (sharkey) | 16.83 | 14.33 | 0 | 40 | 5w |
| Dk | Dundee silt loam, 0 to 3 percent slopes, rarely flooded | 10.74 | 9.15 | 0 | 87 | 2e |
| Dc | Dowling soils, overwash phases (sharkey) | 10.04 | 8.55 | 0 | 43 | 4w |
| Fm | Forestdale silty clay loam, 0.5 to 3 percent slopes | 8.15 | 6.94 | 0 | 65 | 3w |
| Fn | Forestdale silty clay loam, 3 to 7 percent slopes | 5.58 | 4.75 | 0 | 64 | 3w |
| Dm | Dundee silt loam, 3 to 7 percent slopes, moderately eroded, rarely flooded | 5.09 | 4.33 | 0 | 81 | 4e |
| Ds | Dundee very fine sandy loam, 0 to 3 percent slopes, rarely flooded | 4.26 | 3.63 | 0 | 88 | 2e |
| Fc | Forestdale silt loam, 3 to 7 percent slopes | 3.67 | 3.13 | 0 | 64 | 3w |
| Ah | Alligator silty clay, 3 to 7 percent slopes | 1.51 | 1.29 | 0 | 49 | 3e |
| Ag | Alligator silty clay, 0.5 to 3 percent slopes | 0.05 | 0.04 | 0 | 49 | 3e |

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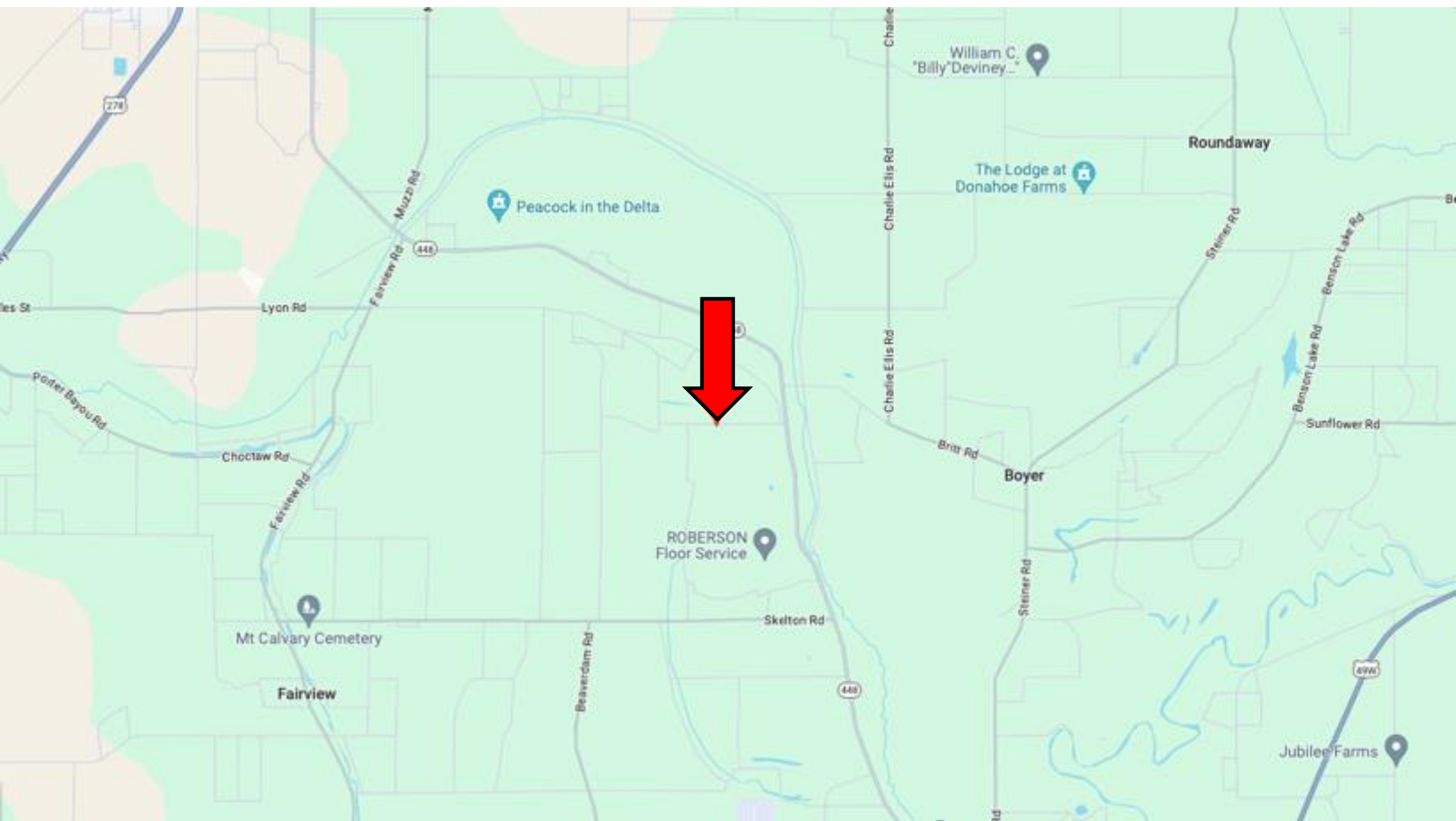
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DIRECTIONAL MAP



Address: 122 Courtney Rd Indianola, MS 38751

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. After 0.7 miles, the property will be on the left. [Google Map Link](#)



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