

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®

Office: 601.898.2772

Cell: 662.645.5151

Anthony@TomSmithLand.com



Expect More. Get More.

A Real Estate Expert You Can Trust

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





A Real Estate Expert *You Can Trust!*

ANTHONY STEEN
REALTOR®
O: 601.898.2772 C: 662.645.5151
Anthony@TomSmithLand.com
TomSmithLandandHomes.com



Expect More. Get More.





A Real Estate Expert *You Can Trust!*

ANTHONY STEEN
REALTOR®
O: 601.898.2772 C: 662.645.5151
Anthony@TomSmithLand.com
TomSmithLandandHomes.com



Expect More. Get More.





A Real Estate Expert *You Can Trust!*

ANTHONY STEEN
REALTOR®
O: 601.898.2772 C: 662.645.5151
Anthony@TomSmithLand.com
TomSmithLandandHomes.com



Expect More. Get More.



AERIAL MAP



[Click Here for an Interactive Map](#)

A Real Estate Expert
You Can Trust!

ANTHONY STEEN

REALTOR®

O: 601.898.2772 C: 662.645.5151

Anthony@TomSmithLand.com

TomSmithLandandHomes.com

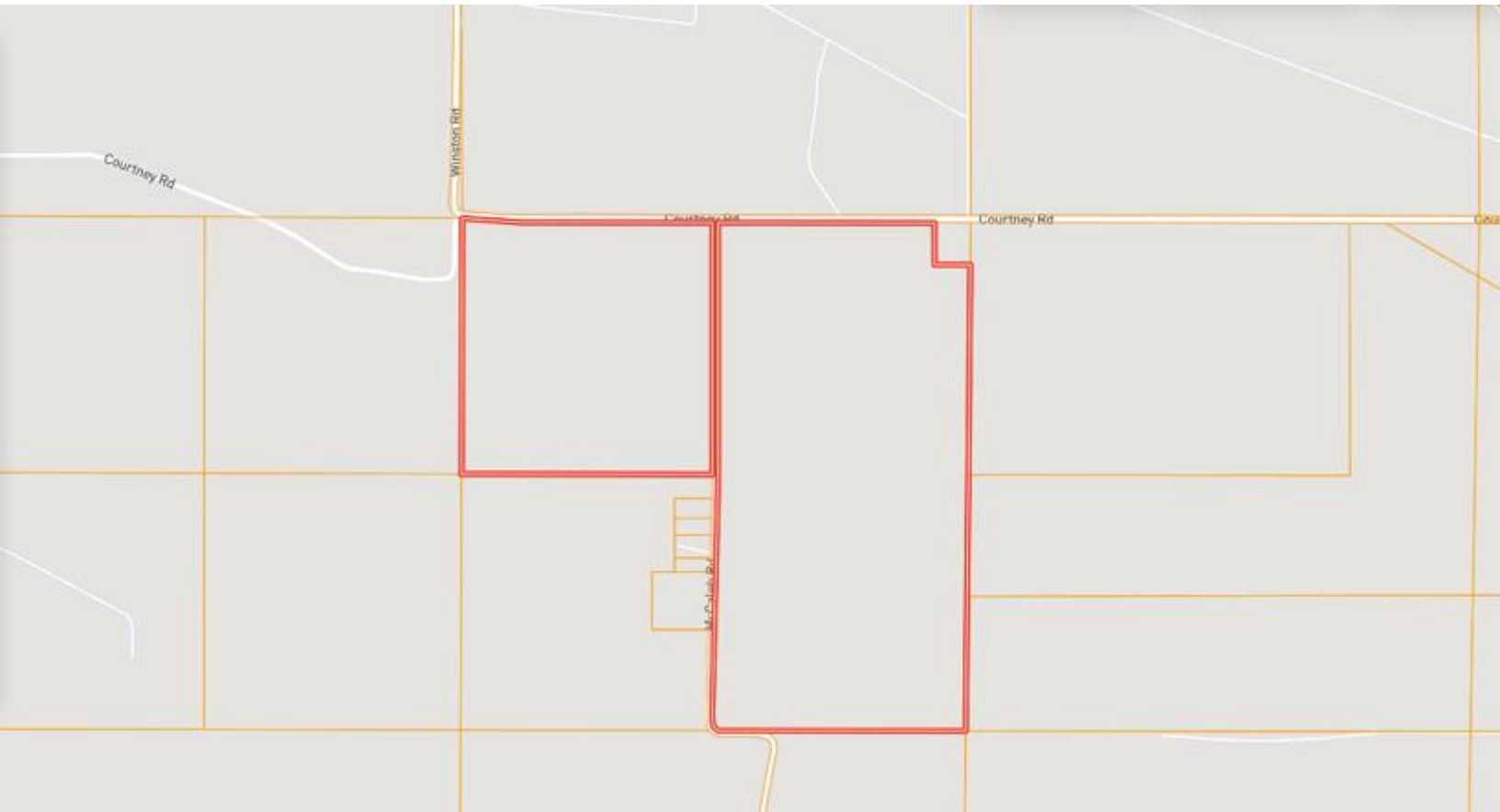


Expect More. Get More.

Information is believed to be accurate but not guaranteed.



OWNERSHIP MAP



A Real Estate Expert
You Can Trust!

ANTHONY STEEN

REALTOR®

O: 601.898.2772 C: 662.645.5151

Anthony@TomSmithLand.com

TomSmithLandandHomes.com

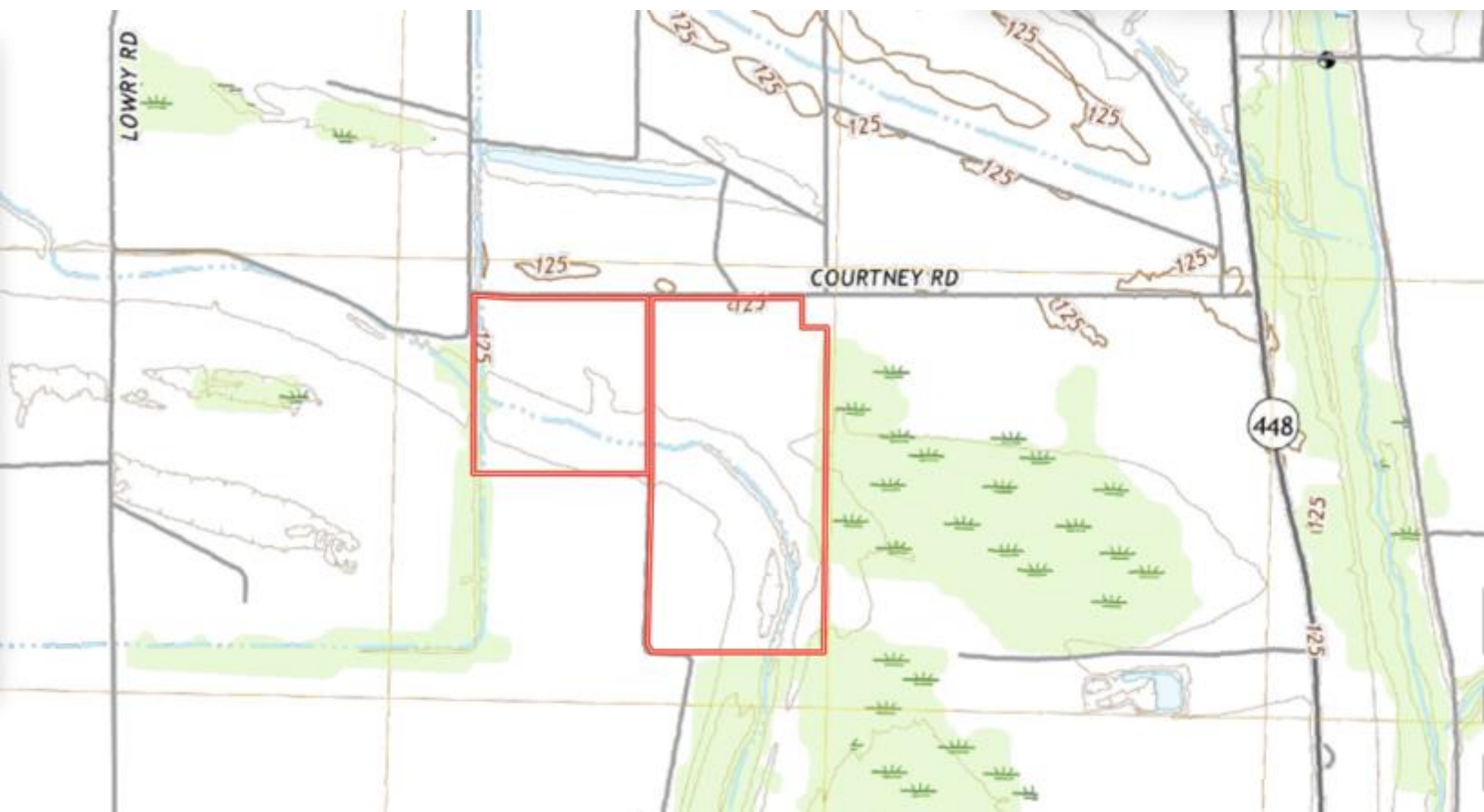


Expect More. Get More.



Information is believed to be accurate but not guaranteed.

TOPOGRAPHY MAP



A Real Estate Expert
You Can Trust!

ANTHONY STEEN
REALTOR®

O: 601.898.2772 C: 662.645.5151

Anthony@TomSmithLand.com

TomSmithLandandHomes.com



Expect More. Get More.

Information is believed to be accurate but not guaranteed.

LandReport
2011-2024
BEST
BROKERAGES

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

A Real Estate Expert
You Can Trust!

ANTHONY STEEN
REALTOR®

O: 601.898.2772 C: 662.645.5151

Anthony@TomSmithLand.com

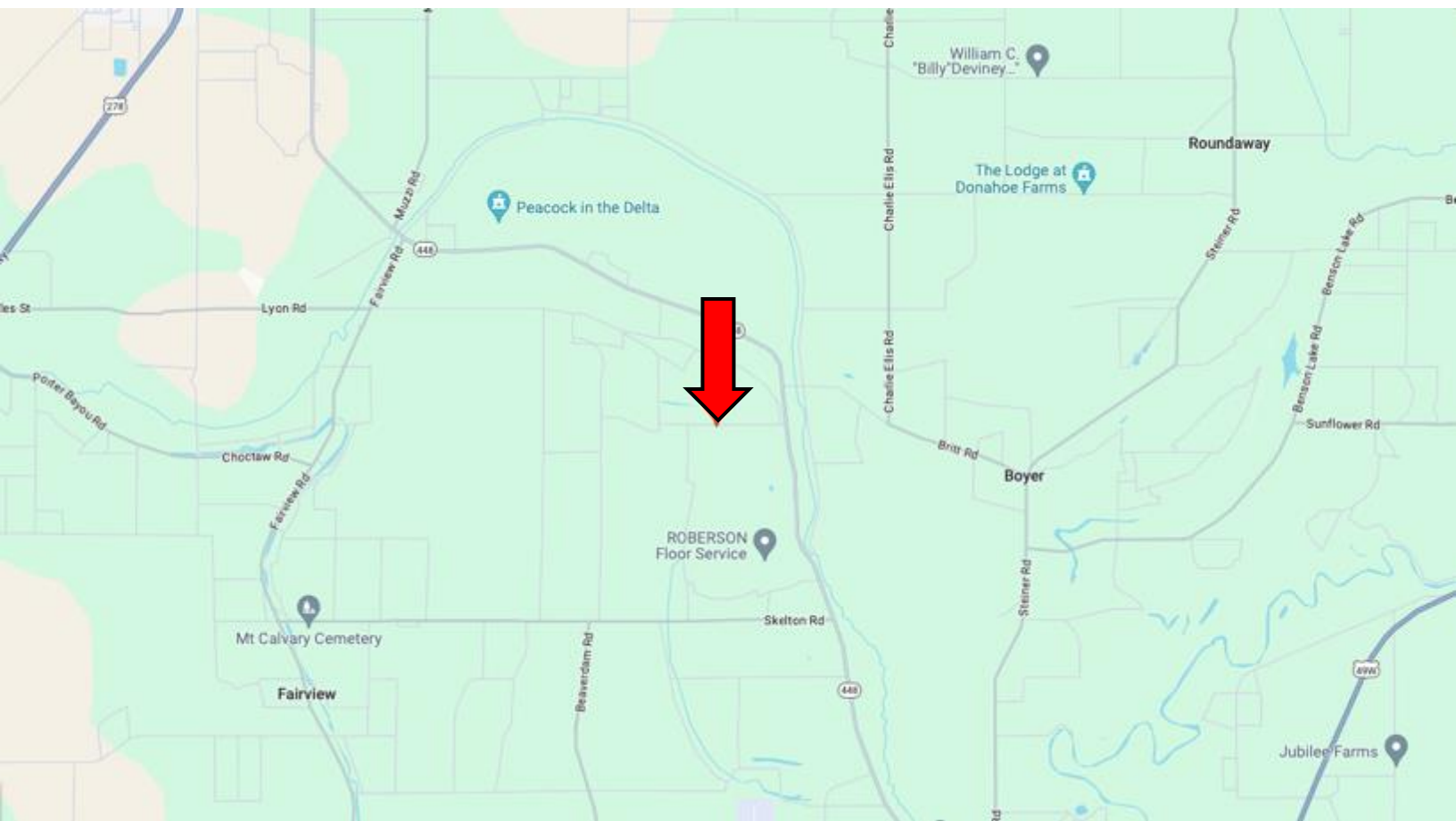
TomSmithLandandHomes.com



Expect More. Get More.



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](#)



**ANTHONY
STEEN**

REALTOR®

Office: 601.898.2772

Cell: 662.645.5151

Anthony@TomSmithLand.com



Expect More. Get More.

A Real Estate Expert You Can Trust

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

