

Look at these 37± acres in Shuqualak, Mississippi, in Noxubee County! This property is bursting with potential. There is plenty of room for the perfect homesite or multiple home sites! This secluded property could be used for hunting by starting food plots, planning stand placement, and taking inventory for the upcoming season, OR make this property your dream homestead! Located on a quiet country road, with a peaceful little creek running through the north portion of the property, this tract would make for a heck of a great place to build that dream home and have plenty of room to roam! Large timberland tracts surround this property and would make for a great start to a timber investment. Call Michael Cooper today to take a look and start seeing this property's potential!

<u>Directions from the intersection of MS-15 and MS-14 in Louisville, MS:</u> Travel east on MS-14 for 20.7 miles. Turn right onto MS-490 W and travel 2.0 miles. Turn left onto Butler Rd. and travel 7.8 miles. Turn left onto Shuqualak Rd. After 2.2 miles, the property will be on the right.





















MICHAEL COOPER REALTOR® Office: 662.268.6333 Cell: 662.285.8686 MCooper@TomSmithLand.com





















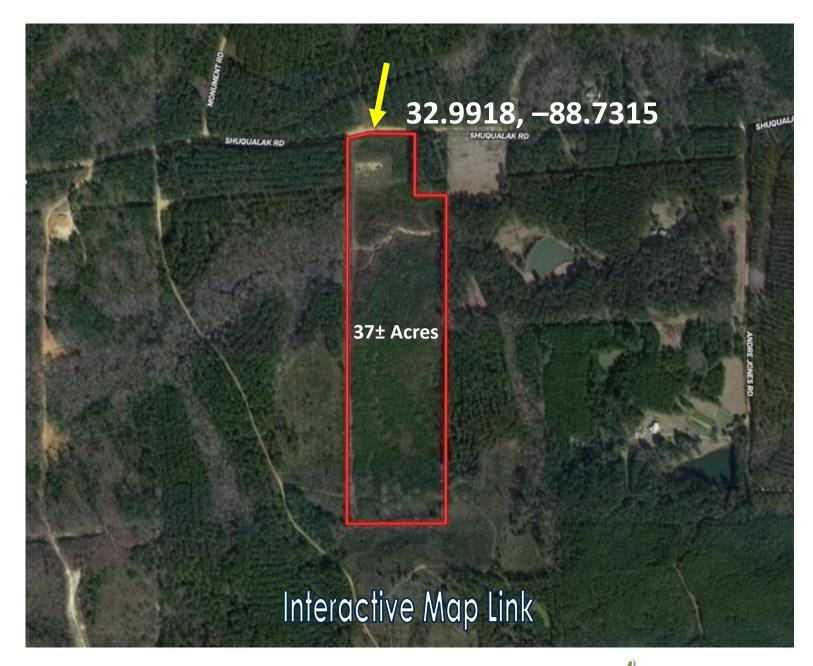


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Information is believed to be accurate but not guaranteed.

# **Ownership Map**



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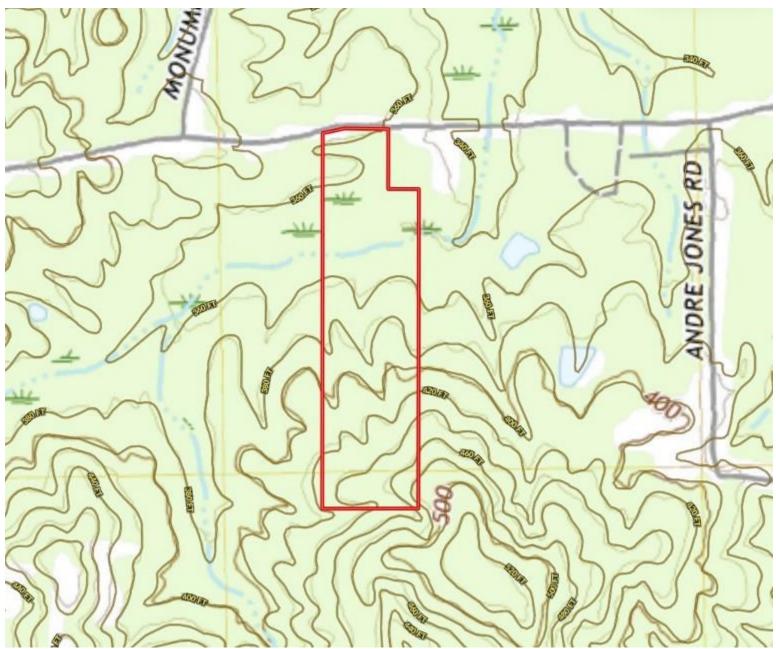
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# **Topography Map**



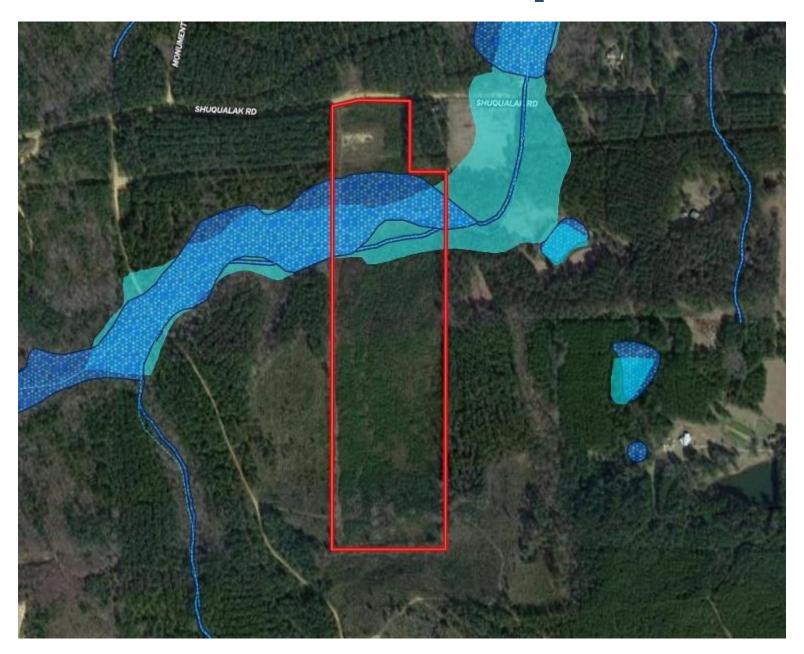
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## Flood Map



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# Soil Map

AK RD		SHUQUA	SHUQUALAK RD			SHUQUALAK RD			
		Code	Description	Acres	%	СРІ	NCCPI	CAP	?
	MA	SW	Sweatman-Smithdale association, hilly	27.05	72.52%		52	7e	?
	977	WD	Wilcox silty clay loam, rolling	4.58	12.28%	100	59	6e	?
		Ма	Mantachie Ioam, 0 to 2 percent slopes, occasionally flooded	4.05	10.86%		78	2w	?
		StA	Stough fine sandy loam, 0 to 2 percent slopes	1.6	4.29%		34	2w	?
		SmD2	Smithdale sandy loam, 8 to 15 percent slopes, eroded	0.03	0.08%	857	69	4e	?
			Carlos de la			- 599			ANDRE

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# **Directional Map**



### **Google Map Link**

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