

# *Diverse Recreational Hunting Tract*

## *96.7± Acres in Tallahatchie County, MS*

# \$289,950

This 96.7± acre property in Tallahatchie County, MS, features excellent deer and turkey hunting, complemented by a private 1.5± acre fishing pond on the northeast corner, stocked with bream and bass. This property offers diverse landscapes with around 65± acres of mixed hardwood, with the remaining acreage being pastureland. With two gated entrances, accessing your property is convenient. Utilities are in place, making it suitable for building a camp house or your future home. This must-see property provides a variety of recreational activities, including hunting, fishing, trail hiking, potential yearly income, or an ideal spot for a campsite. This property is in a turkey paradise with open fields for those long beards to be strutting all day!! Give Anthony Steen a call today!



**ANTHONY  
STEEN**  
REALTOR®

Office: 662.441.2500  
Cell: 662.645.5151

[Anthony@TomSmithLand.com](mailto:Anthony@TomSmithLand.com)



Expect More. Get More.

## A Real Estate Expert You Can Trust

[TomSmithLandandHomes.com](http://TomSmithLandandHomes.com)

Information is believed to be accurate but not guaranteed.





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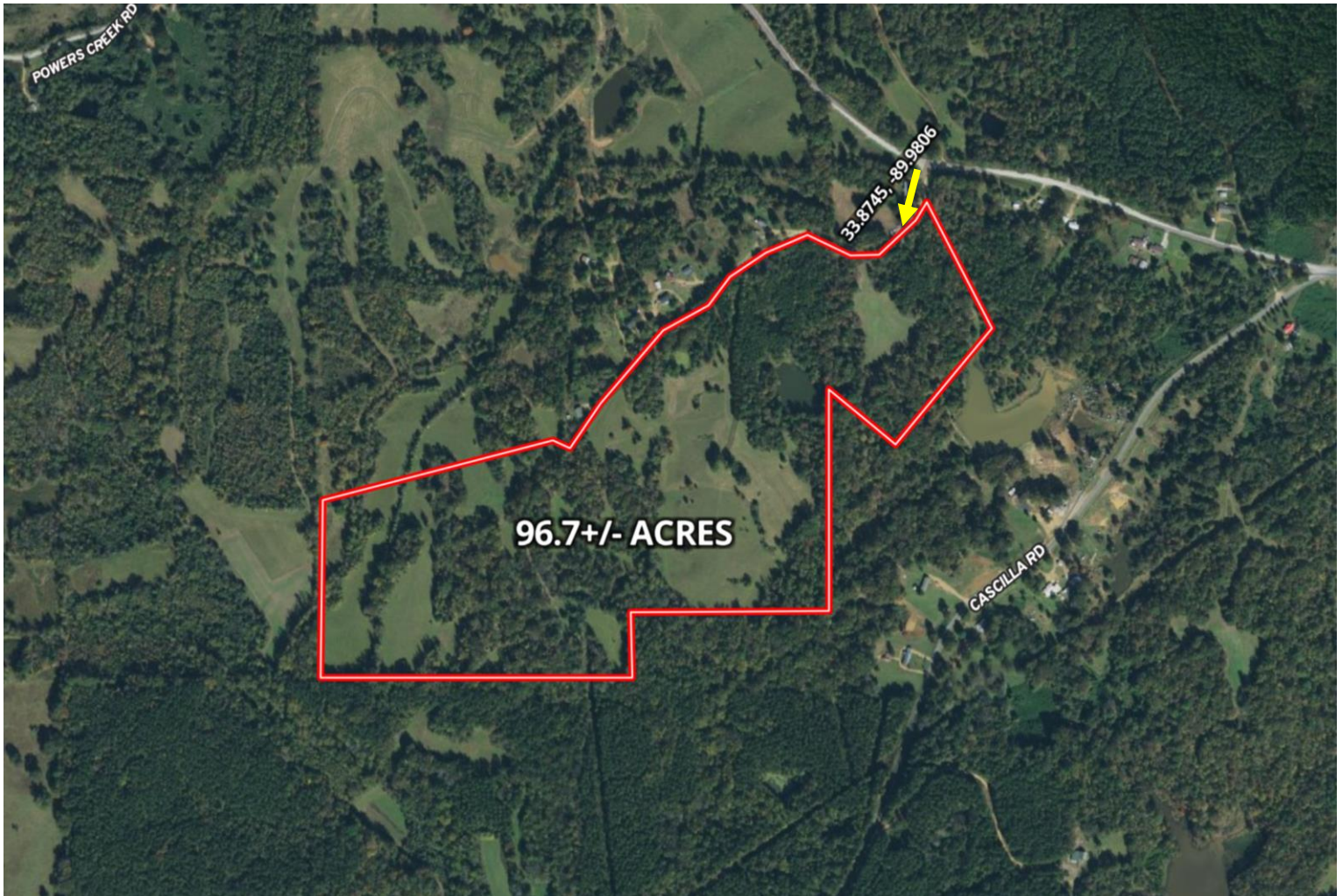
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# AERIAL MAP



[Click for Here for an Interactive Map](#)

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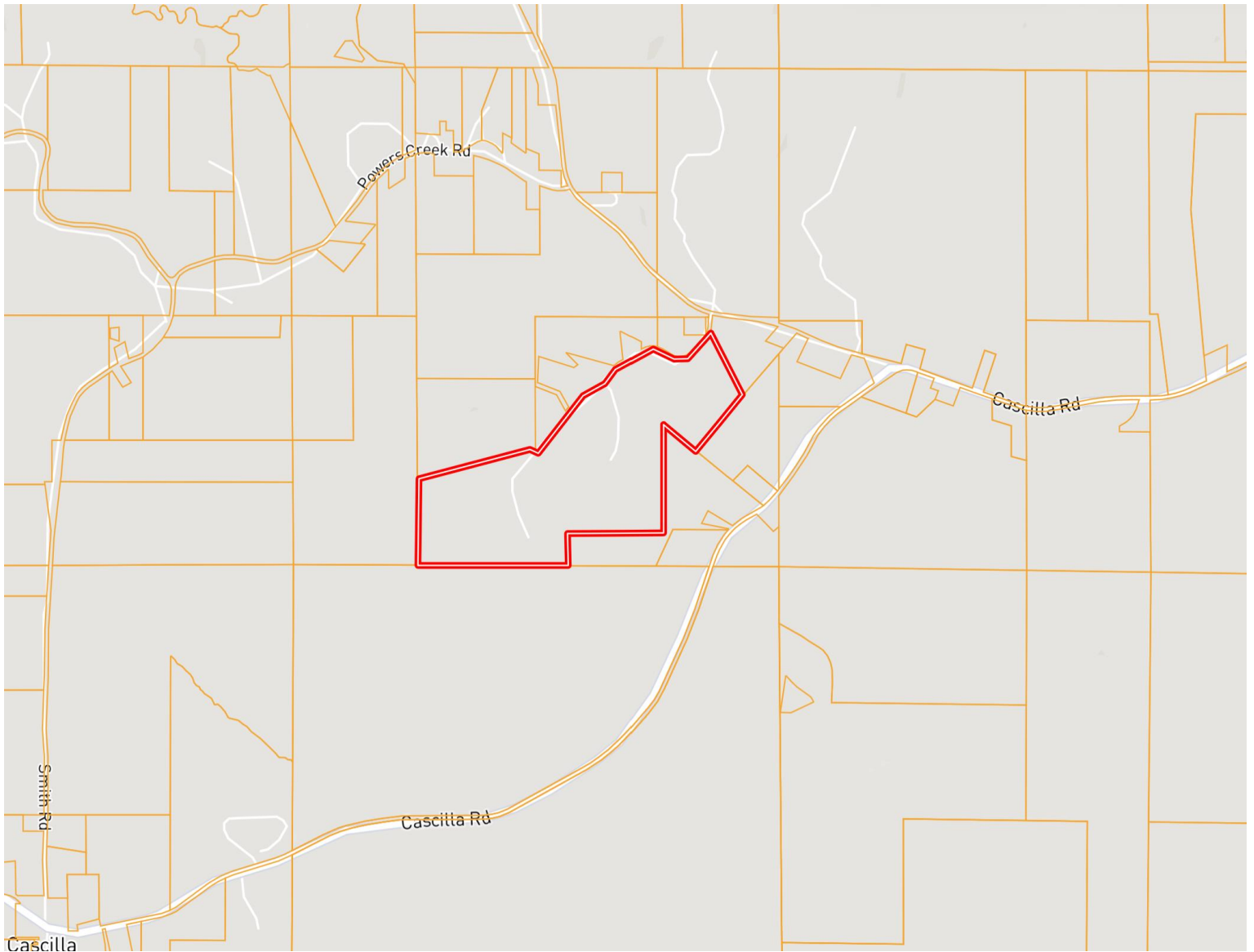
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# OWNERSHIP MAP



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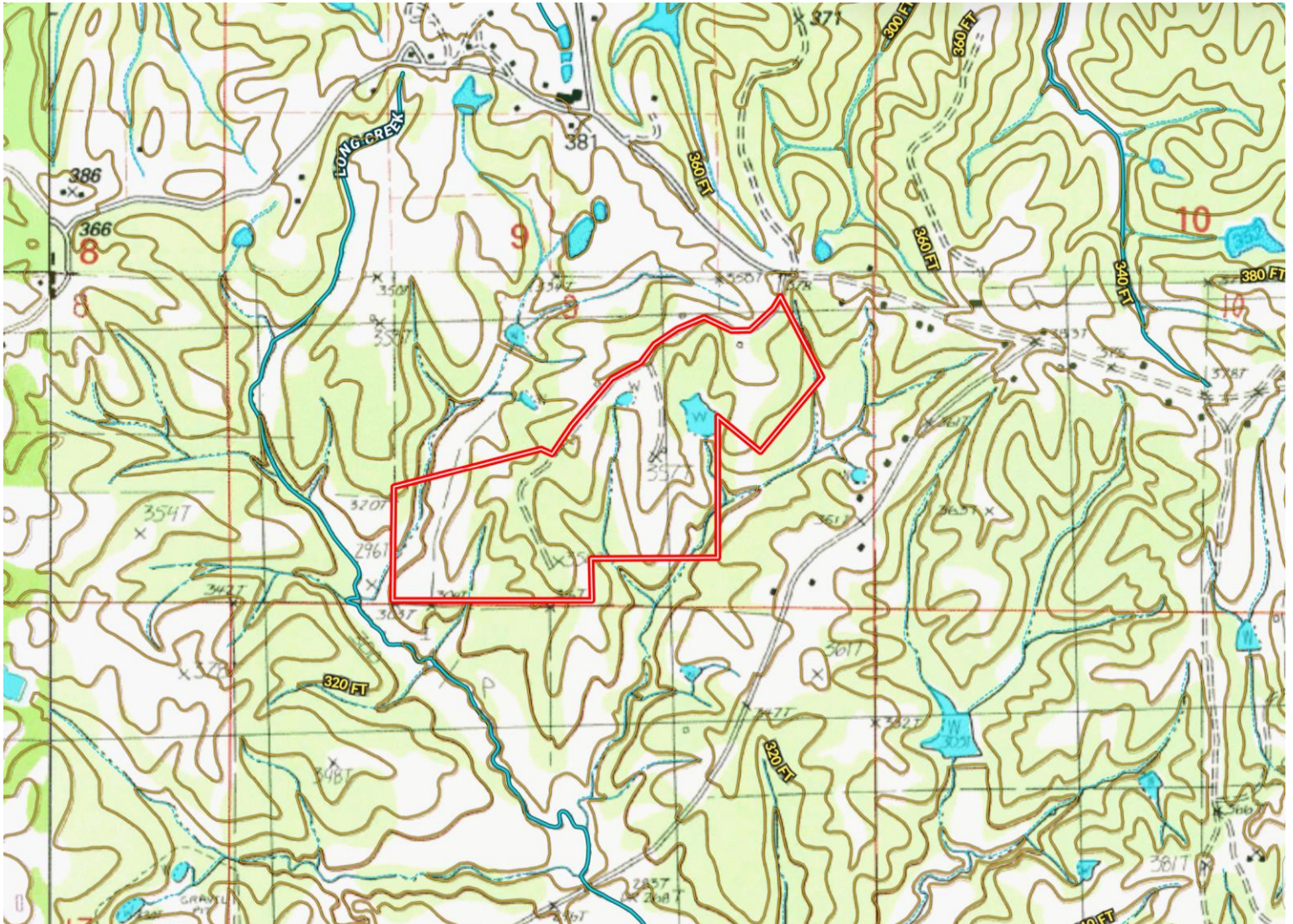


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# TOPOGRAPHY MAP



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# SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
MeE3	Memphis silt loam, 12 to 17 percent slopes, severely eroded	30.64	31.73	0	71	6e
MeD3	Memphis silt loam, 5 to 12 percent slopes, severely eroded	30.33	31.41	0	76	4e
GuF	Gullied land-Memphis complex, 8 to 40 percent slopes	21.11	21.86	0	1	7e
Cn	Collins silt loam	13.47	13.95	0	56	2w
W	Water	0.99	1.03	0	-	-

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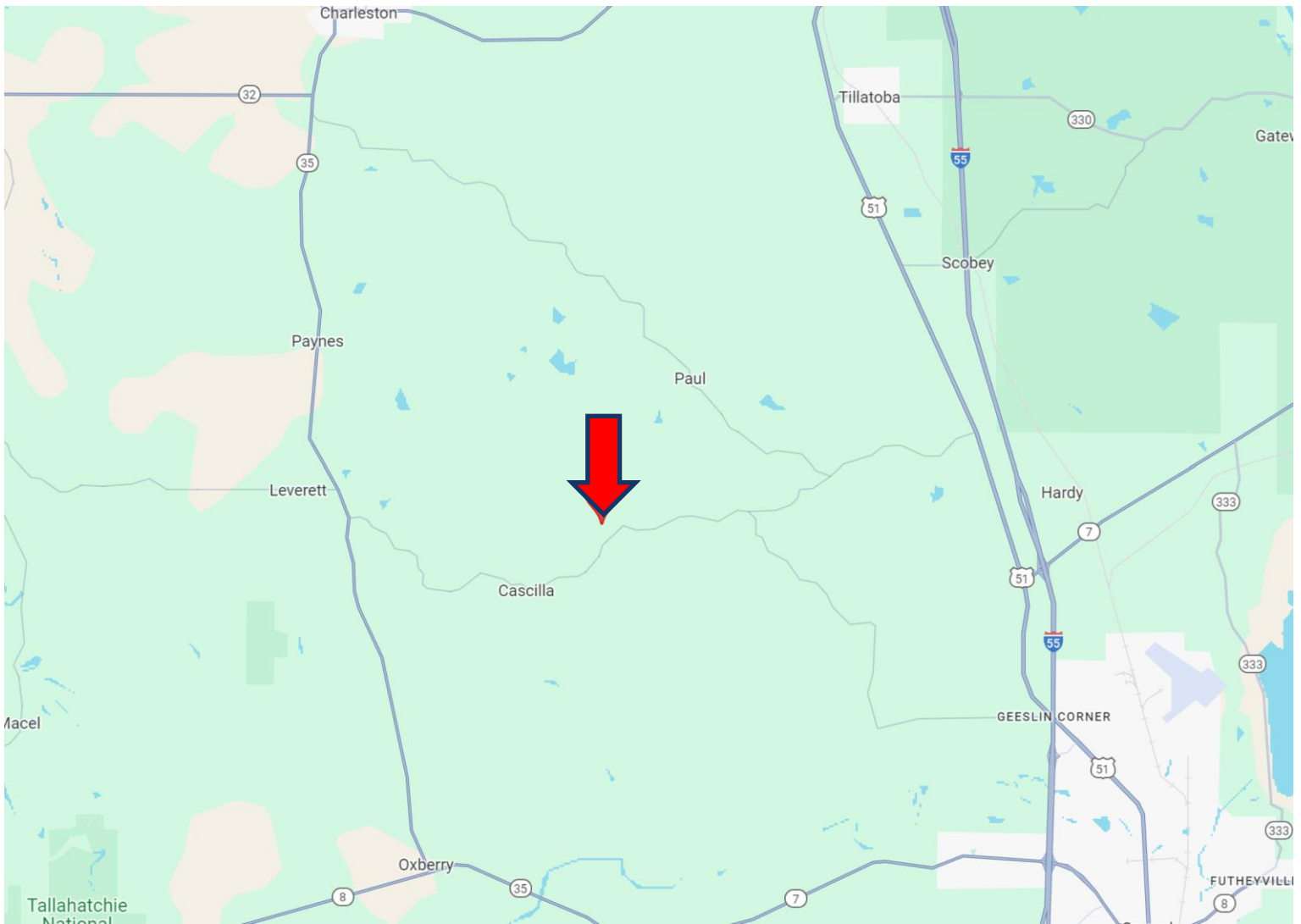


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# DIRECTIONAL MAP



**Directions from Hwy 35 and Hwy 32 in Charleston, MS:** Travel Hwy 35S for 9.4 miles. Turn left onto Cascilla Road and travel 6.4 miles. Turn left onto Paul-Shady Grove Road and travel .4 miles. Turn left onto W Kendall Drive. The property entrance will be on your left.

[GOOGLE MAP LINK](#)



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