

Diverse 160+/- Acre Property in Sunflower County, MS

374 Fox Rd, Shaw, MS 38773



\$1,500,000

This diverse 160± acre Sunflower County property truly offers it all. The property features a 3,800+ square foot house, built in 2020, with an office at the front and a spacious open floor-plan living room that flows seamlessly into the dining room. The kitchen features plenty of cabinet space, granite countertops, a large walk-in pantry, and a tornado-safe room with 10 inches of poured concrete. On the east end, you'll find three bedrooms and three baths, perfect for friends and family. The primary bedroom on the southwest side of the home includes a walk-in tile shower, jacuzzi tub, separate vanities, and separate walk-in closets with built-in shelves. Off the entrance from the three-car garage, there's a large laundry room and a half bath. The garage houses a spacious storage room and two top-of-the-line tankless water heaters. Enjoy the large front patio to watch the sunset and a screened-in back patio for sunrise views. Additional structures include a roll-up door shop, a covered carport, and a renovated three-bed, one-bath guesthouse. The property encompasses 8-9± acres of irrigated farmland used for farming, planting sunflowers, and duck hunting, with controllable water levels at the floodgate. An additional 10± acres on the south end are used for farming and planting deer food plots. The remainder of the property consists of mixed hardwood timber and CRP, perfect for year-round hunting of ducks, deer, rabbits, squirrels, and more. The timber includes cypress, pin oak, red oak, and Tupelo gum. This property offers a unique blend of farming, hunting, and luxurious living. Call Anthony today for a tour of this beautiful property!



**ANTHONY
STEEN**

REALTOR®

Office: 662.441.2500

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: 662.441.2500 C: 662.645.5151

Anthony@TomSmithLand.com

TomSmithLandandHomes.com



Expect More. Get More.



Information is believed to be accurate but not guaranteed.



A Real Estate Expert *You Can Trust!*

ANTHONY STEEN
REALTOR®

O: 662.441.2500 C: 662.645.5151

Anthony@TomSmithLand.com

TomSmithLandandHomes.com



Expect More. Get More.



Information is believed to be accurate but not guaranteed.



A Real Estate Expert *You Can Trust!*

ANTHONY STEEN
REALTOR®

O: 662.441.2500 C: 662.645.5151

Anthony@TomSmithLand.com

TomSmithLandandHomes.com



Expect More. Get More.



Information is believed to be accurate but not guaranteed.



A Real Estate Expert You Can Trust!

ANTHONY STEEN
REALTOR®

O: 662.441.2500 C: 662.645.5151

Anthony@TomSmithLand.com

TomSmithLandandHomes.com



Expect More. Get More.





A Real Estate Expert
You Can Trust!

ANTHONY STEEN
REALTOR®

O: 662.441.2500 C: 662.645.5151

Anthony@TomSmithLand.com

TomSmithLandandHomes.com



Expect More. Get More.



Information is believed to be accurate but not guaranteed.



A Real Estate Expert You Can Trust!

ANTHONY STEEN
REALTOR®

O: 662.441.2500 C: 662.645.5151

Anthony@TomSmithLand.com

TomSmithLandandHomes.com



Expect More. Get More.



Information is believed to be accurate but not guaranteed.



A Real Estate Expert
You Can Trust!

ANTHONY STEEN
 REALTOR®

O: 662.441.2500 C: 662.645.5151

Anthony@TomSmithLand.com

TomSmithLandandHomes.com



Expect More. Get More.



Information is believed to be accurate but not guaranteed.



A Real Estate Expert *You Can Trust!*

ANTHONY STEEN
REALTOR®

O: 662.441.2500 C: 662.645.5151

Anthony@TomSmithLand.com

TomSmithLandandHomes.com

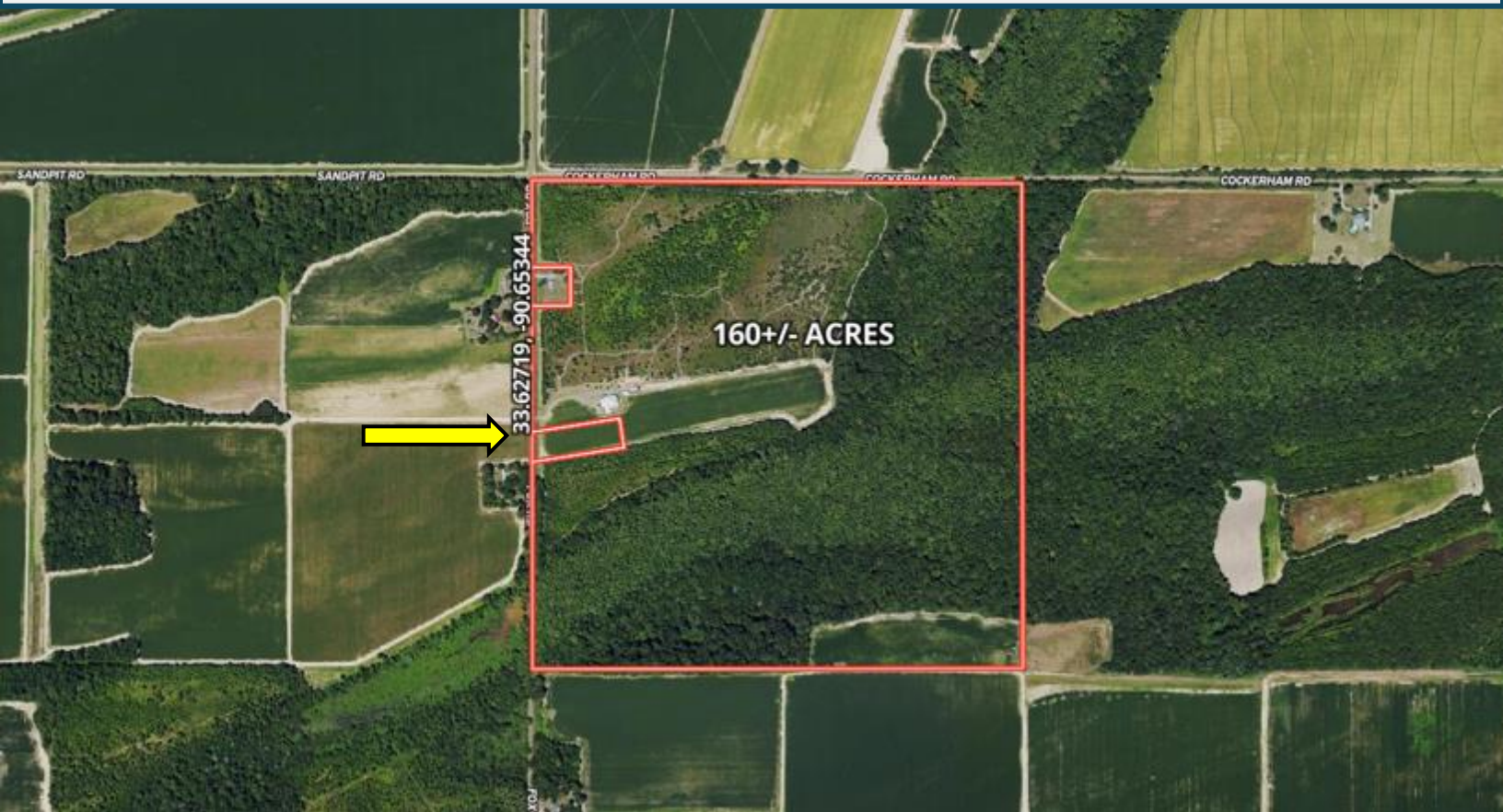


Expect More. Get More.



Information is believed to be accurate but not guaranteed.

Aerial Map



[Click Here for the Interactive Map](#)

A Real Estate Expert
You Can Trust!

ANTHONY STEEN
REALTOR®

O: 662.441.2500 C: 662.645.5151

Anthony@TomSmithLand.com

TomSmithLandandHomes.com

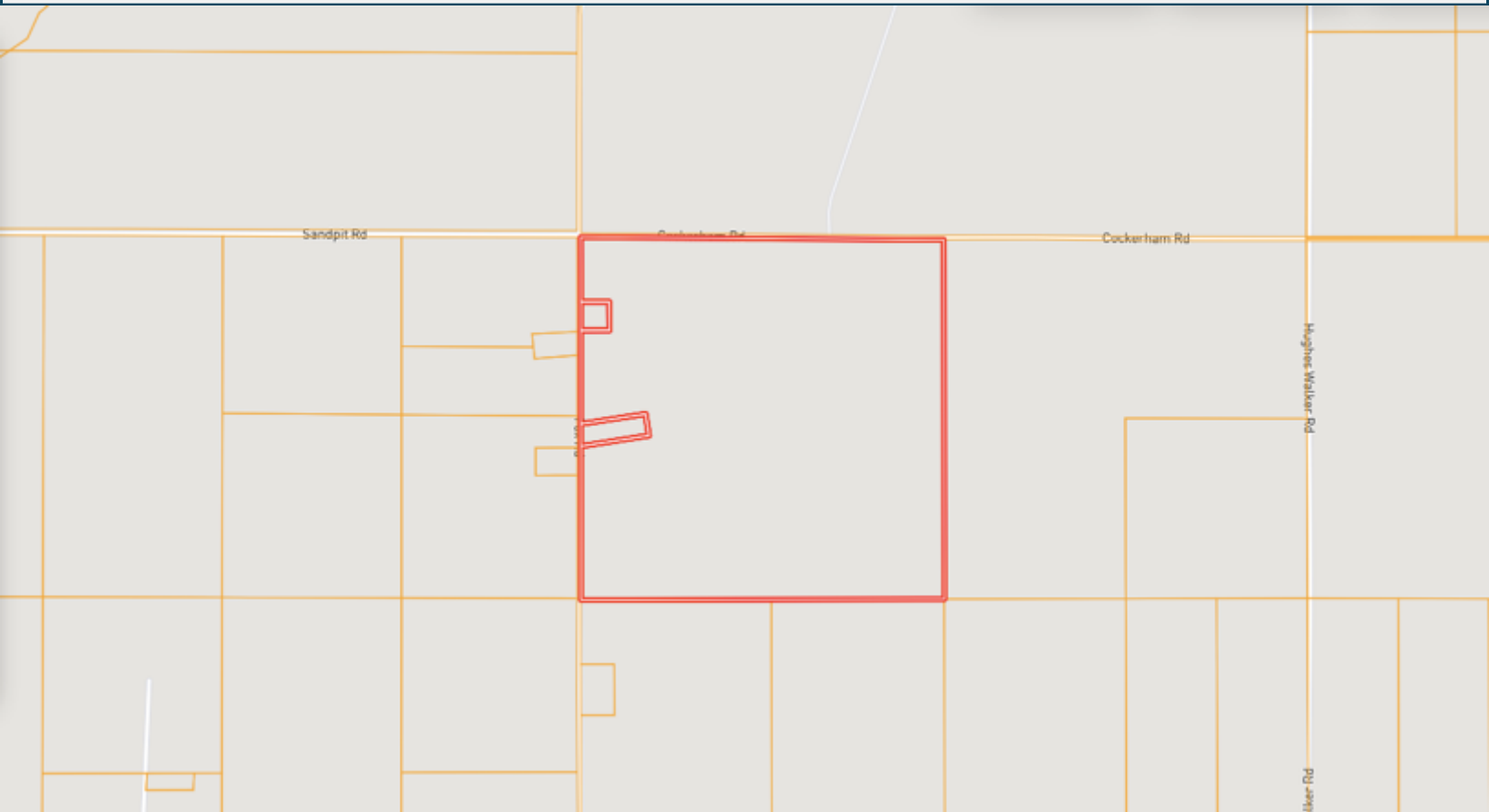


Expect More. Get More.



Information is believed to be accurate but not guaranteed.

Ownership Map



A Real Estate Expert
You Can Trust!

ANTHONY STEEN
REALTOR®

O: 662.441.2500 C: 662.645.5151

Anthony@TomSmithLand.com

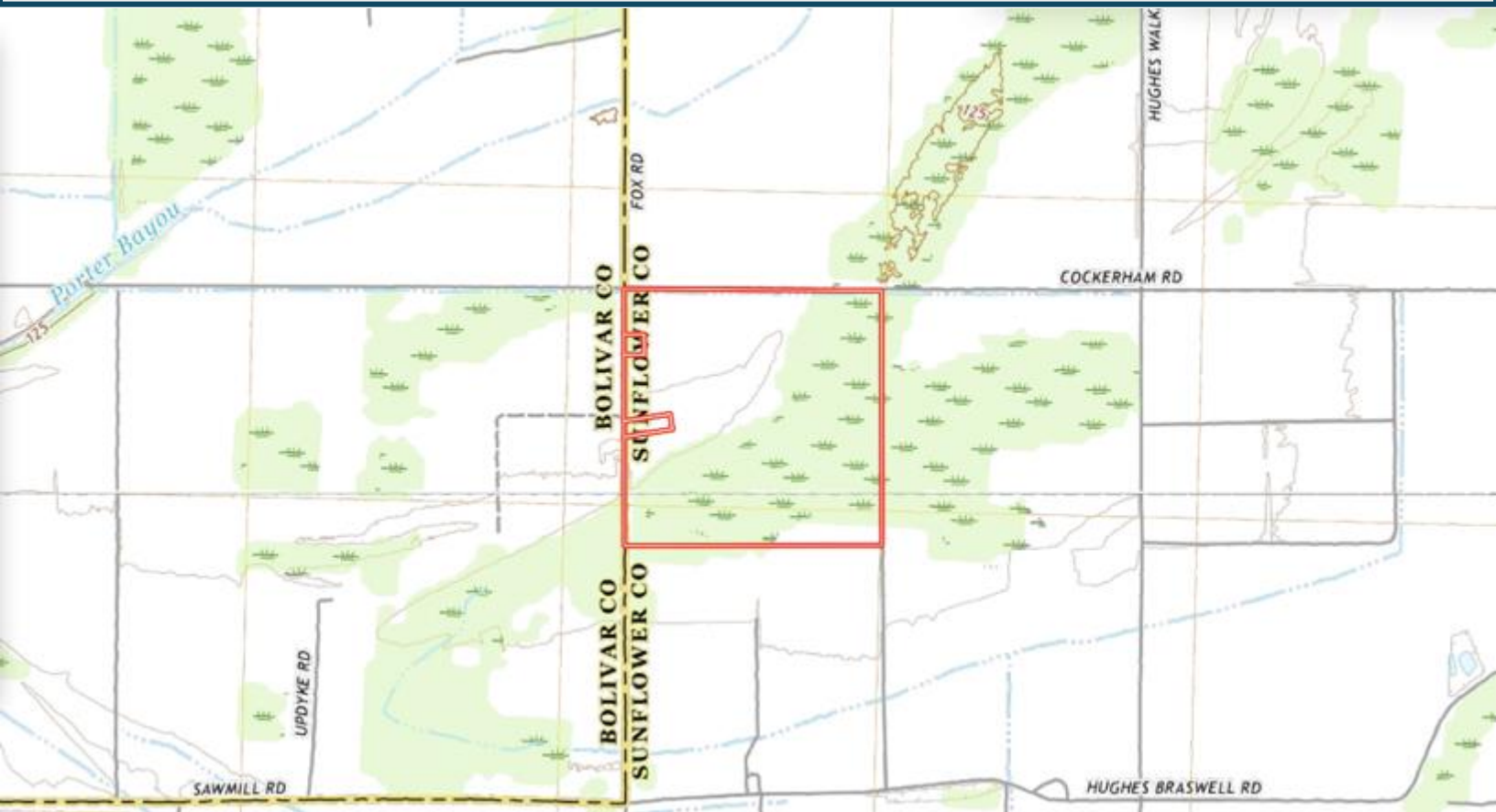
TomSmithLandandHomes.com



Expect More. Get More.



Topography Map



A Real Estate Expert
You Can Trust!

ANTHONY STEEN
REALTOR®

O: 662.441.2500 C: 662.645.5151

Anthony@TomSmithLand.com

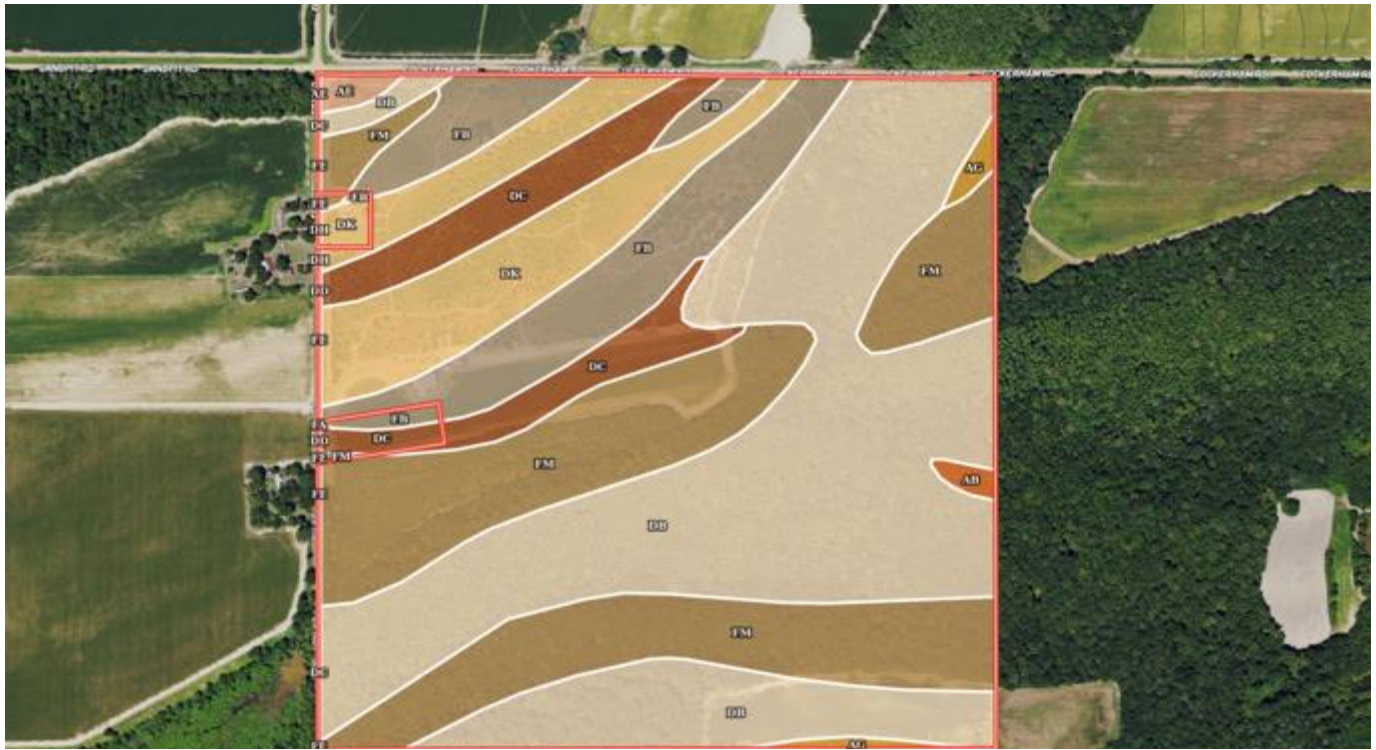
TomSmithLandandHomes.com



Expect More. Get More.



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Db	Dowling clay (sharkey)	67.93	42.07	0	40	5w
Fm	Forestdale silty clay loam, 0.5 to 3 percent slopes	41.88	25.94	0	65	3w
Fb	Forestdale silt loam, 0.5 to 3 percent slopes	18.14	11.23	0	65	3w
Dk	Dundee silt loam, 0 to 3 percent slopes, rarely flooded	18.1	11.21	0	87	2e
Dc	Dowling soils, overwash phases (sharkey)	12.2	7.56	0	43	4w
Ag	Alligator silty clay, 0.5 to 3 percent slopes	1.28	0.79	0	49	3e
Ae	Alligator silty clay, 0 to 0.5 percent slopes	0.83	0.51	0	49	3w
Ab	Alligator clay, 0.5 to 3 percent slopes	0.58	0.36	0	49	3e
Fe	Forestdale silty clay loam, 0 to 3 percent slopes	0.35	0.22	0	65	3w
Dh	Dundee silt loam, 0 to 3 percent slopes, rarely flooded	0.07	0.04	0	87	2e
Dd	Dowling soils, overwash phases (sharkey)	0.07	0.04	0	43	5w
Fa	Forestdale silt loam, 0 to 3 percent slopes	0.03	0.02	0	65	3w
TOTALS		161.4 6(*)	100%	-	55.02	3.81

A Real Estate Expert
You Can Trust!

ANTHONY STEEN
REALTOR®

O: 662.441.2500 C: 662.645.5151
Anthony@TomSmithLand.com

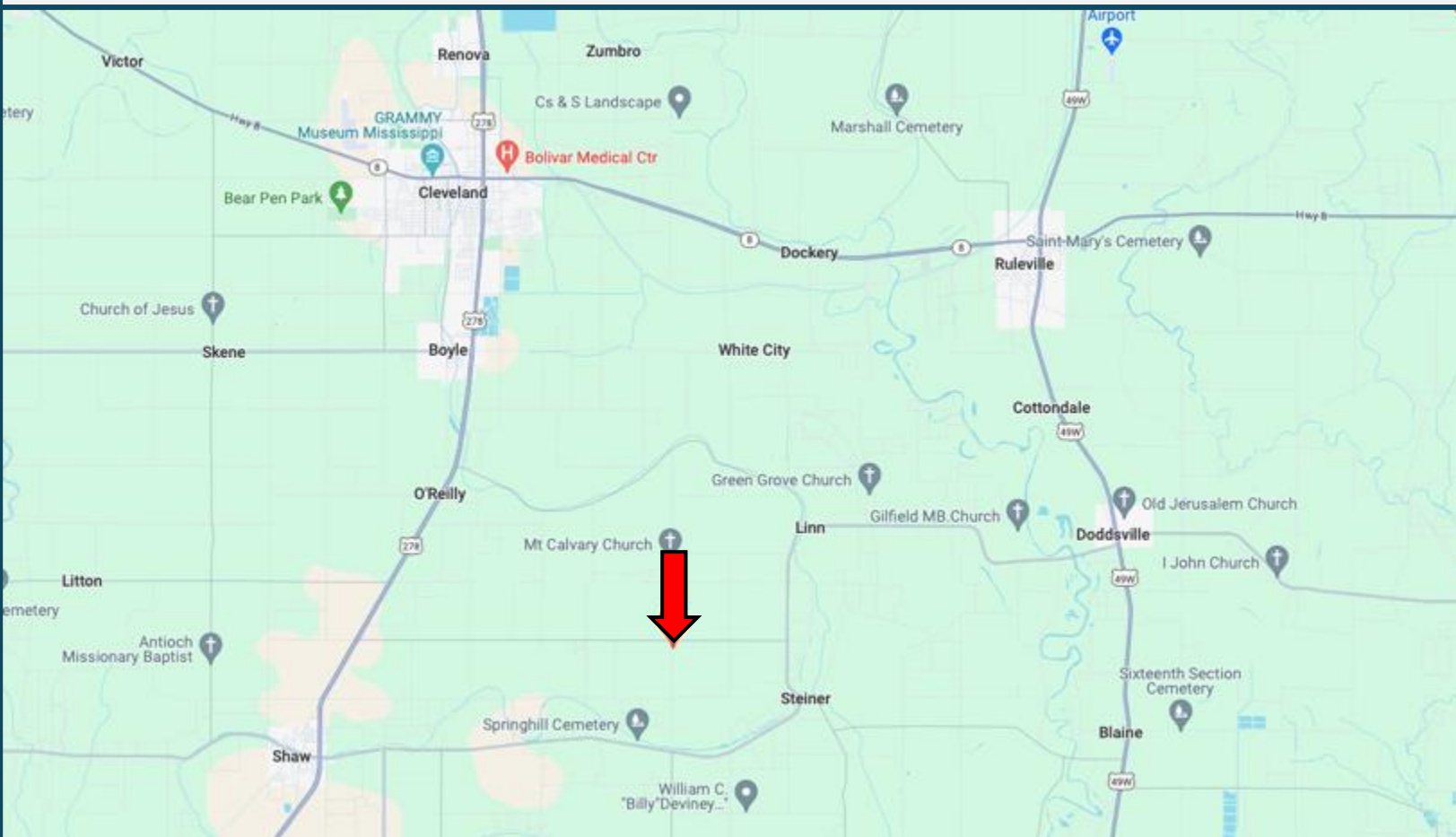
TomSmithLandandHomes.com



Expect More. Get More.



Directional Map



Address: 374 Fox Rd, Shaw, MS 38773

Directions from HWY 8 & US 278 in Cleveland, MS: Travel south on US 278 W/ US 61 for 5.1 miles. Turn left onto Jones Bayou Rd. and travel 1.7 miles. Turn right onto Interstate Rd and travel 2.3 miles. Turn left onto Sandpit Rd. and travel 2.3 miles. Turn right onto Fox Rd. After 0.1 miles, the property will be on the left. [Google Map Link](#)



ANTHONY
STEEN

REALTOR®

Office: 662.441.2500

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.

