

Hunter's Paradise: 50.5 ± Acres with Renovated Camp House in Sunflower County, MS

Fox Rd, Shaw, MS 38773 | \$287,750



This Sunflower County property offers 50.5+/- acres of 9-year-old CRP land, food plots, a well-maintained road system, and the option to purchase an additional 99+/- acres of hardwoods that also has 8+/- acres of row crop, ideal for planting a deer food plot. It also includes a renovated 3-bedroom, 1-bathroom camp house on Fox Road in Shaw, MS. The land is rich with wildlife, including deer, ducks, squirrels, and rabbits. The CRP contract has six years remaining, with annual payments of \$7,700 and the option to renew or opt out once it ends. This property is a fantastic opportunity for hunters, with excellent growth potential.



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AERIAL MAP

[Click for the Interactive Map](#)



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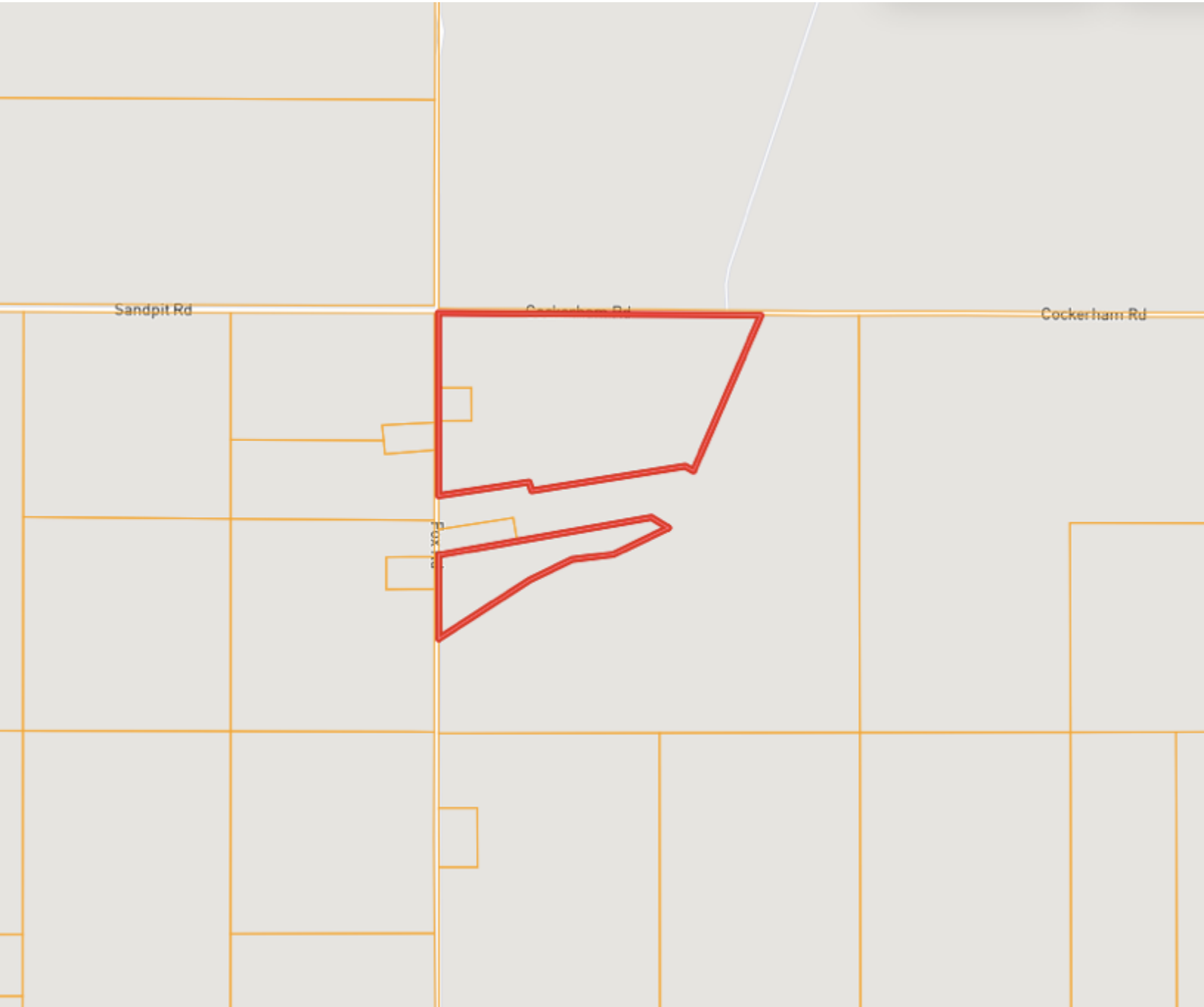


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OWNERSHIP MAP



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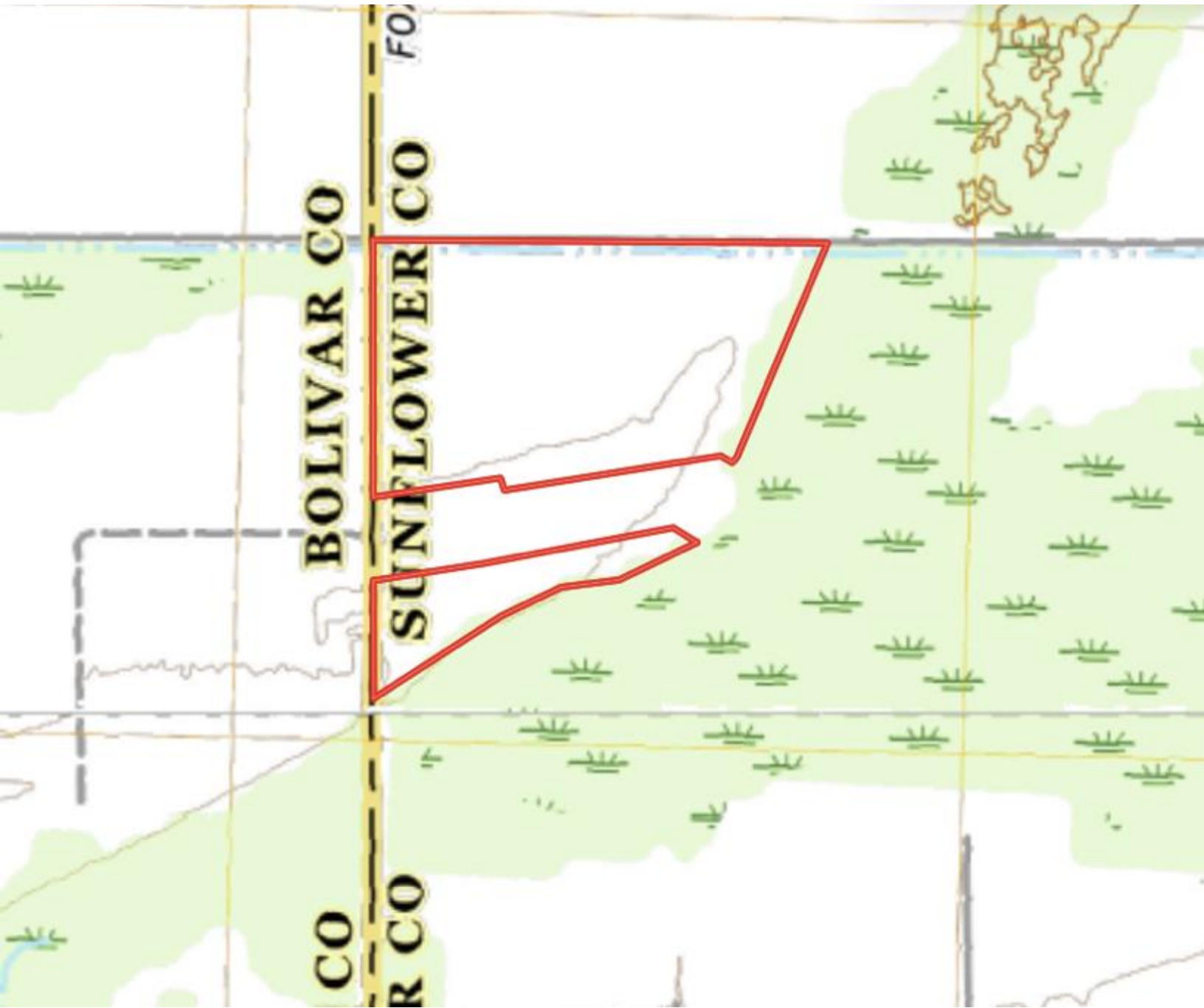
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TOPOGRAPHY MAP



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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Dk	Dundee silt loam, 0 to 3 percent slopes, rarely flooded	16.65	31.59	0	87	2e
Fb	Forestdale silt loam, 0.5 to 3 percent slopes	14.13	26.81	0	65	3w
Fm	Forestdale silty clay loam, 0.5 to 3 percent slopes	9.71	18.42	0	65	3w
Dc	Dowling soils, overwash phases (sharkey)	7.66	14.53	0	43	4w
Db	Dowling clay (sharkey)	3.31	6.28	0	40	5w
Ae	Alligator silty clay, 0 to 0.5 percent slopes	0.85	1.61	0	49	3w
Fe	Forestdale silty clay loam, 0 to 3 percent slopes	0.3	0.57	0	65	3w
Dh	Dundee silt loam, 0 to 3 percent slopes, rarely flooded	0.08	0.15	0	87	2e
Dd	Dowling soils, overwash phases (sharkey)	0.05	0.09	0	43	5w
TOTALS		52.74()	100%	-	66.97	2.96

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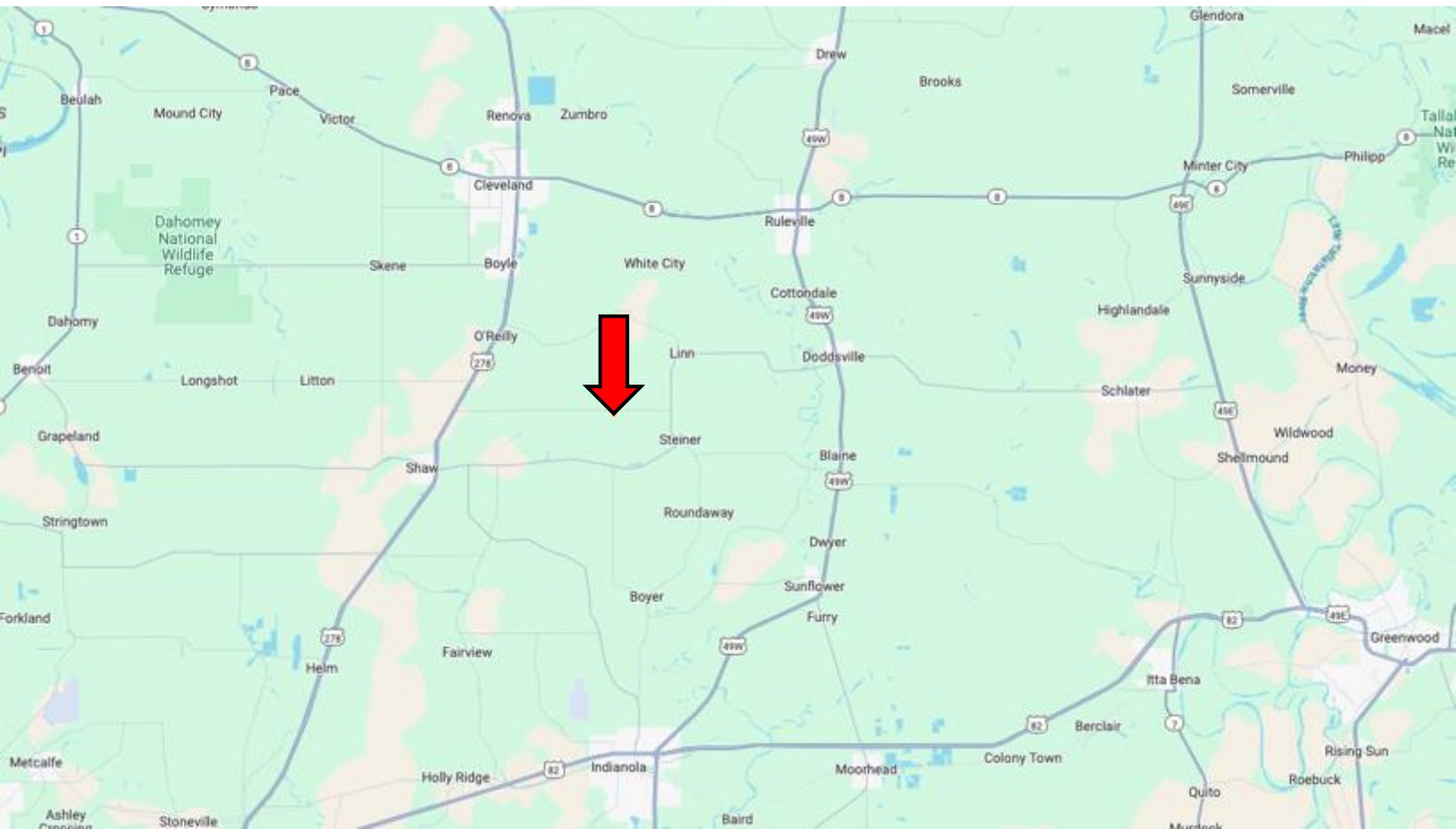
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DIRECTIONAL MAP



Address: Fox Rd, Shaw, MS 38773

Directions from US-278 & MS-448 in Shaw, MS: Travel east on US-278 E for 2.2 miles. Turn right onto Sandpit Rd and travel 5.5 miles. Turn right onto Fox Rd. After 0.1 miles, the property will be on the left. [Google Map Link](#)



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