

HUNTER'S PARADISE

71± Acres in Sunflower County, MS



Drew Ruleville Rd Ruleville, MS 38771 | \$250,000

Welcome to a hunter's paradise featuring 71± acres in Sunflower County that offers exceptional deer and duck hunting opportunities. This property includes approximately 21± acres of income-producing dry land at \$175 per acre in rent.

There is also an option to purchase additional irrigated farmland, which rents for \$200 per acre. The 71± acres contain about 50± acres of cypress brake, providing two duck holes and a large 2-3± acre food plot for deer. Additionally, there is a 2± acre plot that could be developed into excellent sunflower fields for doves or, with a little effort, become open field duck holes. Furthermore, the property includes the option to buy a charming 3-bedroom, 1-bath brick camp house located just a few hundred yards away, making this the perfect weekend getaway for any hunter.



**ANTHONY
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Information is believed to be accurate but not guaranteed.





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AERIAL MAP

[Click for the Interactive Map](#)



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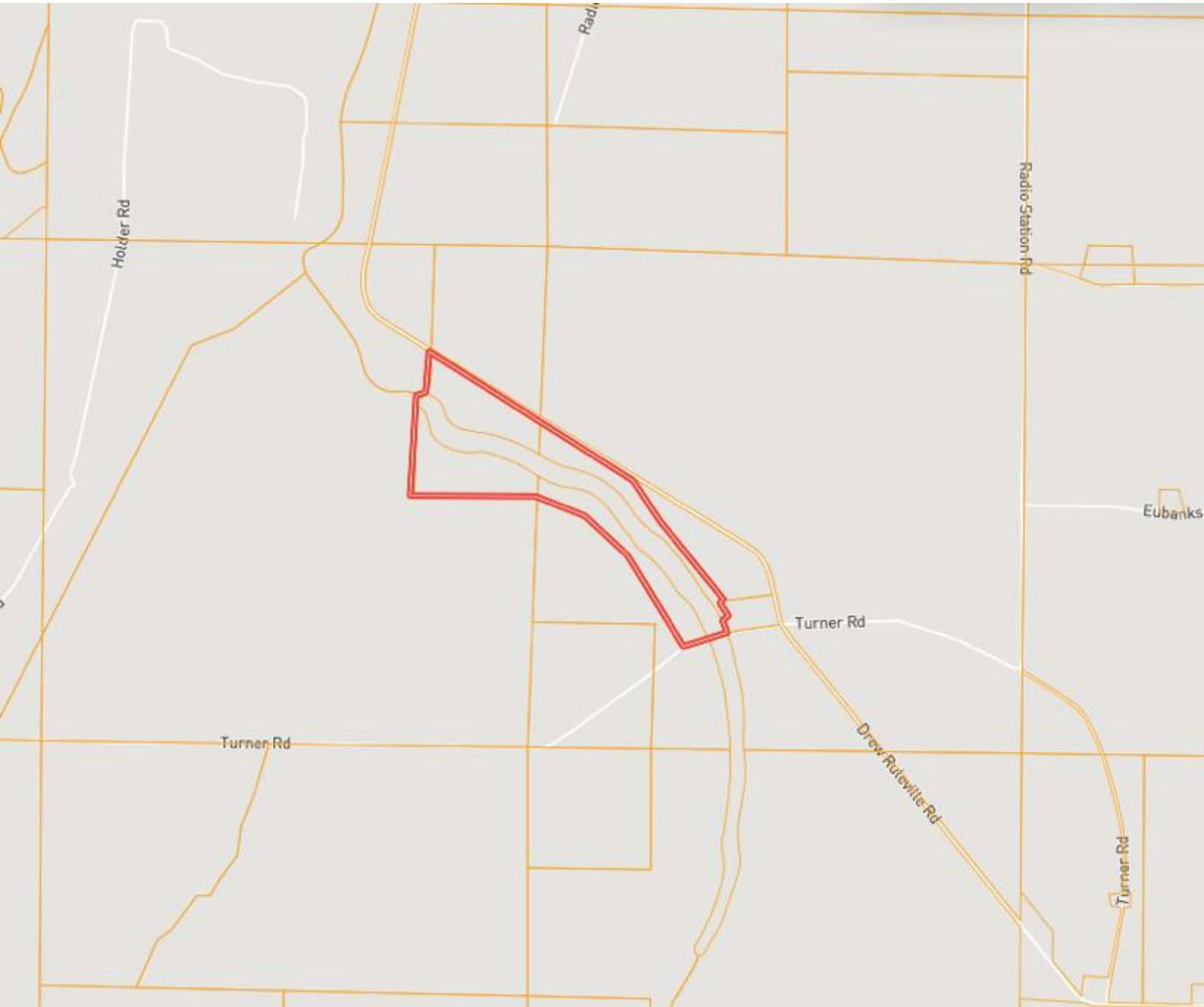


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OWNERSHIP MAP



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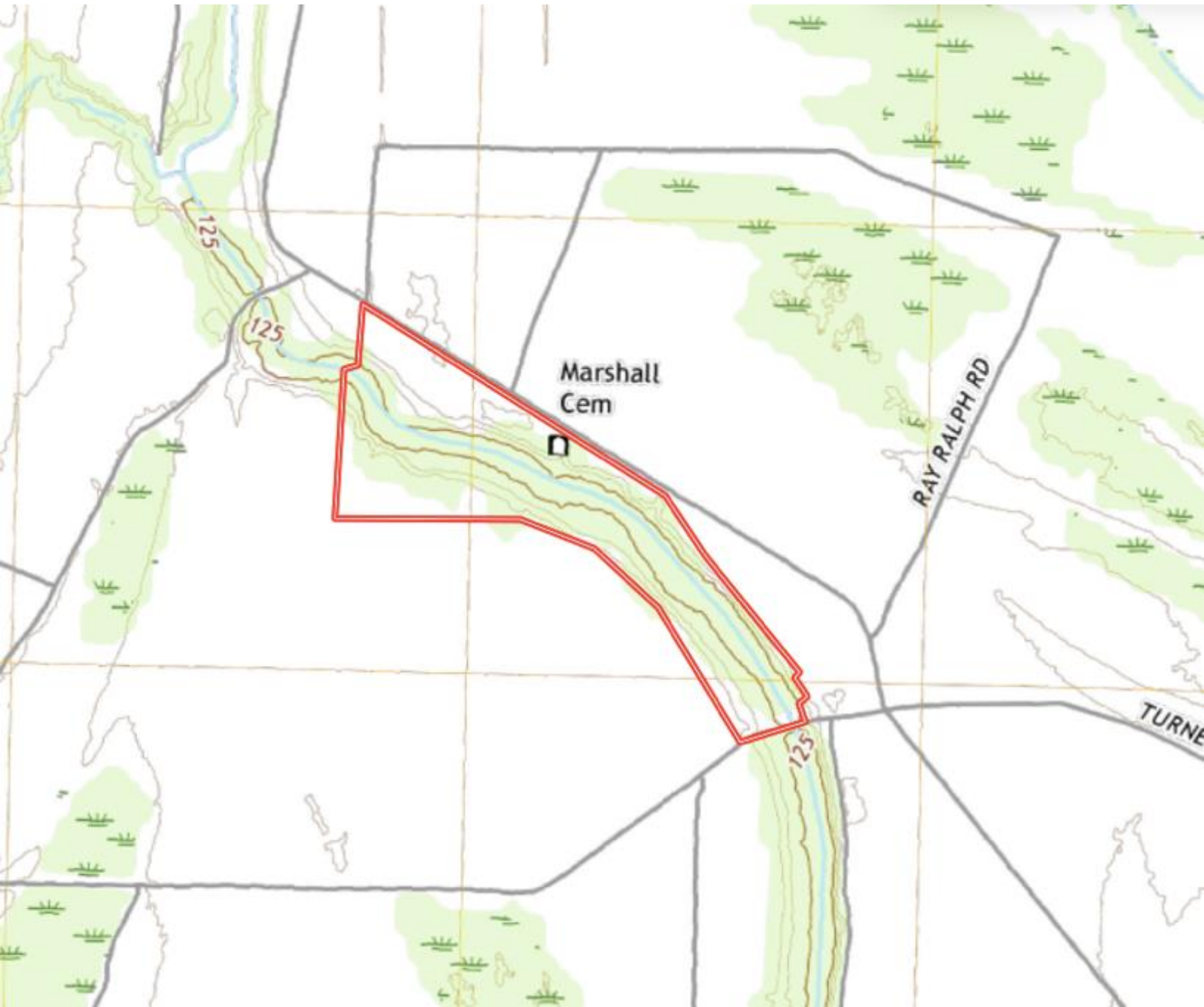


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TOPOGRAPHY MAP



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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	21.61	29.92	0	87	2e
Fo	Forestdale silty clay loam, 7 to 10 percent slopes	15.48	21.43	0	63	3w
Ah	Alligator silty clay, 3 to 7 percent slopes	8.44	11.68	0	49	3e
Dr	Dundee silty clay loam, 7 to 10 percent slopes	6.54	9.05	0	84	3e
W	Water	5.4	7.48	0	-	-
Dd	Dubbs silt loam, 0 to 3 percent slopes	5.28	7.31	0	90	1
Dg	Dubbs very fine sandy loam, 0 to 3 percent slopes, rarely flooded	4.88	6.76	0	90	2e
Dc	Dowling soils, overwash phases (sharkey)	2.02	2.8	0	43	4w
Ds	Dundee very fine sandy loam, 0 to 3 percent slopes, rarely flooded	1.43	1.98	0	88	2e
Dm	Dundee silt loam, 3 to 7 percent slopes, moderately eroded, rarely flooded	1.04	1.44	0	81	4e
Fb	Forestdale silt loam, 0.5 to 3 percent slopes	0.13	0.18	0	65	3w
TOTALS		72.25()	100%	-	69.75	2.47

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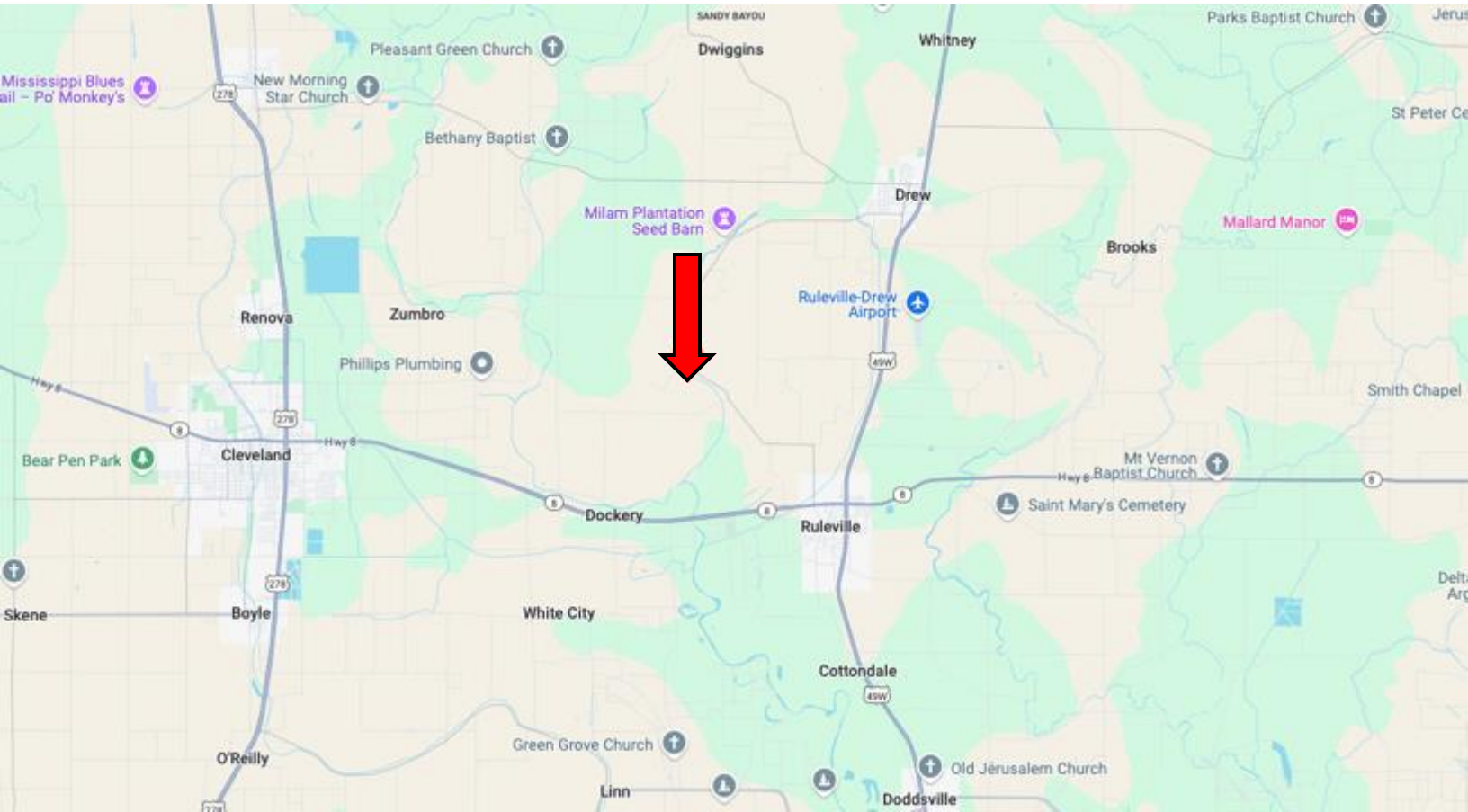
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DIRECTIONAL MAP



Directions from Hwy 3 & Hwy 8 in Ruleville, MS:

Travel west on Quiver St. for 0.6 miles. Turn right onto W Floyce Exd. and travel 0.5 miles. Continue onto W Floyce St. for 0.5 miles. Take a slight left onto Drew Ruleville Rd. and travel 1.8 miles. Turn left onto Turner Rd. After 0.1 miles, the property will be on the right.

[Google Map Link](#)



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