

# MS Delta Deer & Duck Hunting

82± Acres in Sunflower County, MS



**Drew Ruleville Rd. Ruleville, MS 38771 | \$249,000**

Deer and duck hunting special in the MS Delta! This 82± acre property in Sunflower County, MS, offers exceptional hunting opportunities, with an option to purchase an additional 100± acres of woods and 100± acres of dryland bordering it. The land features several prime bow-hunting spots, and a large power line area could easily be transformed into the ideal hunting food plot. For duck hunters, there's a slough on the property that, with some work, could become a fantastic timber hole.

Need a camp house? A 3-bedroom, 1-bath brick home is located just across the field and is available for purchase at an additional price. The surrounding fields have been farmed in beans and corn over the past few years, further enhancing the appeal of this property for wildlife enthusiasts.



**ANTHONY  
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TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





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# AERIAL MAP | [Click for the Interactive Map](#)



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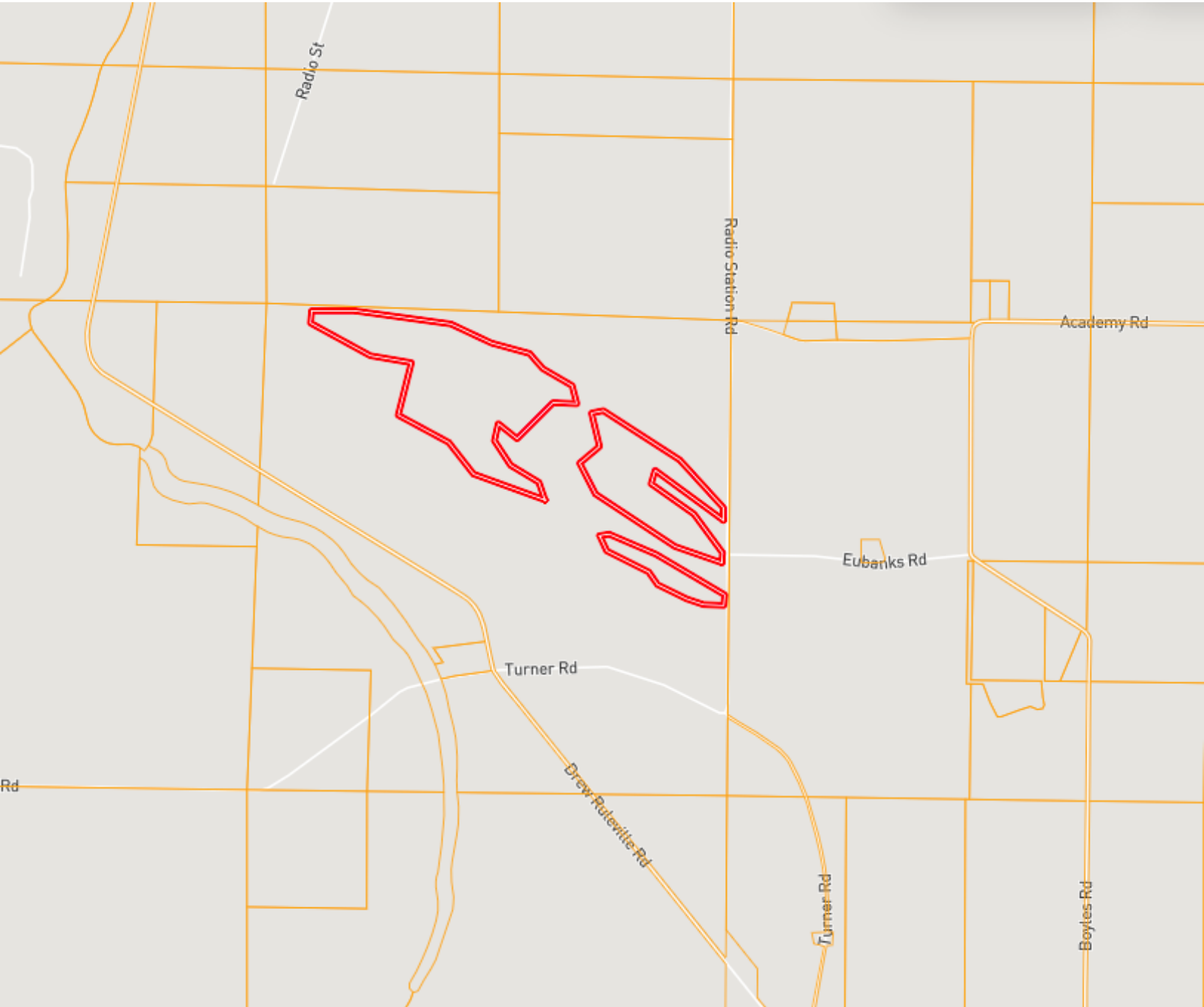


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# OWNERSHIP MAP



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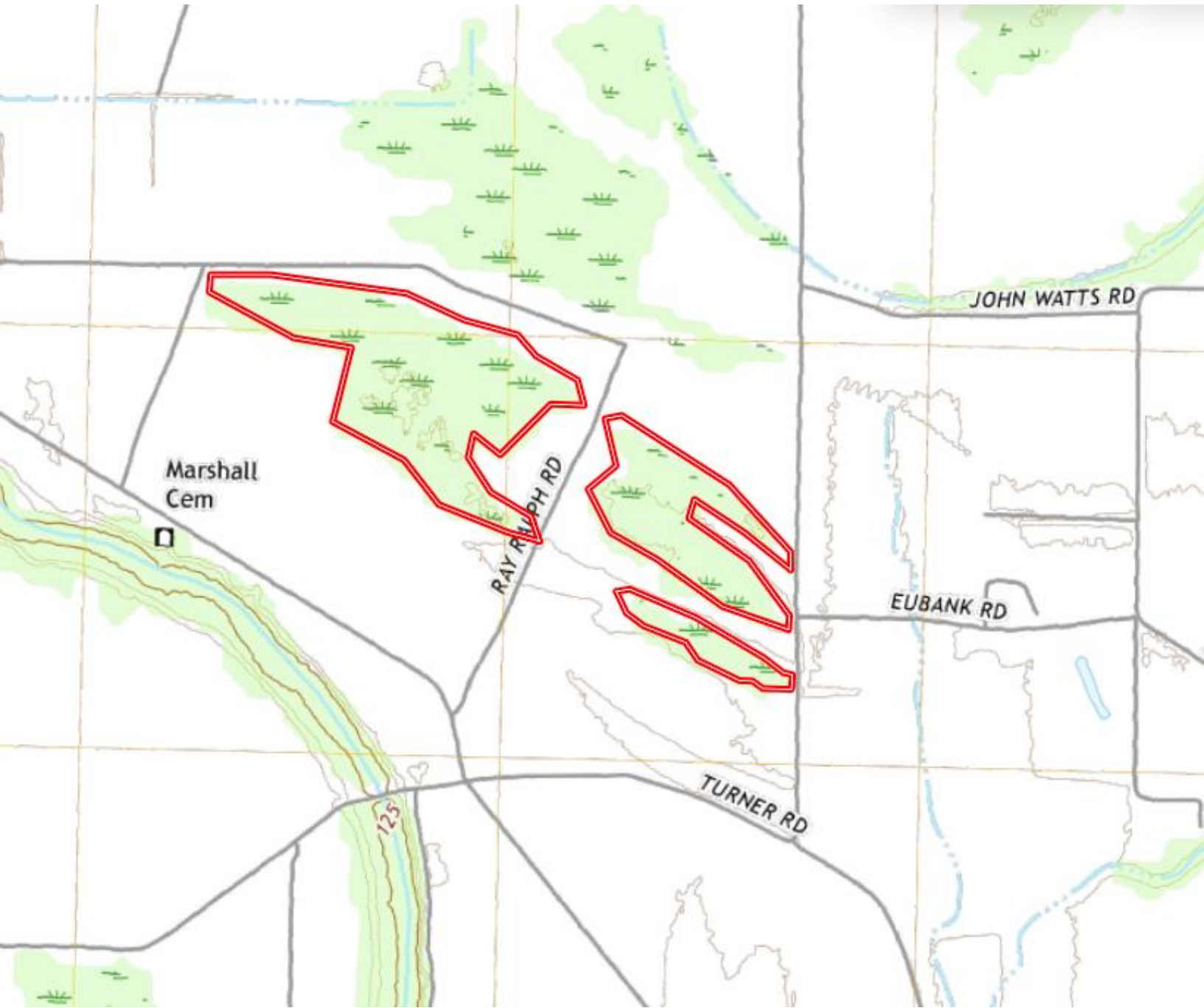


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# TOPOGRAPHY MAP



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# SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Dc	Dowling soils, overwash phases (sharkey)	68.8	78.17	0	43	4w
Fb	Forestdale silt loam, 0.5 to 3 percent slopes	9.96	11.32	0	65	3w
Fm	Forestdale silty clay loam, 0.5 to 3 percent slopes	4.24	4.82	0	65	3w
Dk	Dundee silt loam, 0 to 3 percent slopes, rarely flooded	3.9	4.43	0	87	2e
Ds	Dundee very fine sandy loam, 0 to 3 percent slopes, rarely flooded	1.12	1.27	0	88	2e
TOTALS		88.02( )	100%	-	49.08	3.72

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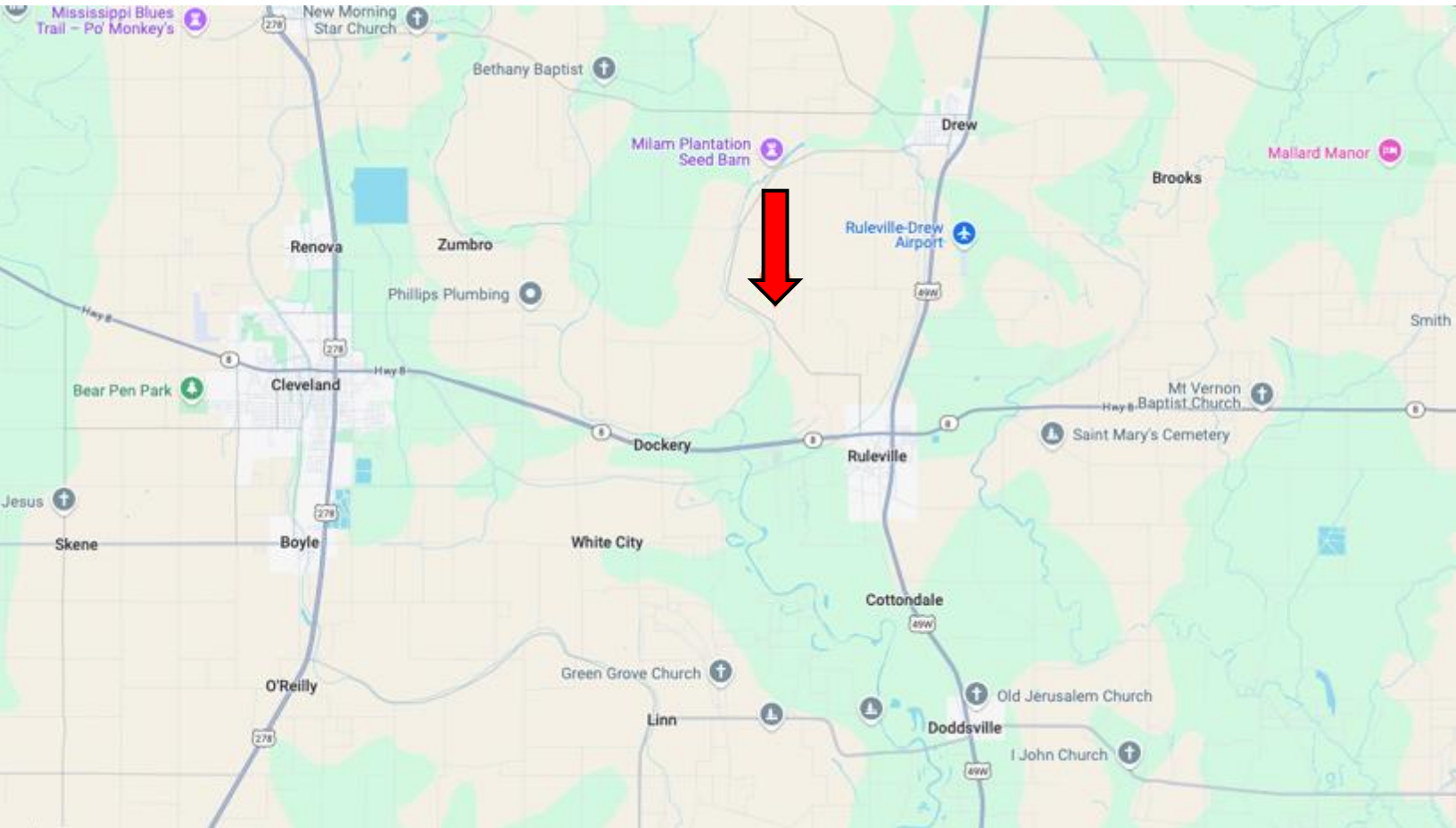
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# DIRECTIONAL MAP



Address: Drew Ruleville Rd. Ruleville, MS 38771

## Directions from Hwy 3 & MS-8, 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. and travel 0.5 miles. Take a slight left onto Drew Ruleville Rd. and travel 1.9 miles. Turn right onto Ray Ralph Rd. After 0.3 miles, the property will be on both sides of the road. [Google Map Link](#)



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