

PRIME INVESTMENT AND HUNTING OPPORTUNITY



45± Acres in Sunflower County, MS \$204,000

This is an exceptional opportunity to own approximately 45+/- acres in Sunflower County, located just 1 mile northwest of Ruleville off Drew Ruleville Road. With access to water and utilities, the property offers both convenience and versatility. The farmland generates an impressive \$200 per acre annually through a year-to-year lease, making it a solid income-producing asset. Additionally, the land holds excellent potential for deer and duck hunting, with Blackhaw Bayou running along the eastern boundary. With minimal effort, this area could be transformed into a premier duck hunting destination in the Mississippi Delta, combining recreational and investment benefits in one incredible package.



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A Real Estate Expert You Can Trust
TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





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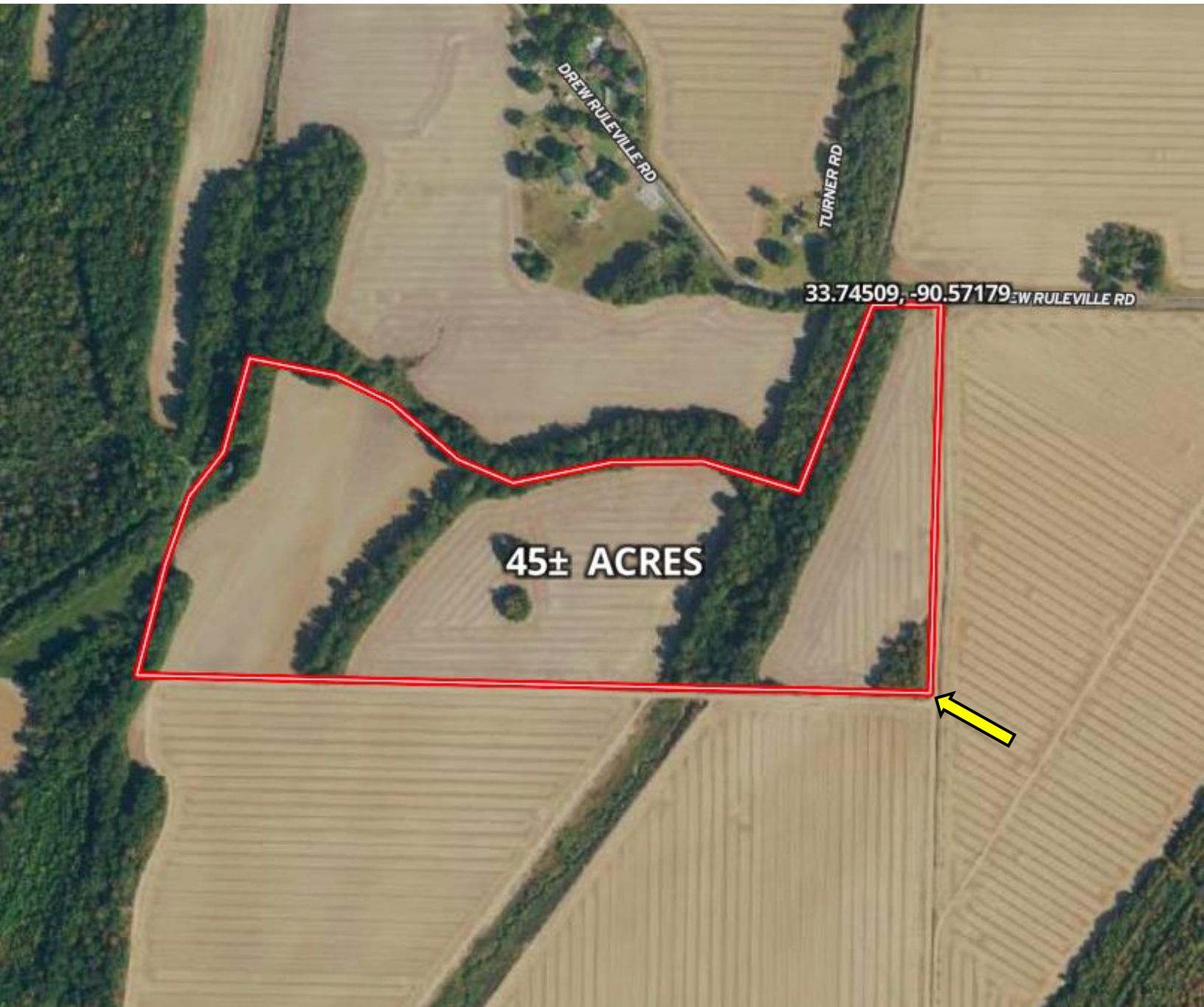
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LandReport
2011-2024
AMERICA'S
BEST
BROKERAGES

AERIAL MAP

[Click for the Interactive Map](#)



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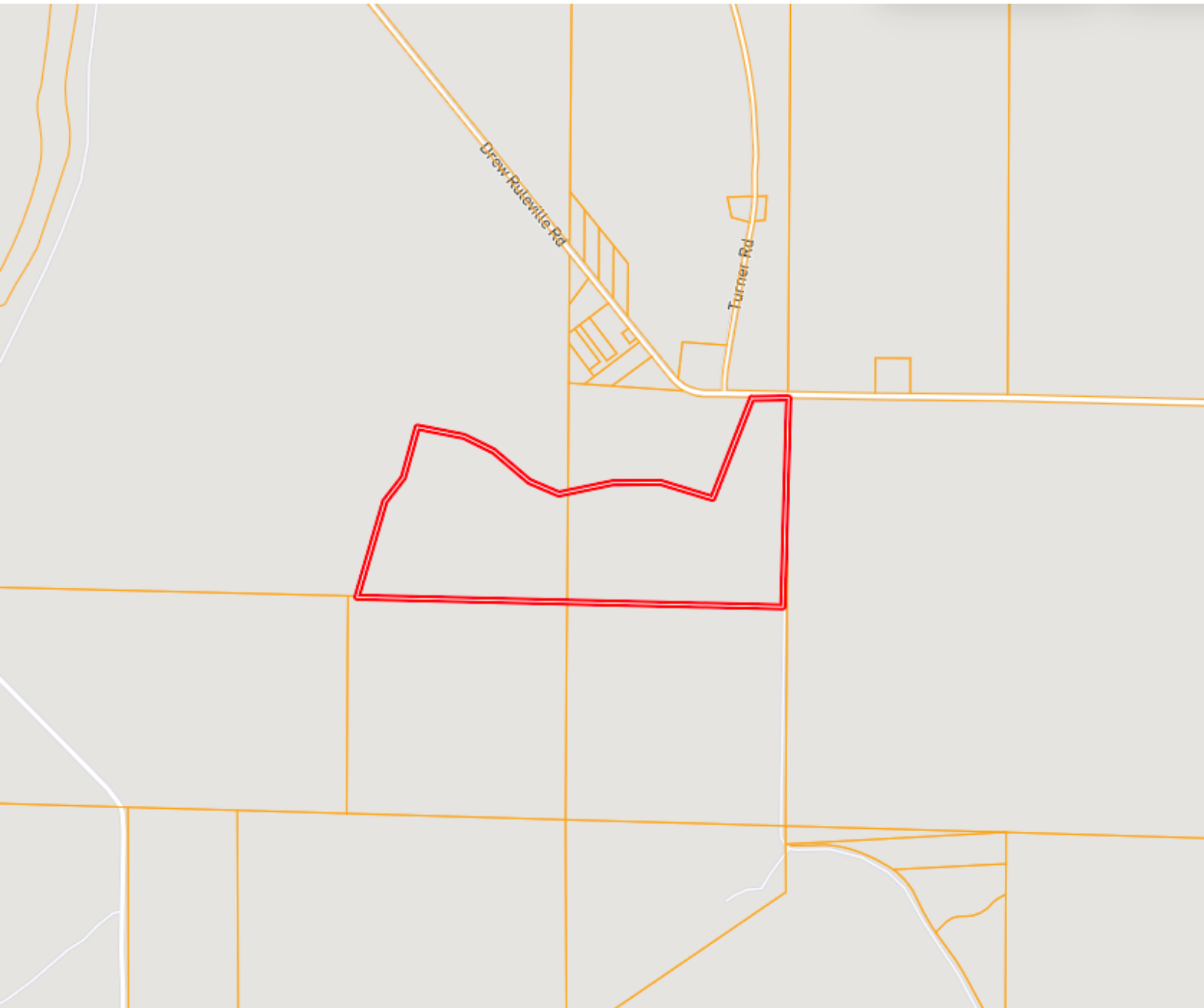


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OWNERSHIP MAP



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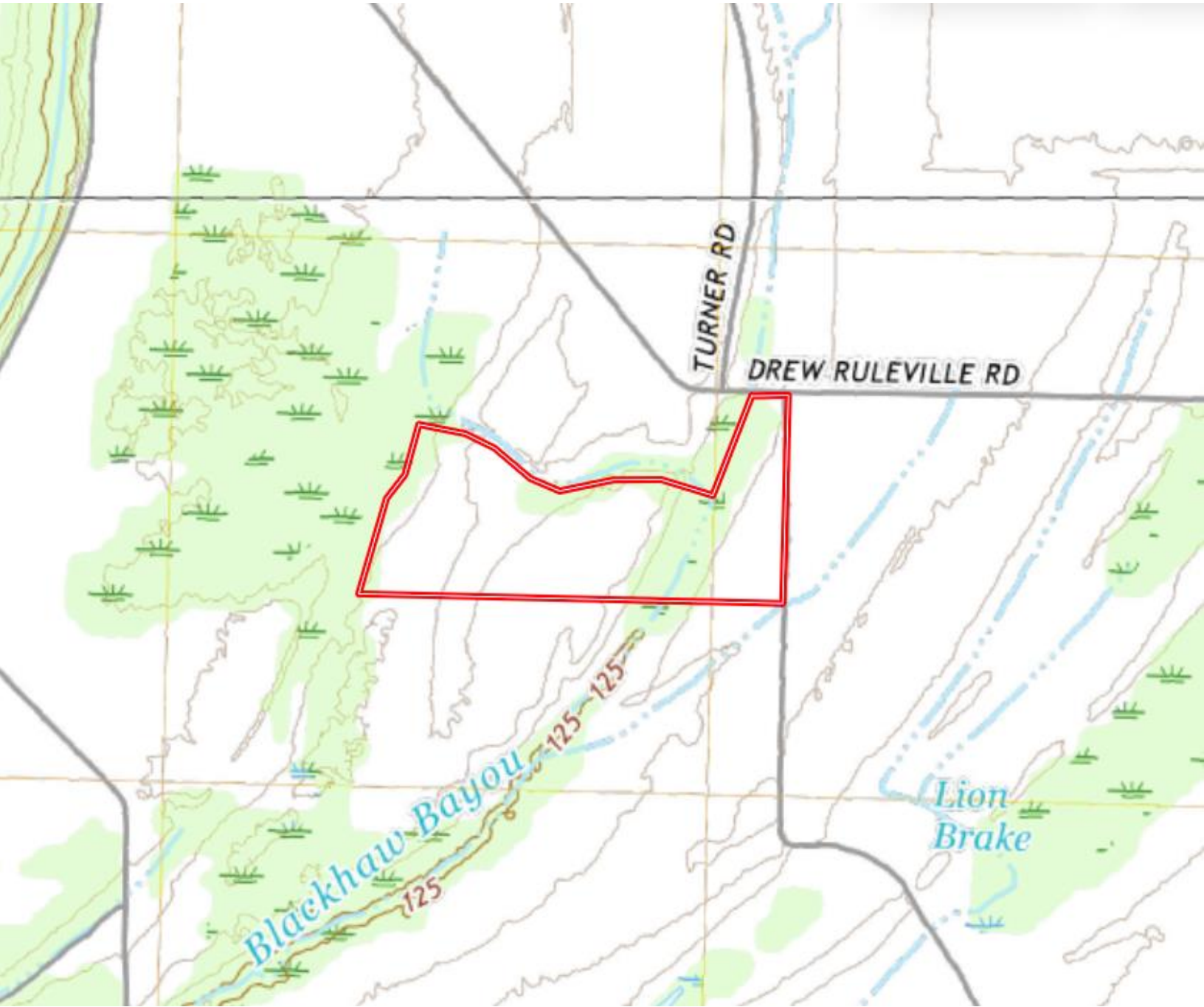


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TOPOGRAPHY MAP



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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	21.2	45.18	0	87	2e
Dc	Dowling soils, overwash phases (sharkey)	11.94	25.45	0	43	4w
Fb	Forestdale silt loam, 0.5 to 3 percent slopes	7	14.92	0	65	3w
Db	Dowling clay (sharkey)	5.14	10.95	0	40	5w
Fc	Forestdale silt loam, 3 to 7 percent slopes	1.26	2.69	0	64	3w
Fm	Forestdale silty clay loam, 0.5 to 3 percent slopes	0.38	0.81	0	65	3w
TOTALS		46.92(*)	100%	-	66.58	3.02

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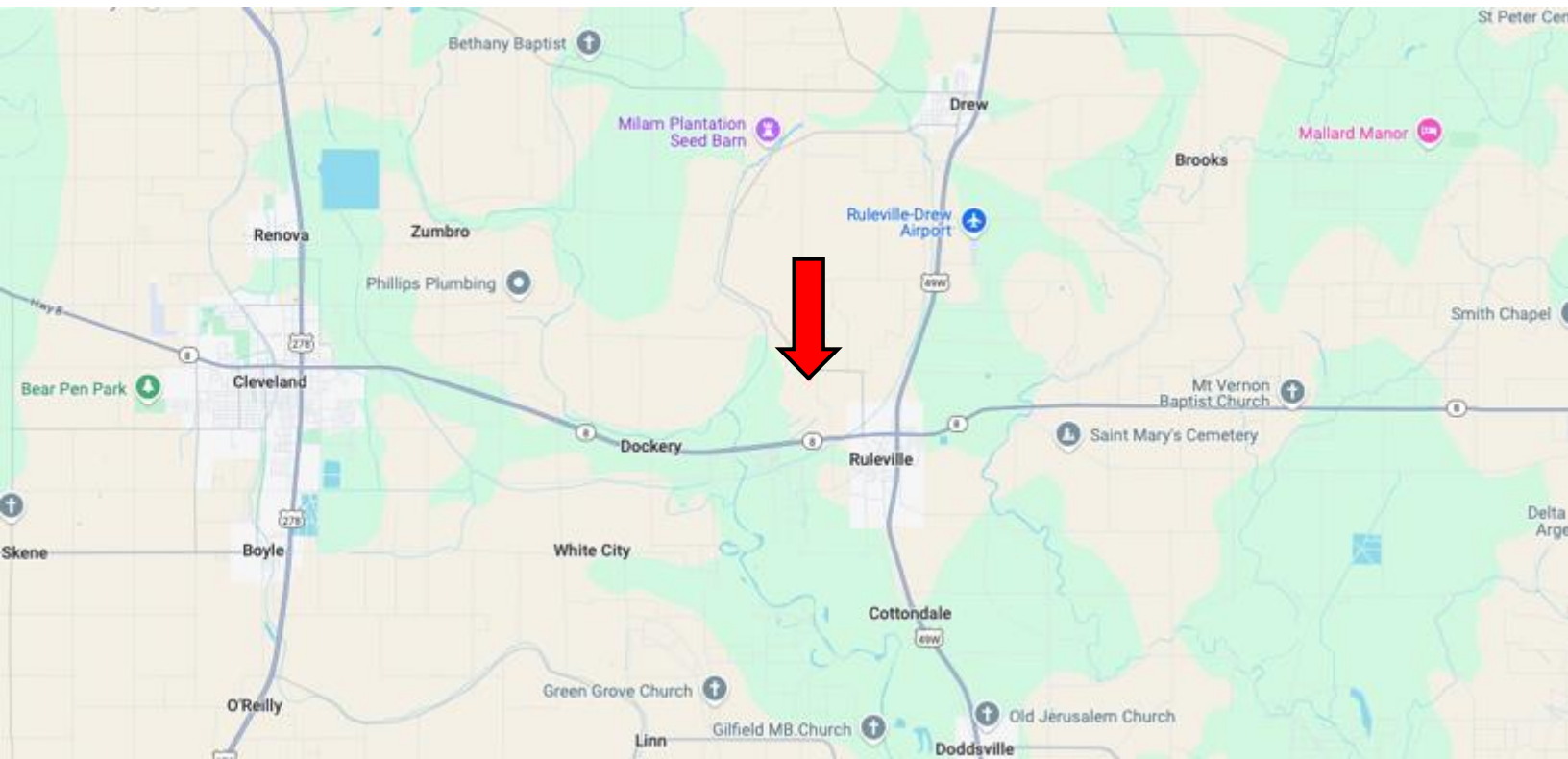
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DIRECTIONAL MAP



Address: Long Road, Ruleville, MS 38771

Directions from MS-8 & US-49W 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. After 0.8 miles, the property will be on the left. **[Google Map Link](#)**



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