

PRIME FARMLAND AND WETLANDS

160± Acres Sunflower County, Mississippi



\$1,250,000

This 120± acre Sunflower County, MS, property offers a unique blend of farmland and wetlands just a few miles south of Indianola, Mississippi, along Shephard's Bayou. The tract features 111± cultivatable acres leveled for furrow irrigation, with desirable soil types suitable for various crops and two electric 3-phase water wells already in place. The remaining 40± acres consist of wooded wetlands, home to one of the Delta's premier duck holes, in the heart of the Mississippi Flyway and near the Big Sunflower River—perfect for waterfowl hunting enthusiasts. With all utilities available and eligibility for multiple farms, EQUIP, and conservation programs, this property also offers a stunning homesite possibility and the potential for a family farm. A magnificent Cypress Brake surrounded by mixed hardwoods and quality farmland enhances the appeal, attracting abundant wildlife, including deer, ducks, small game, and fish. This spacious and picturesque tract is a rare find, combining farming, recreation, and natural beauty. Call Emerson to schedule your tour!



**EMERSON
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Expect More. Get More.

A Real Estate Expert You Can Trust

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





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AERIAL MAP



[CLICK HERE FOR THE LANDID INTERACTIVE MAP LINK](#)

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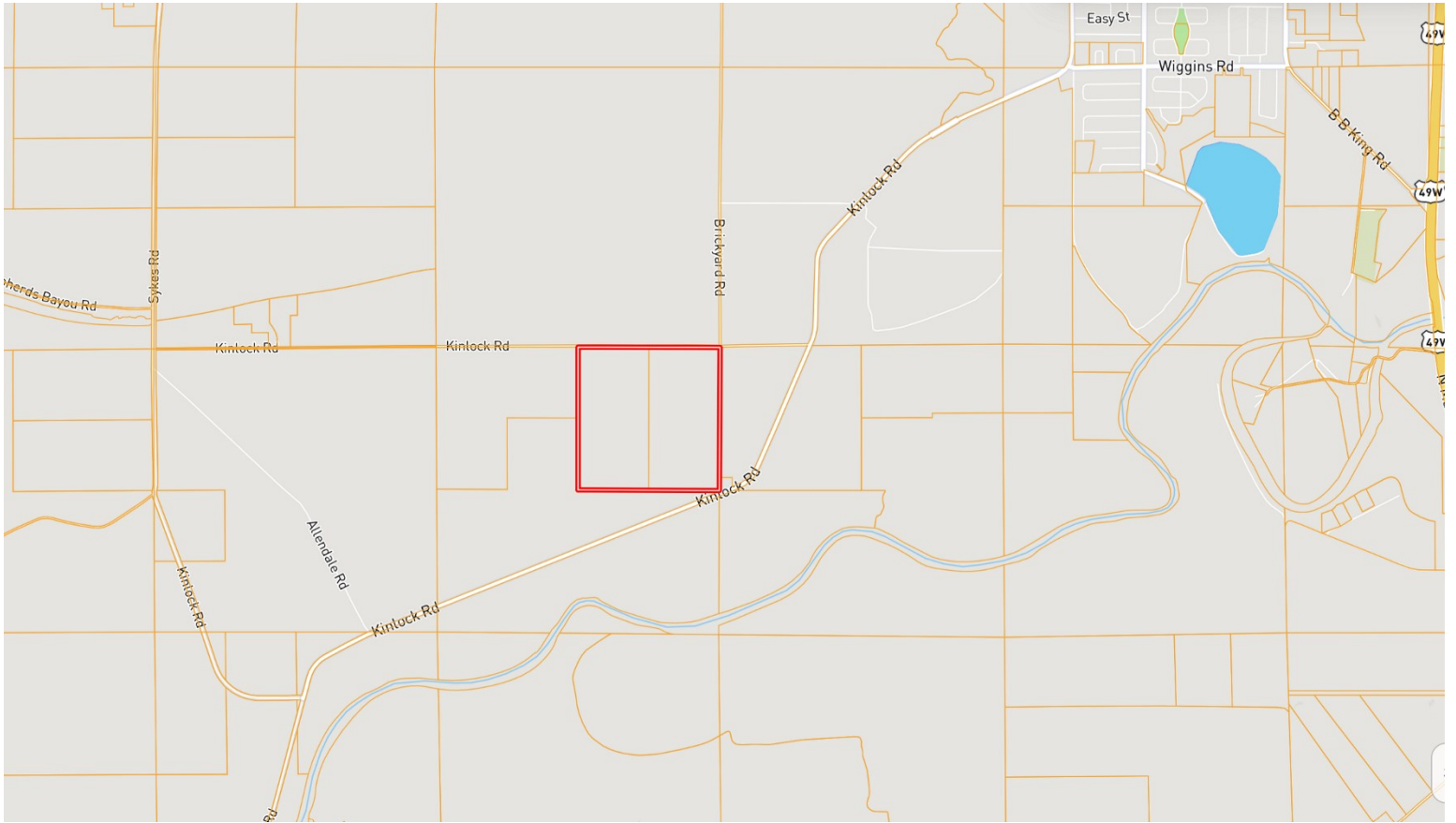


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OWNERSHIP MAP



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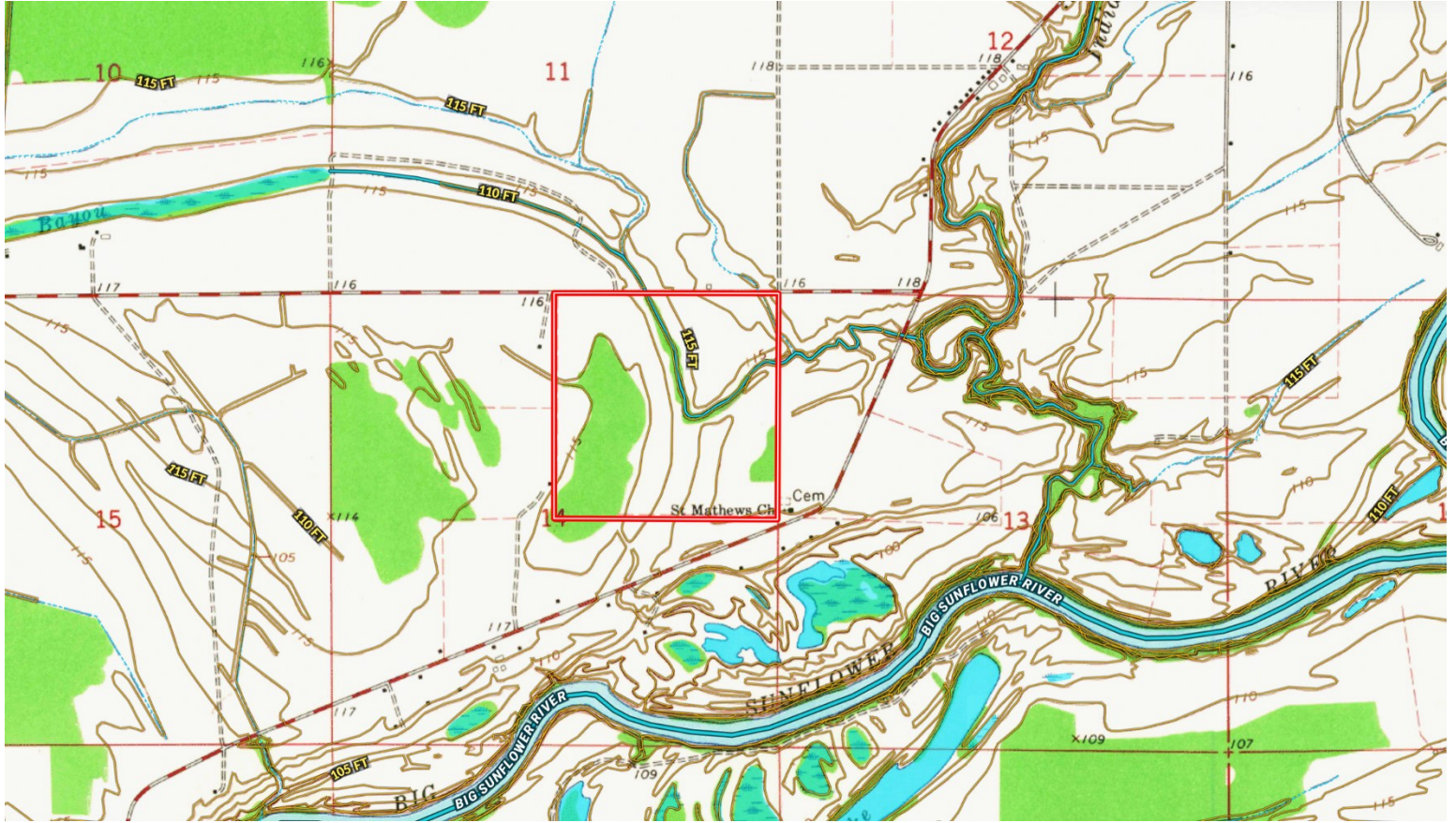


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TOPO MAP



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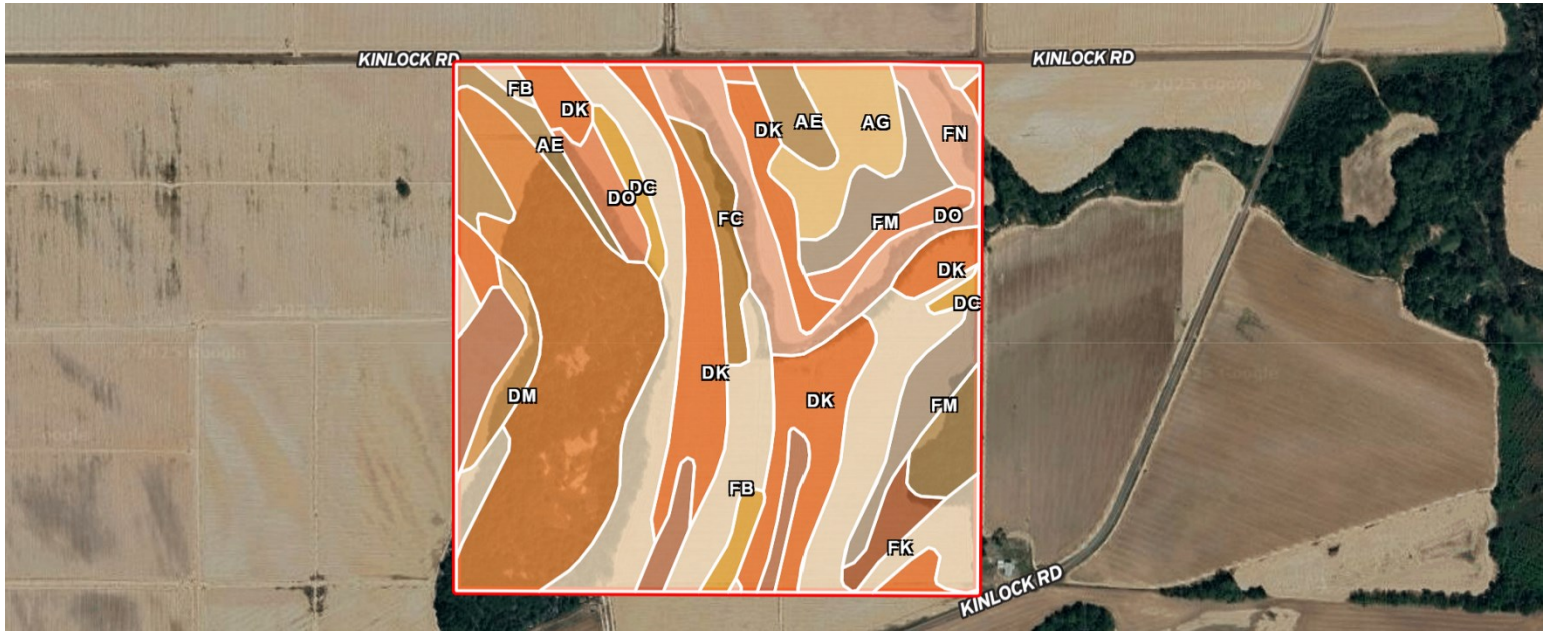


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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Fb	Forestdale silt loam, 0.5 to 3 percent slopes	34.52	21.21	0	65	3w
Db	Dowling clay (sharkey)	31.35	19.26	0	40	5w
Dk	Dundee silt loam, 0 to 3 percent slopes, rarely flooded	29.6	18.18	0	87	2e
Fn	Forestdale silty clay loam, 3 to 7 percent slopes	13.51	8.3	0	64	3w
Ae	Alligator silty clay, 0 to 0.5 percent slopes	10.81	6.64	0	49	3w
Fm	Forestdale silty clay loam, 0.5 to 3 percent slopes	9.57	5.88	0	65	3w
Ag	Alligator silty clay, 0.5 to 3 percent slopes	7.68	4.72	0	49	3e
Dd	Dubbs silt loam, 0 to 3 percent slopes	7.1	4.36	0	90	1
Do	Dundee silty clay loam, 0 to 3 percent slopes	5.74	3.53	0	86	2w
Dc	Dowling soils, overwash phases (sharkey)	4.04	2.48	0	43	4w
Fc	Forestdale silt loam, 3 to 7 percent slopes	3.66	2.25	0	64	3w
Dm	Dundee silt loam, 3 to 7 percent slopes, moderately eroded, rarely flooded	2.82	1.73	0	81	4e
Fk	Forestdale silty clay loam, 0 to 0.5 percent slopes	2.35	1.44	0	65	3w

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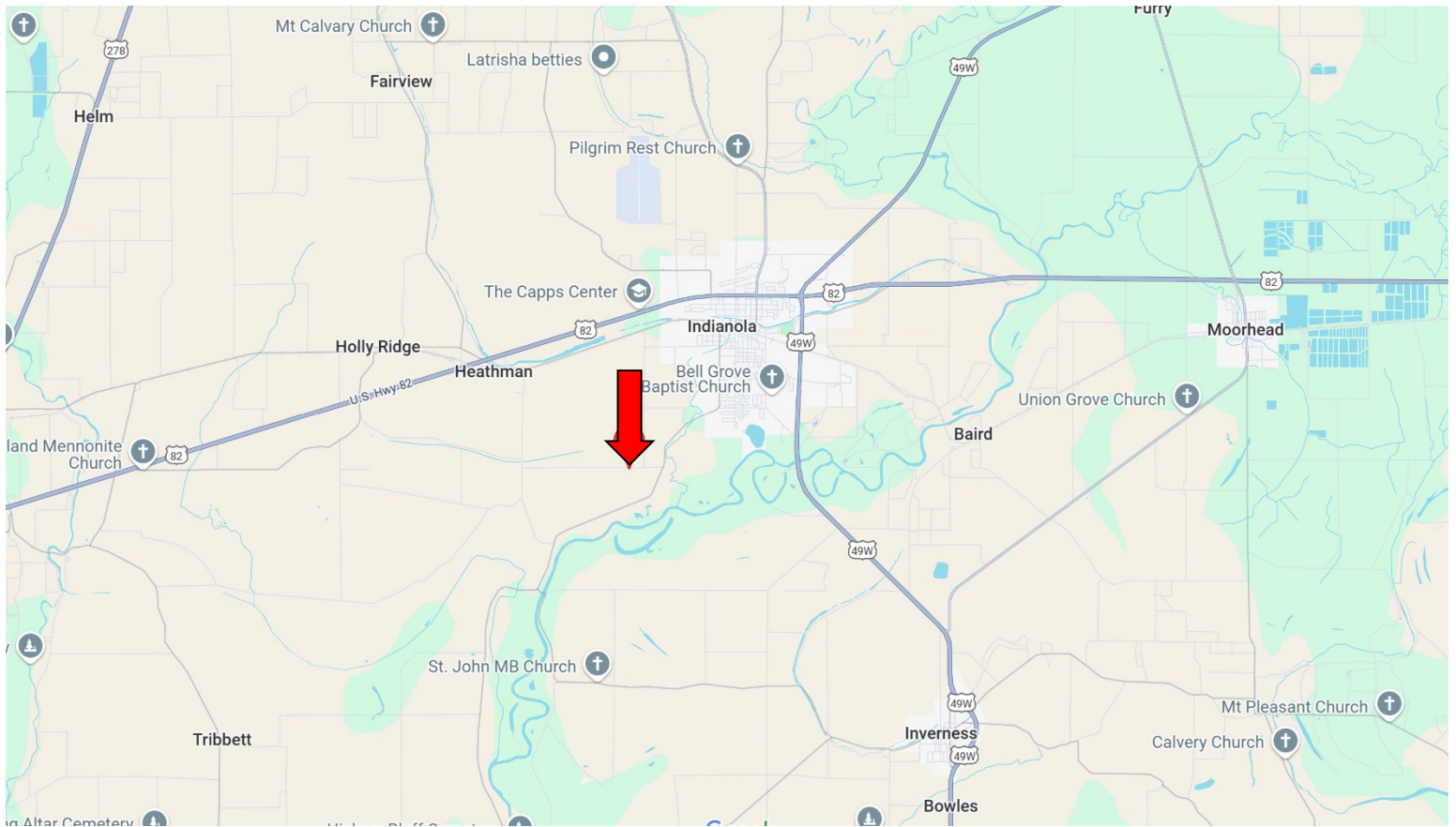


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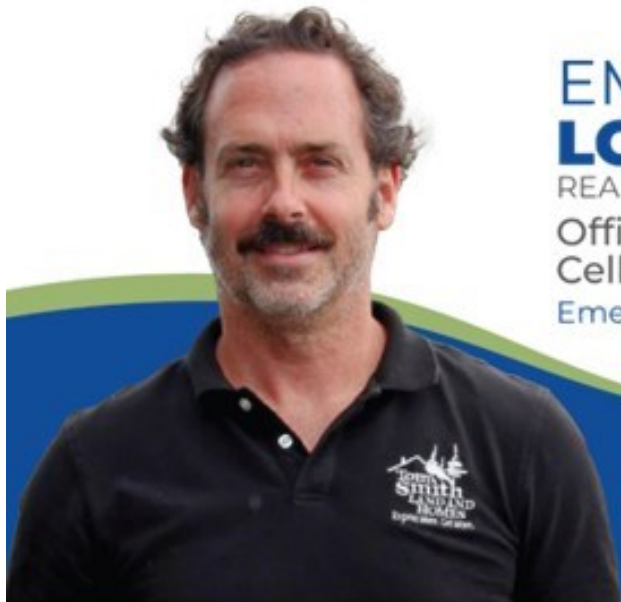


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DIRECTIONAL MAP



Directions from the intersection of Hwy 49 and Hwy 82 in Indianola, MS: Travel Hwy 49 W/Martin Luther King Dr. for 2.3 miles. Turn left onto BB King Rd. and travel 0.7 miles. Turn left onto Wiggins Rd. and travel 0.8 miles. Turn left onto Kinlock Rd. After 1.5 miles, the property will be on your left. [GOOGLE MAP LINK](#)



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