

Versatile Farm Tract

91.4± Acres in Sharkey County, MS | \$520,000



- **Fertile Soil Ideal for Agriculture**
- **Peaceful Rural Setting**
- **Potential to Level and Irrigate Property**
- **Versatile Potential for Farming or Recreation**



**BRUCE
WEST**

ALC®, ASSOCIATE BROKER
ACCREDITED LAND CONSULTANT

Office: 662.441.2500

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Bruce@TomSmithLand.com



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TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



91.4± Acres in Sharkey County, MS | \$539,000



Located in the heart of Sharkey County, Mississippi, this 91.4± acre farm tract features 82± cultivatable acres with exceptional potential for agricultural success. It is well-suited for various farming operations with productive soils and the opportunity to level and irrigate the property. The surrounding rural setting provides a serene backdrop for those seeking a private and productive retreat. Accessible yet secluded, this property combines convenience with the rich agricultural heritage of the Mississippi Delta, making it a versatile and valuable investment. Call Bruce to schedule a tour today!

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AERIAL MAP



[Click Here for the LandId Interactive Map Link](#)

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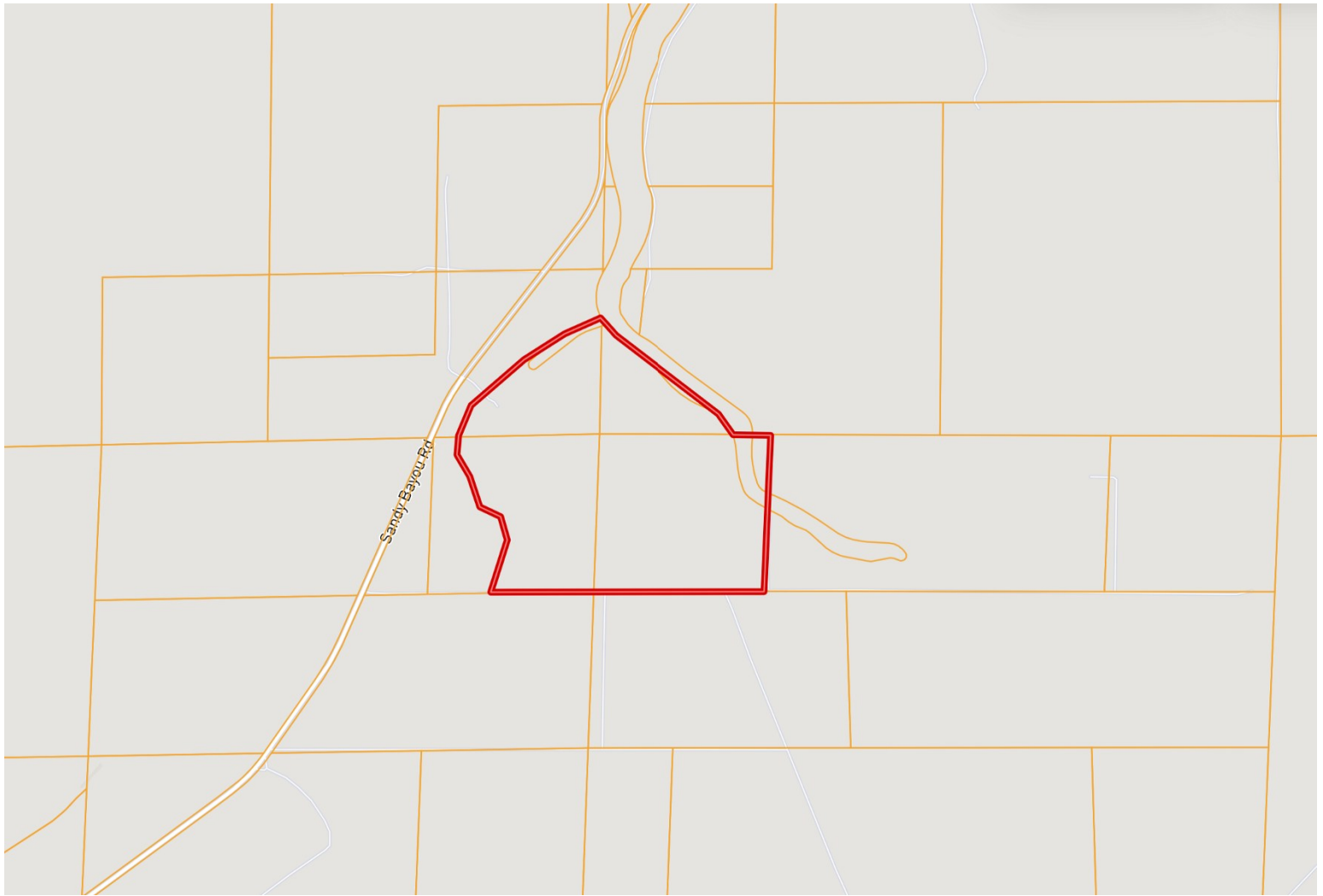


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OWNERSHIP MAP



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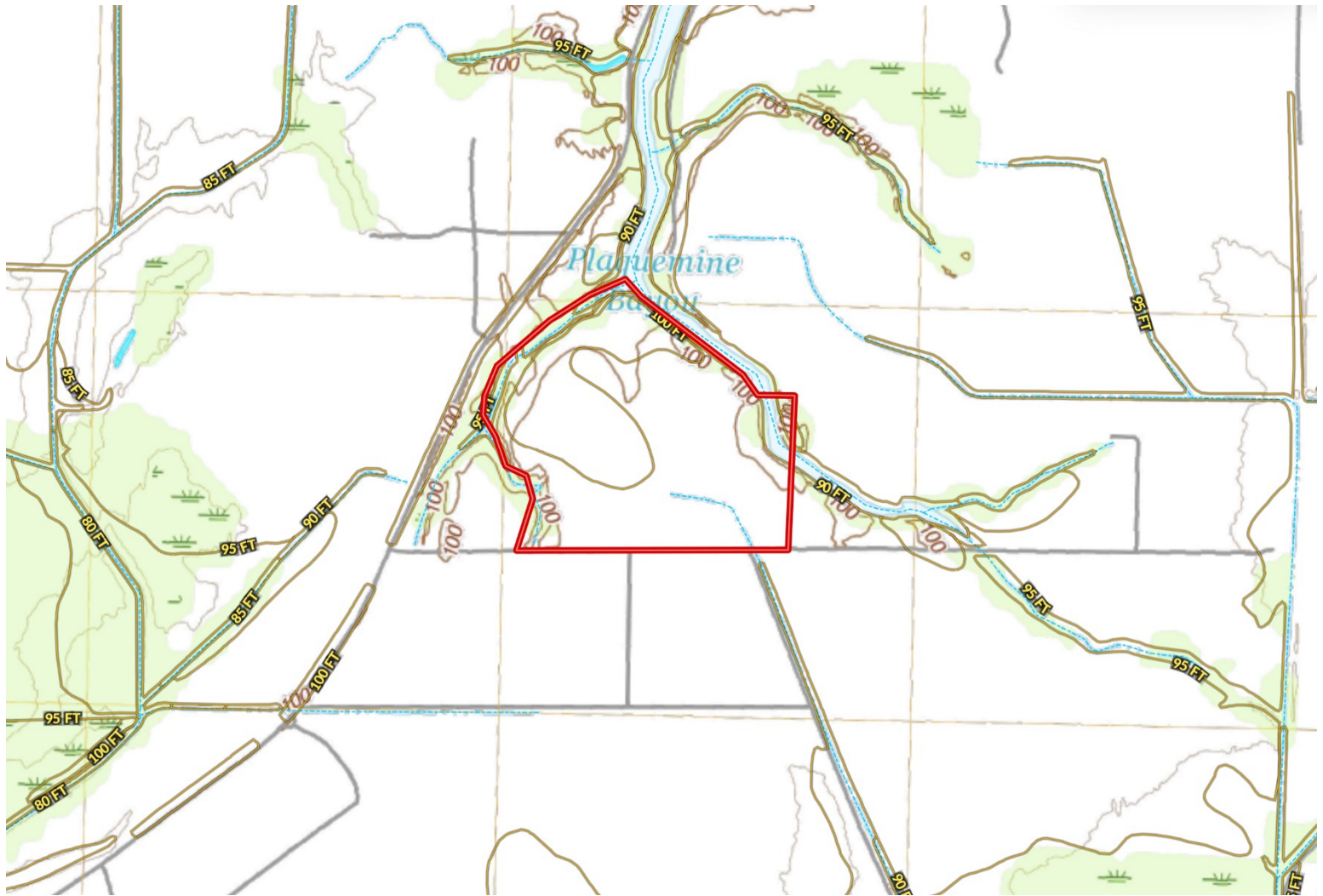


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TOPOGRAPHY MAP



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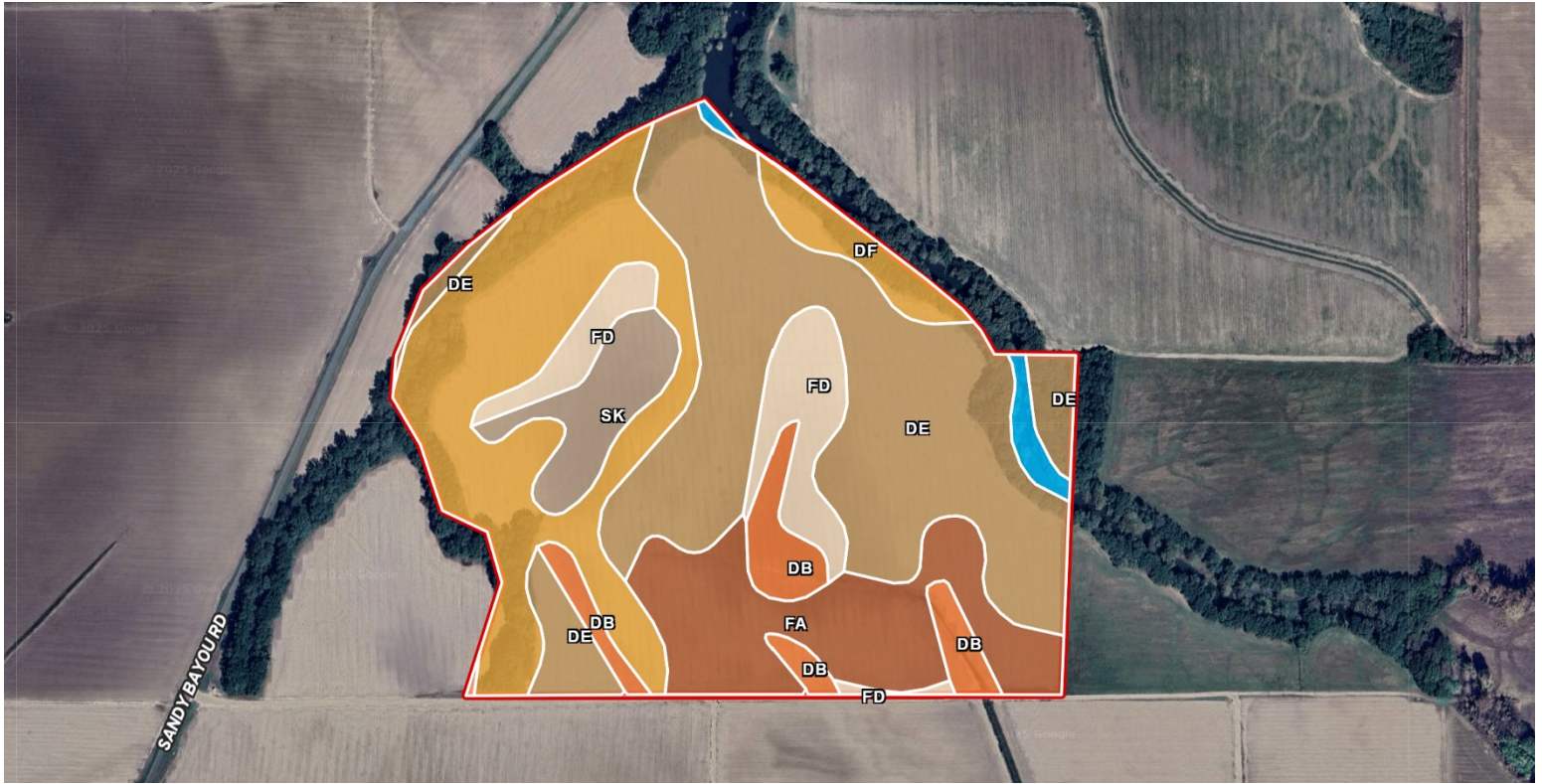
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2011-2024
BEST
BROKERAGES

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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
De	Dundee silt loam, 0 to 2 percent slopes, rarely flooded	34.36	38.16	0	88	2w
Df	Dundee silt loam, 2 to 5 percent slopes, moderately eroded, rarely flooded	24.55	27.26	0	82	3e
Fa	Forestdale silt loam, 0 to 2 percent slopes	13.22	14.68	0	65	3w
Fd	Forestdale silty clay loam, 0 to 2 percent slopes	6.98	7.75	0	65	3w
Db	Dowling soils, occasionally flooded (sharkey)	5.05	5.61	0	19	4w
Sk	Sharkey silty clay loam, 0 to 2 percent slopes	4.6	5.11	0	61	3e
W	Water	1.22	1.35	0	-	-
Dk	Dundee silty clay loam, 0 to 2 percent slopes, rarely flooded	0.05	0.06	0	85	2e

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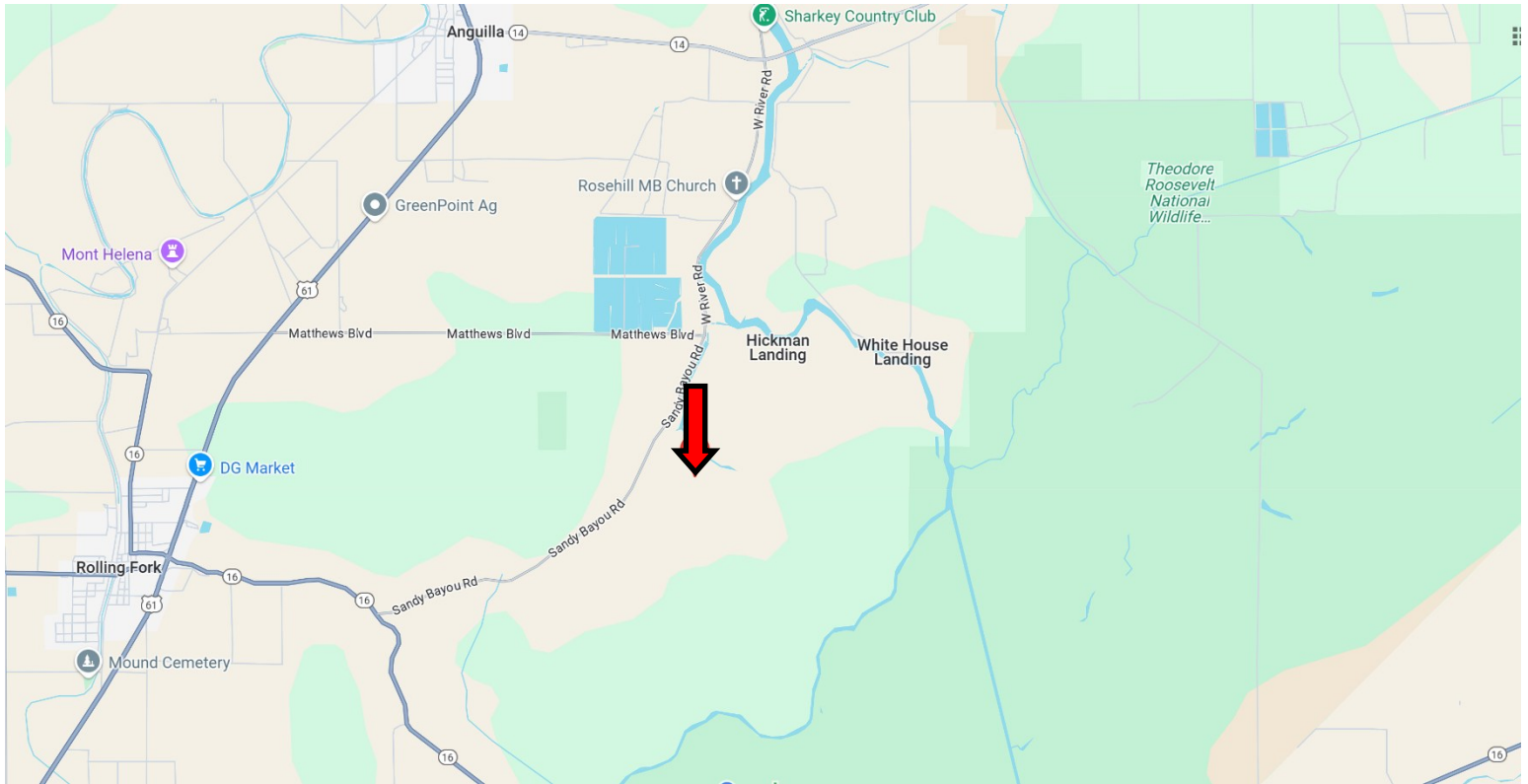


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DIRECTIONAL MAP



Directions from Hwy 61 and Hwy 16 in Rolling Fork, MS: Travel Hwy 16E for 2 miles. Turn left onto Sandy-Bayou Rd., and travel 2.9 miles. Turn right onto the dirt road. The property will be on your left. [GOOGLE MAP LINK](#)



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