

RECREATIONAL HUNTING TRACT *54 ± Acres in Sunflower County, MS*



Drew Ruleville Rd Ruleville, MS 38771

\$160,000

Here's your chance to own 54+/- acres of land right in the heart of Sunflower County. This property offers a standing timber brake filled with cypress, giving it a natural, peaceful feel. A prime duck hole sits within the Mississippi flyway, making it a great spot for waterfowl hunting. The wide banks across the property also provide excellent cover for deer, perfect for those who enjoy spending time outdoors. Getting to the property is easy with an easement from the south end. Whether you're looking for a quiet hunting retreat or some land to invest in, this place offers plenty.



**ANTHONY
STEEN**

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Expect More. Get More.

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Information is believed to be accurate but not guaranteed.





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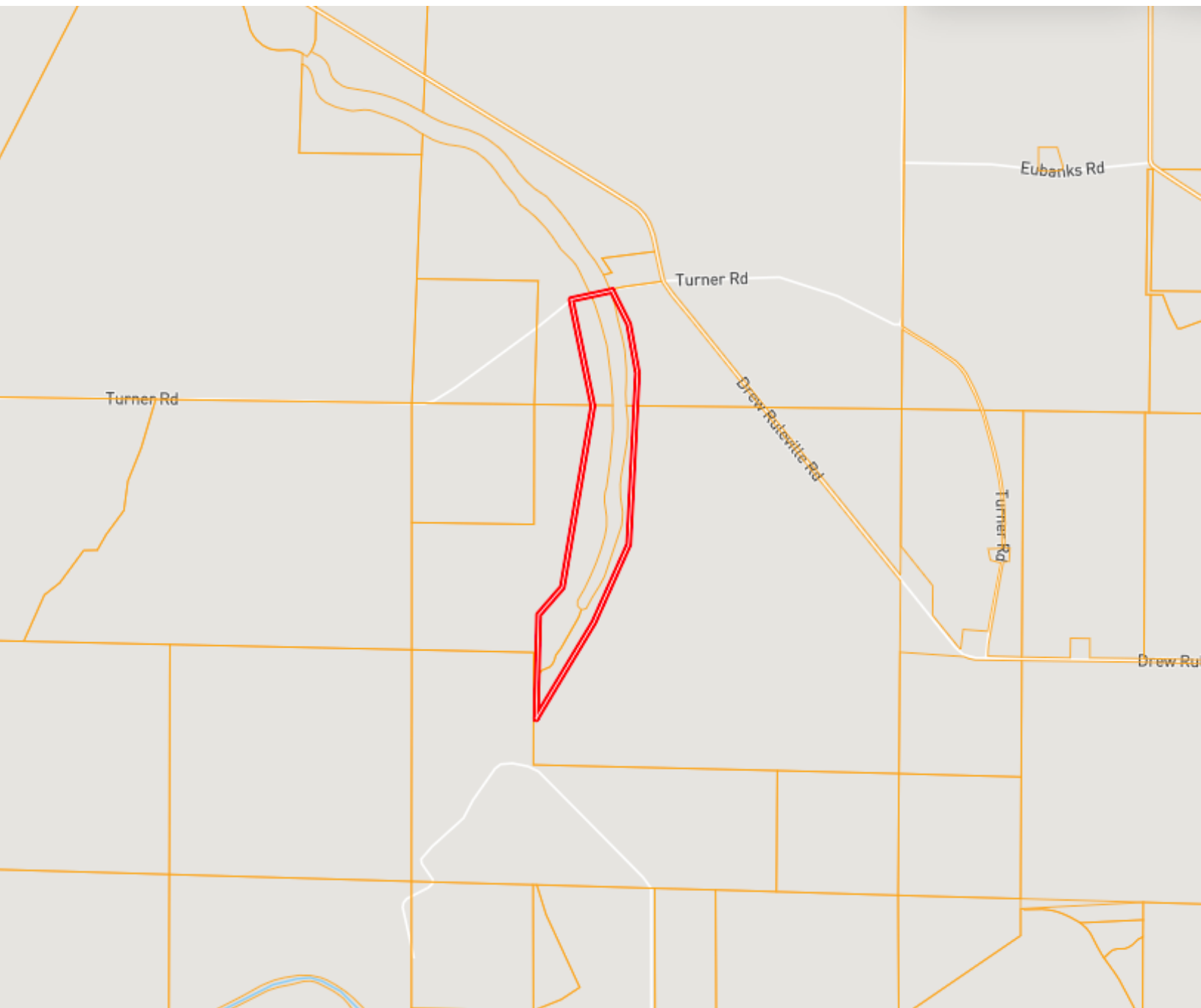
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OWNERSHIP MAP



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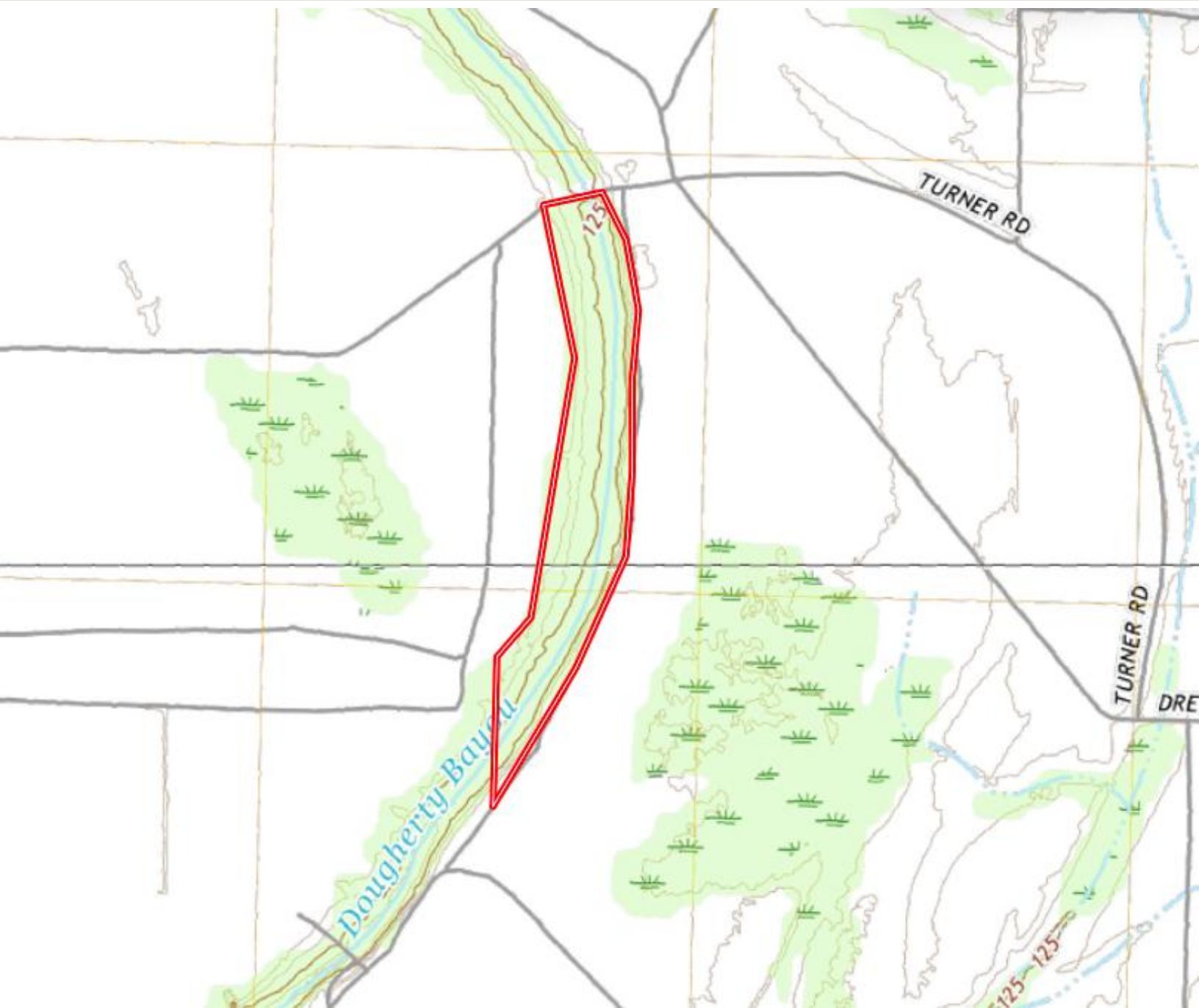


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TOPOGRAPHY MAP



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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Ah	Alligator silty clay, 3 to 7 percent slopes	17.17	33.52	0	49	3e
Ds	Dundee very fine sandy loam, 0 to 3 percent slopes, rarely flooded	15.4	30.06	0	88	2e
Fb	Forestdale silt loam, 0.5 to 3 percent slopes	6.76	13.2	0	65	3w
Dk	Dundee silt loam, 0 to 3 percent slopes, rarely flooded	5.47	10.68	0	87	2e
Fo	Forestdale silty clay loam, 7 to 10 percent slopes	3.41	6.66	0	63	3w
Dm	Dundee silt loam, 3 to 7 percent slopes, moderately eroded, rarely flooded	3.03	5.91	0	81	4e
TOTALS		51.24(*)	100%	-	69.73	2.65

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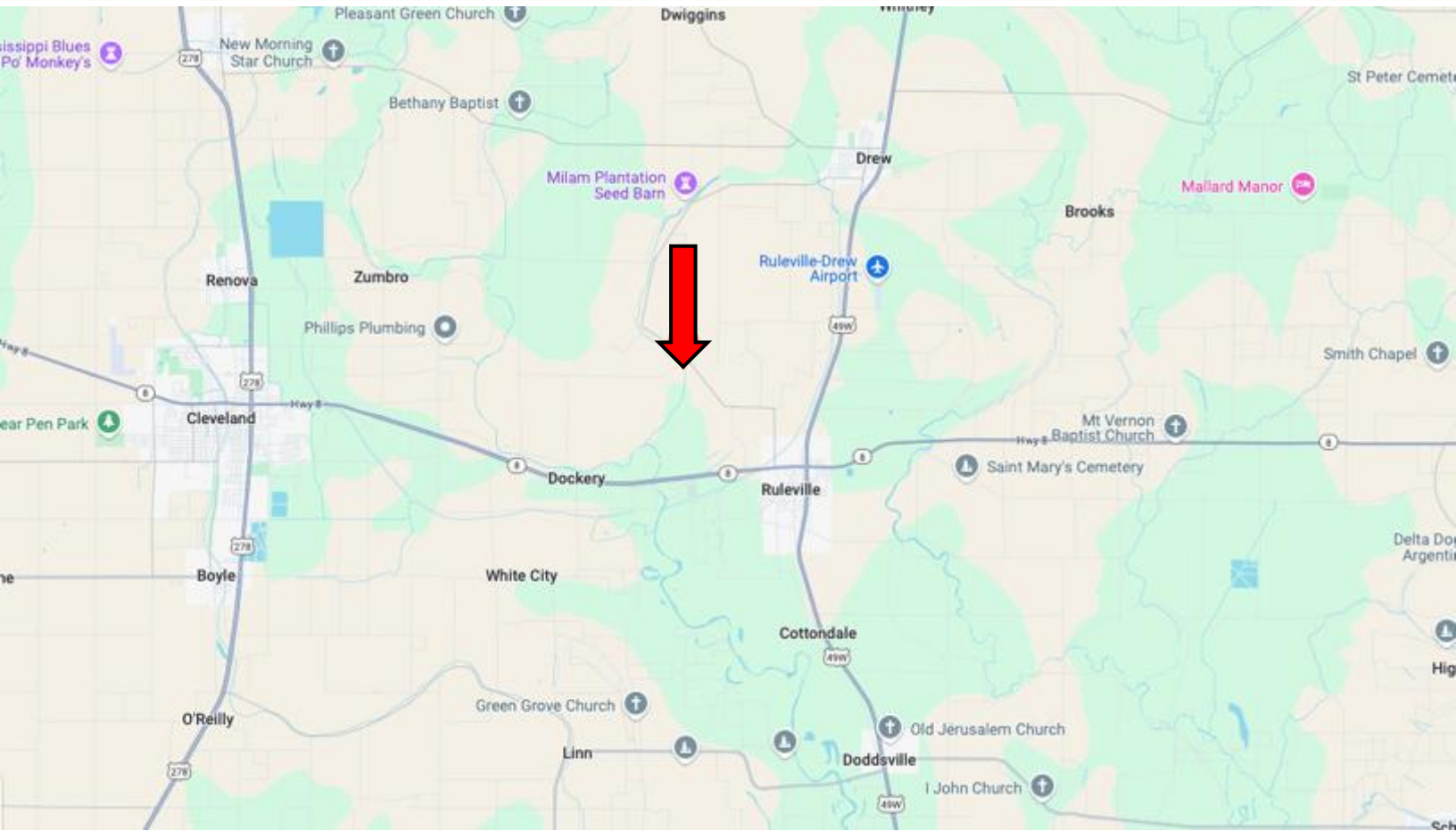
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DIRECTIONAL MAP



Address: Drew Ruleville Rd, Ruleville, MS 38771

Directions from the intersection of Hwy 3 & MS-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 0.2 miles, the property will be on the left. [Google Map Link](#)



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