

Hunter's Retreat

50.5± Acres with Renovated Camp House in
Sunflower County, MS
Fox Rd, Shaw, MS 38773 | \$265,000



This Sunflower County property features 50.5+/- acres of 9-year-old CRP land, food plots, and a well-maintained road system. The CRP contract has five years remaining, providing annual payments of \$7,700, with the option to renew or opt-out at the end of the term. A great opportunity for hunters, this land offers excellent growth potential and abundant wildlife, including deer, ducks, squirrels, and rabbits. The property also includes a renovated 3-bedroom, 1-bathroom camp house on Fox Road in Shaw, MS. Additionally, there is an option to purchase 99+/- more acres of hardwoods with 8+/- acres of row crop, perfect for planting a deer food plot.



**ANTHONY
STEEN**

REALTOR®

Office: 601.898.2772

Cell: 662.645.5151

Anthony@TomSmithLand.com



Expect More. Get More.

A Real Estate Expert You Can Trust

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





A Real Estate Expert
You Can Trust!

ANTHONY STEEN
REALTOR®
O: 601.898.2772 C: 662.645.5151
Anthony@TomSmithLand.com
TomSmithLandandHomes.com



Expect More. Get More.



Information is believed to be accurate but not guaranteed.



A Real Estate Expert *You Can Trust!*

ANTHONY STEEN
REALTOR®

O: 601.898.2772 C: 662.645.5151

Anthony@TomSmithLand.com

TomSmithLandandHomes.com



Expect More. Get More.



AERIAL MAP

[Click for the Interactive Map](#)



A Real Estate Expert
You Can Trust!

ANTHONY STEEN
REALTOR®

O: 601.898.2772 C: 662.645.5151

Anthony@TomSmithLand.com

TomSmithLandandHomes.com

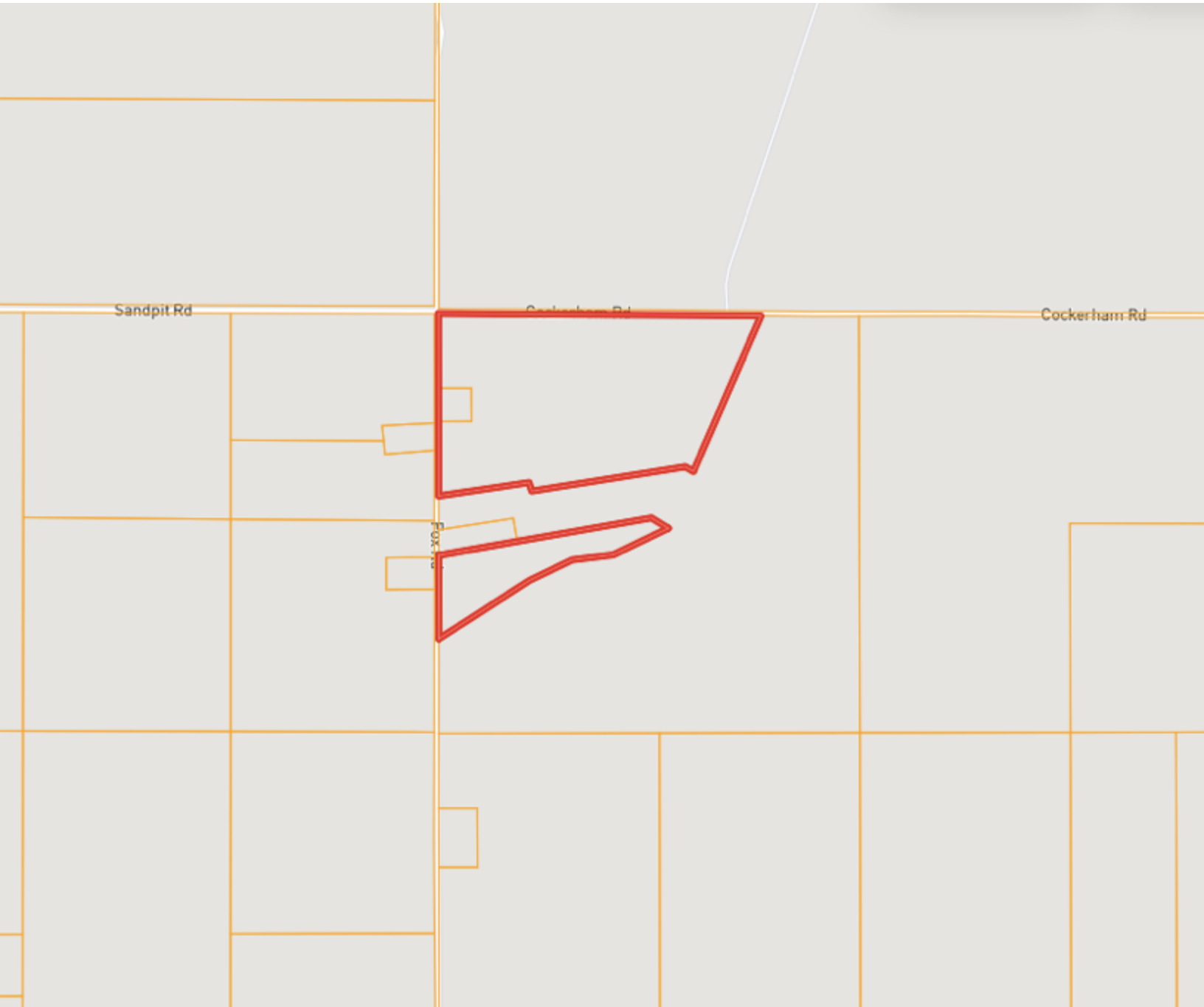


Expect More. Get More.



Information is believed to be accurate but not guaranteed.

OWNERSHIP MAP



A Real Estate Expert
You Can Trust!

ANTHONY STEEN
REALTOR®

O: 601.898.2772 C: 662.645.5151

Anthony@TomSmithLand.com

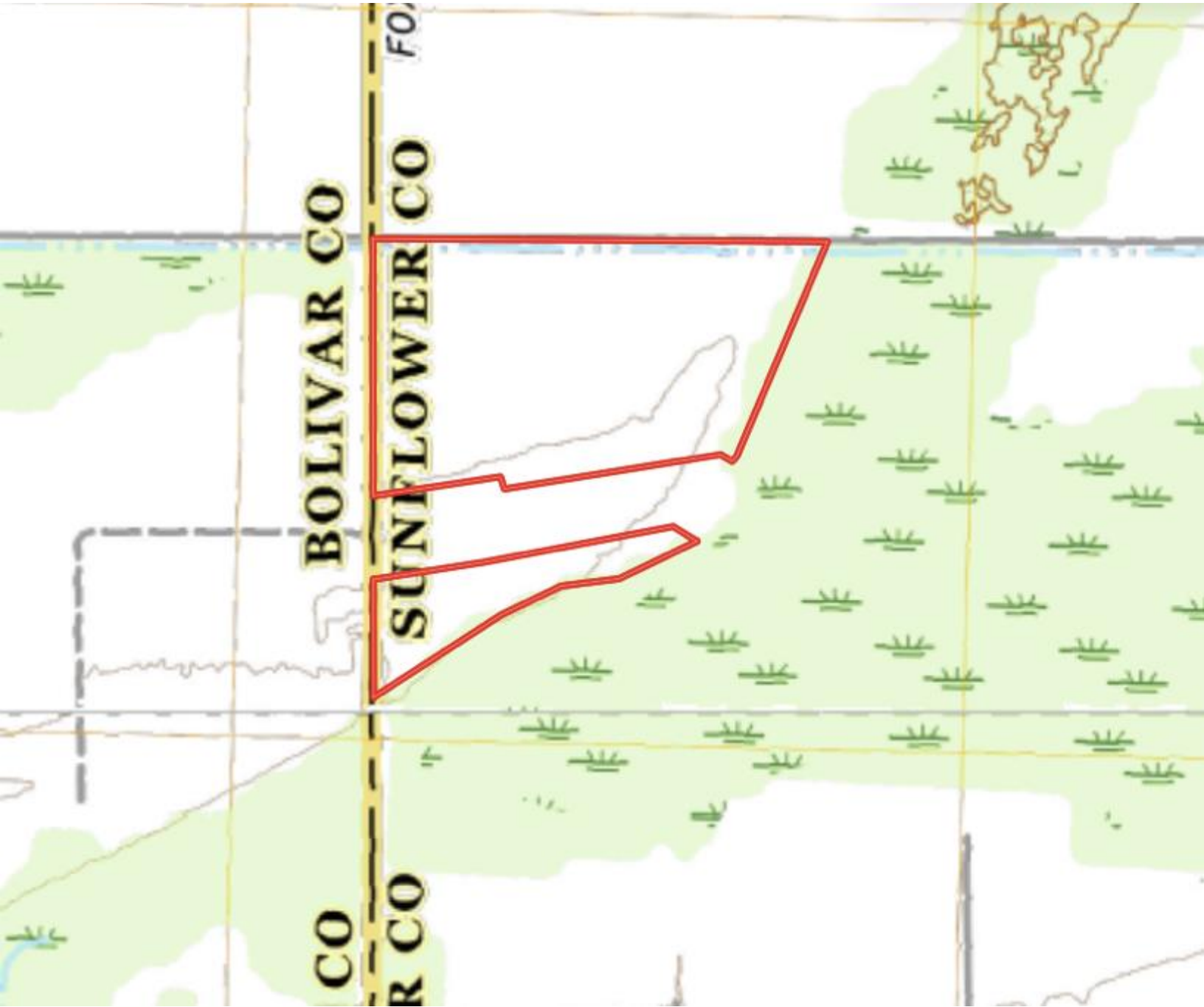
TomSmithLandandHomes.com



Expect More. Get More.



TOPOGRAPHY MAP



A Real Estate Expert
You Can Trust!

ANTHONY STEEN
REALTOR®

O: 601.898.2772 C: 662.645.5151

Anthony@TomSmithLand.com

TomSmithLandandHomes.com



Expect More. Get More.



SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Dk	Dundee silt loam, 0 to 3 percent slopes, rarely flooded	16.65	31.59	0	87	2e
Fb	Forestdale silt loam, 0.5 to 3 percent slopes	14.13	26.81	0	65	3w
Fm	Forestdale silty clay loam, 0.5 to 3 percent slopes	9.71	18.42	0	65	3w
Dc	Dowling soils, overwash phases (sharkey)	7.66	14.53	0	43	4w
Db	Dowling clay (sharkey)	3.31	6.28	0	40	5w
Ae	Alligator silty clay, 0 to 0.5 percent slopes	0.85	1.61	0	49	3w
Fe	Forestdale silty clay loam, 0 to 3 percent slopes	0.3	0.57	0	65	3w
Dh	Dundee silt loam, 0 to 3 percent slopes, rarely flooded	0.08	0.15	0	87	2e
Dd	Dowling soils, overwash phases (sharkey)	0.05	0.09	0	43	5w
TOTALS		52.74(*)	100%	-	66.97	2.96

A Real Estate Expert
You Can Trust!

ANTHONY STEEN
REALTOR®

O: 601.898.2772 C: 662.645.5151

Anthony@TomSmithLand.com

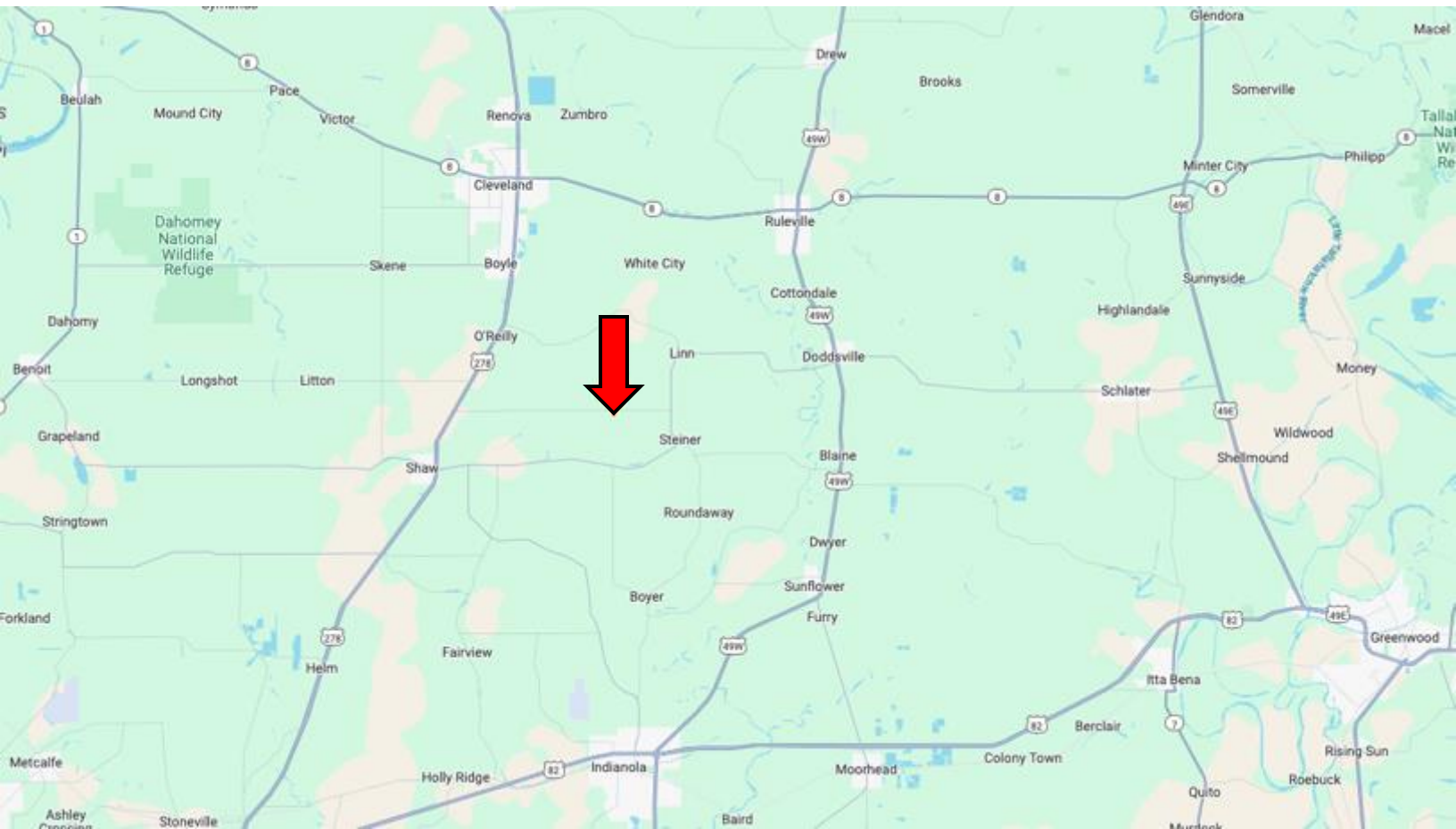
TomSmithLandandHomes.com



Expect More. Get More.



DIRECTIONAL MAP



Address: Fox Rd, Shaw, MS 38773

Directions from US-278 & MS-448 in Shaw, MS: Travel east on US-278 E for 2.2 miles. Turn right onto Sandpit Rd and travel 5.5 miles. Turn right onto Fox Rd. After 0.1 miles, the property will be on the left. [Google Map Link](#)



**ANTHONY
STEEN**

REALTOR®

Office: 601.898.2772

Cell: 662.645.5151

Anthony@TomSmithLand.com



Expect More. Get More.

A Real Estate Expert You Can Trust

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

