

# Diverse Tract

**24± Acres in Sunflower County | \$72,000**



Are you looking for a late afternoon hunting getaway? Look no further! This diverse 24+/- acre tract offers multiple hunting opportunities, including squirrel, dove, and deer, and could accommodate duck hunting with just a little effort. The property features a 3+/- acre farm field adjacent to Turner Road, making it ideal for dove hunting or establishing a large deer food plot. The remainder of the property is covered in hardwoods, and on the south end, there is a small ditch where a floodgate could be installed with minimal work to create your timber duck hole. Surrounded by farmland, this property provides plenty of carbohydrates for deer and is located just across the field from the Sunflower River, where the big delta bucks travel year-round.



**ANTHONY  
STEEN**

REALTOR®

Office: 601.898.2772

Cell: 662.645.5151

Anthony@TomSmithLand.com



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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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# AERIAL MAP

[Click for the Interactive Map](#)

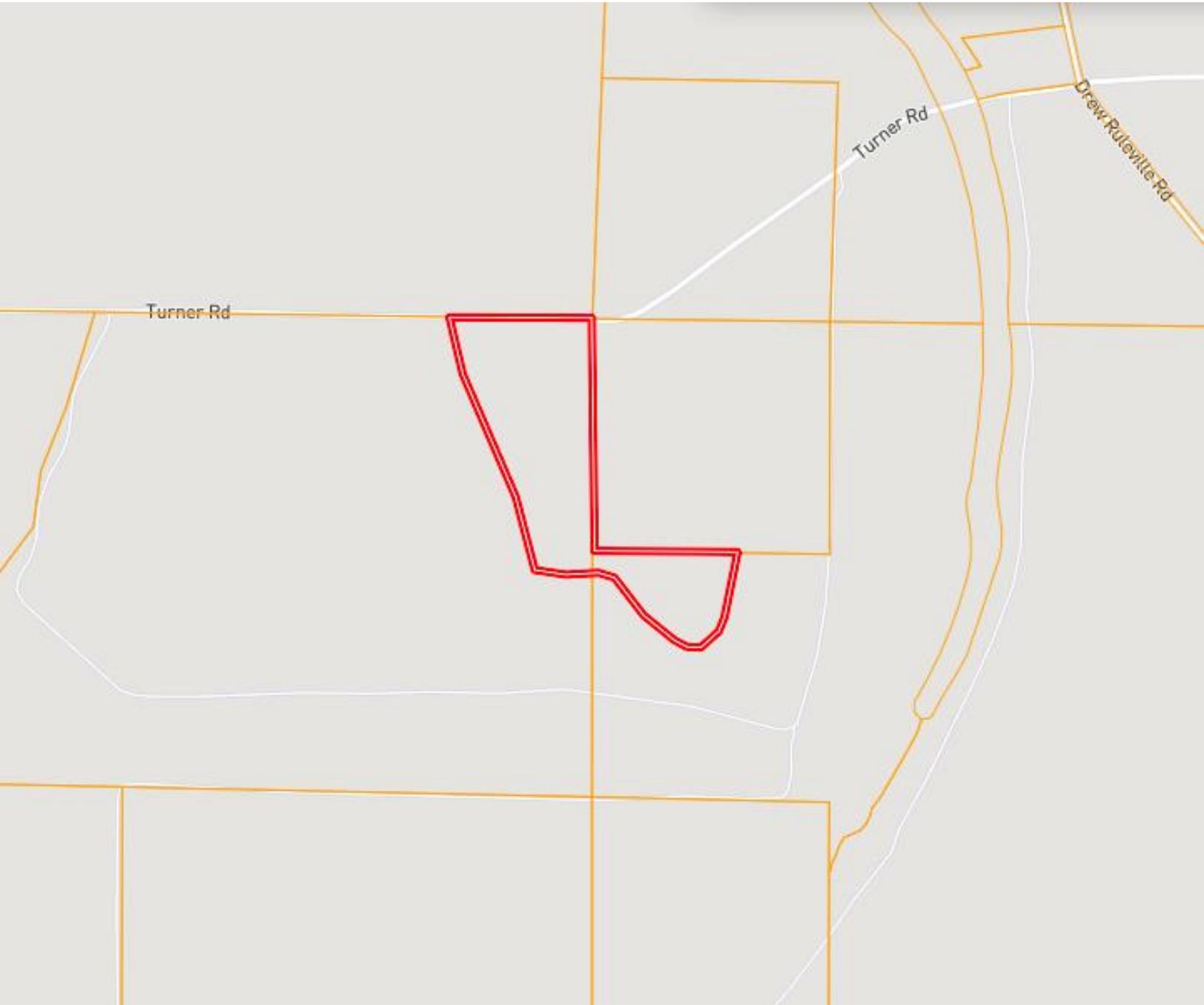


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# OWNERSHIP MAP



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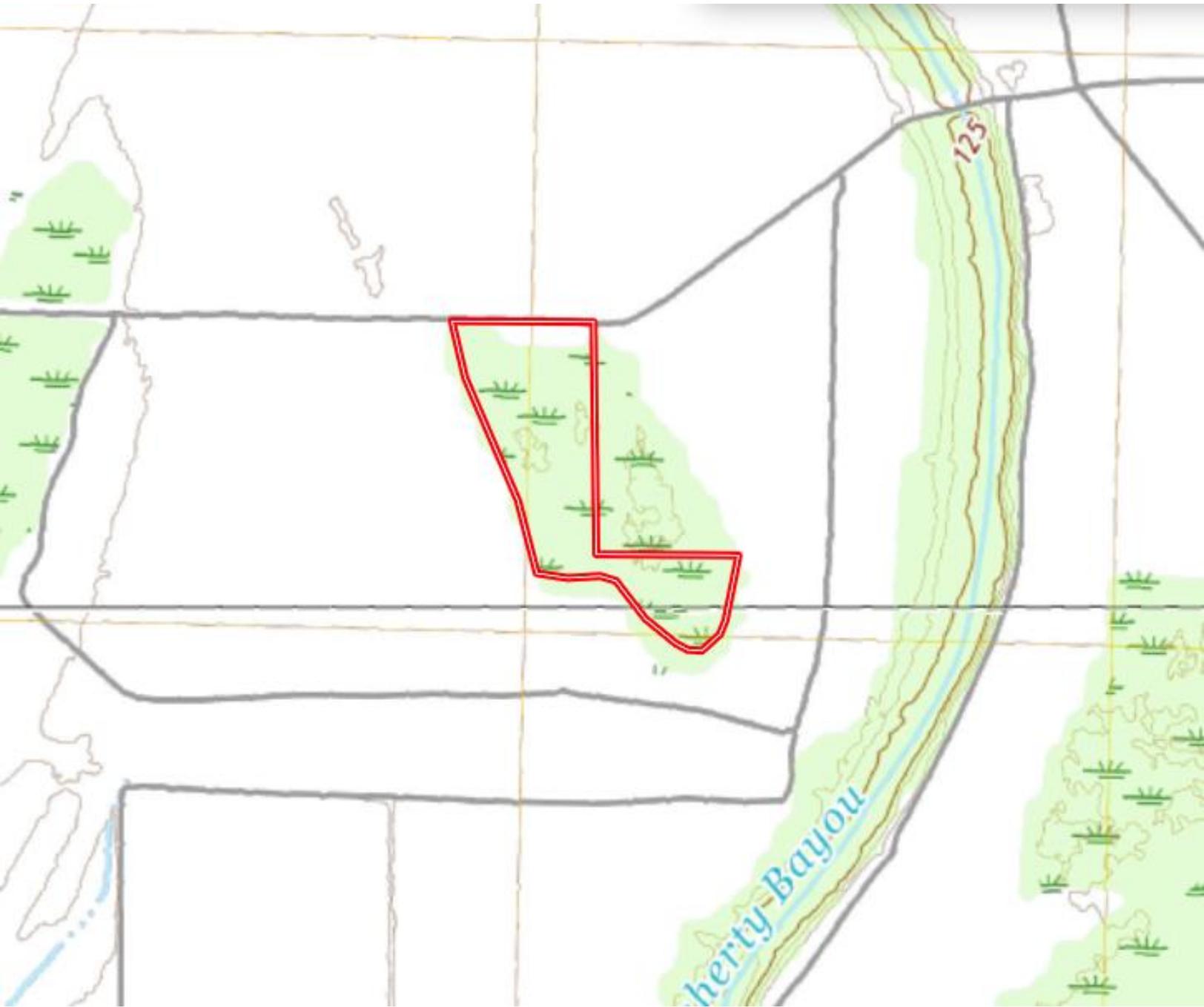
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# TOPOGRAPHY MAP



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# SOIL MAP



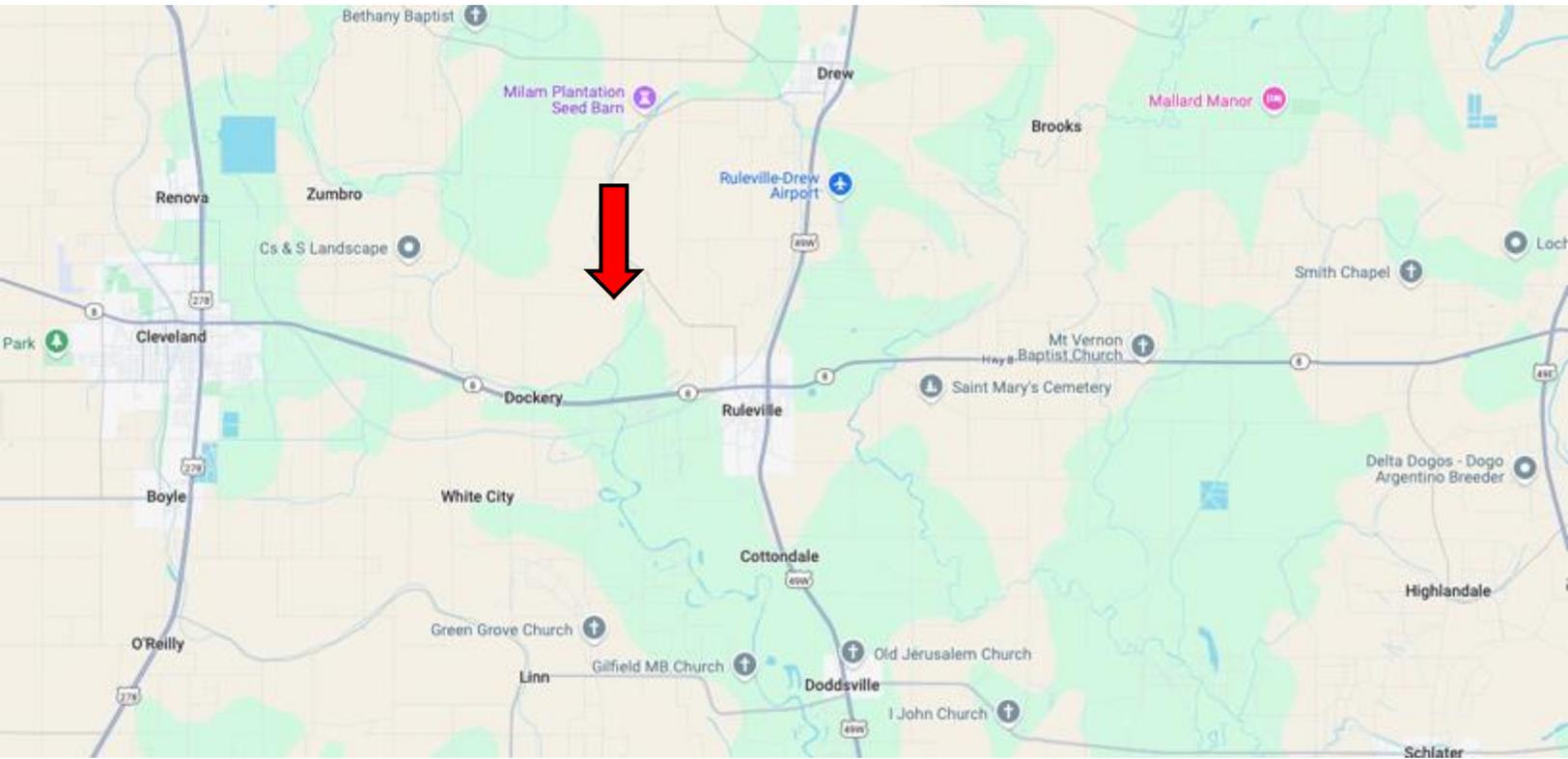
SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Dc	Dowling soils, overwash phases (sharkey)	17.38	71.32	0	43	4w
Fm	Forestdale silty clay loam, 0.5 to 3 percent slopes	5.92	24.29	0	65	3w
Ds	Dundee very fine sandy loam, 0 to 3 percent slopes, rarely flooded	1.03	4.23	0	88	2e
Dk	Dundee silt loam, 0 to 3 percent slopes, rarely flooded	0.03	0.12	0	87	2e
TOTALS		24.36( )	100%	-	50.28	3.67

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# DIRECTIONAL MAP



**Address:** Turner Road, Ruleville, MS 38771

**Directions from MS-8 & US-49W, Ruleville, MS:** Travel west on Hwy 8 for 0.6 miles. Turn right onto W Floyce Exd and travel 0.5 miles. Continue onto W Floyce St and travel 0.5 miles. Take a slight left onto Drew Ruleville Rd and travel 1.8 miles. Turn left onto Turner Rd. After 0.6 miles, the land will be on the left. [Google Map Link](#)



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