

# WOODED RECREATIONAL TRACT IN THE MS DELTA

## 78± Acres in Coahoma County, MS | \$449,450



This 78± acre tract of recreational forestry land is ideally located in Coahoma County, just minutes from the

Mississippi River and surrounded by larger timber tracts and productive agricultural fields.

The property features:

- Power and water are available
- Internal trail system for easy access
- Established food plots
- Abundant wildlife, including deer, hogs, and the occasional turkey
- Diverse stand of oak trees planted in the early 2000s

The land is no longer enrolled in any government programs, offering flexibility for future land use and management. Whether you're looking for a hunting retreat, a timber investment, or a private getaway, this property is ready for you to enjoy.

Schedule your private showing today by calling Charlie Heinsz.

[Drone Video Link](#)



**CHARLIE  
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Expect More. Get More.

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[TomSmithLandandHomes.com](http://TomSmithLandandHomes.com)

Information is believed to be accurate but not guaranteed.







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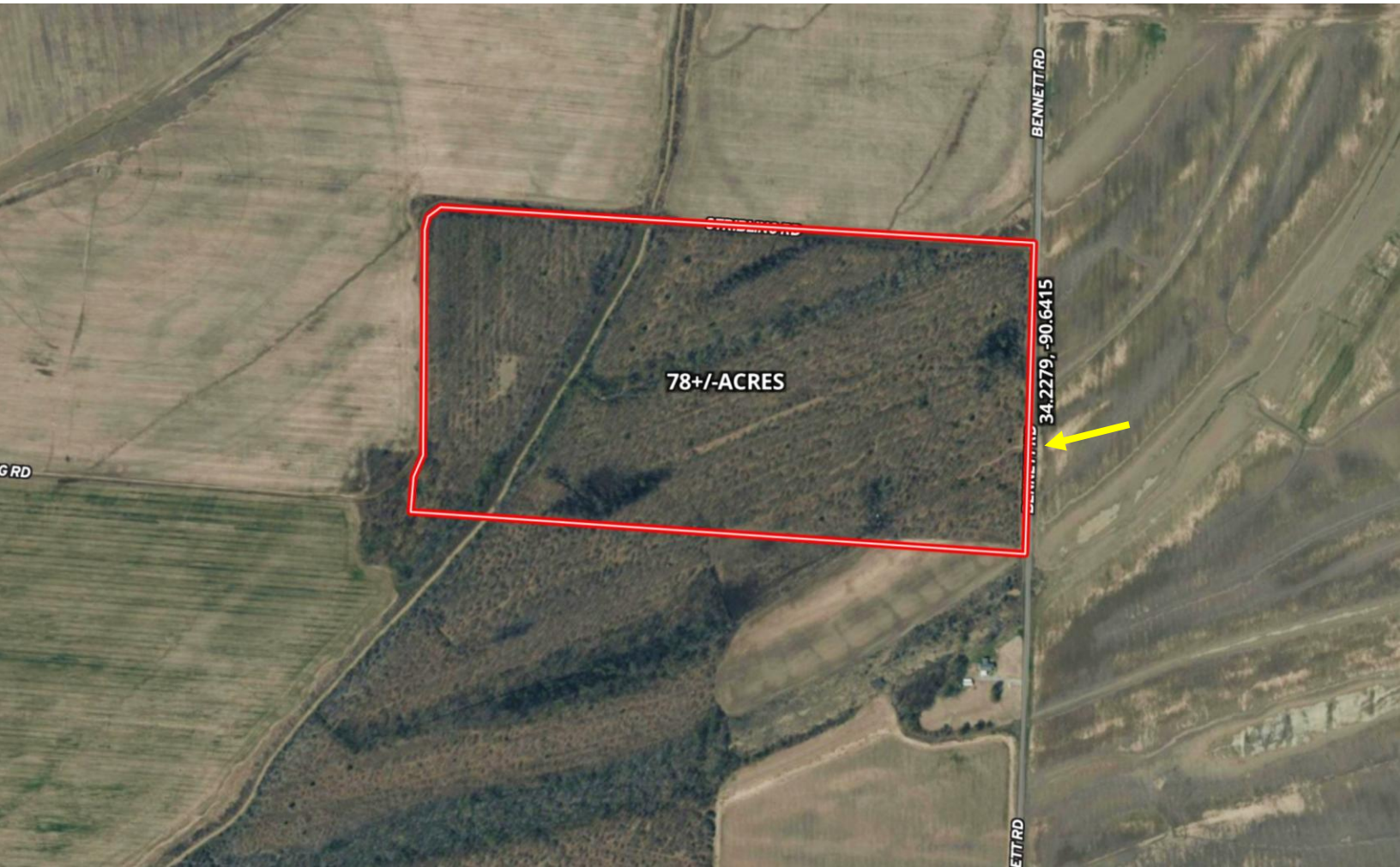
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# AERIAL MAP



**land id.** Interactive  
Map Link

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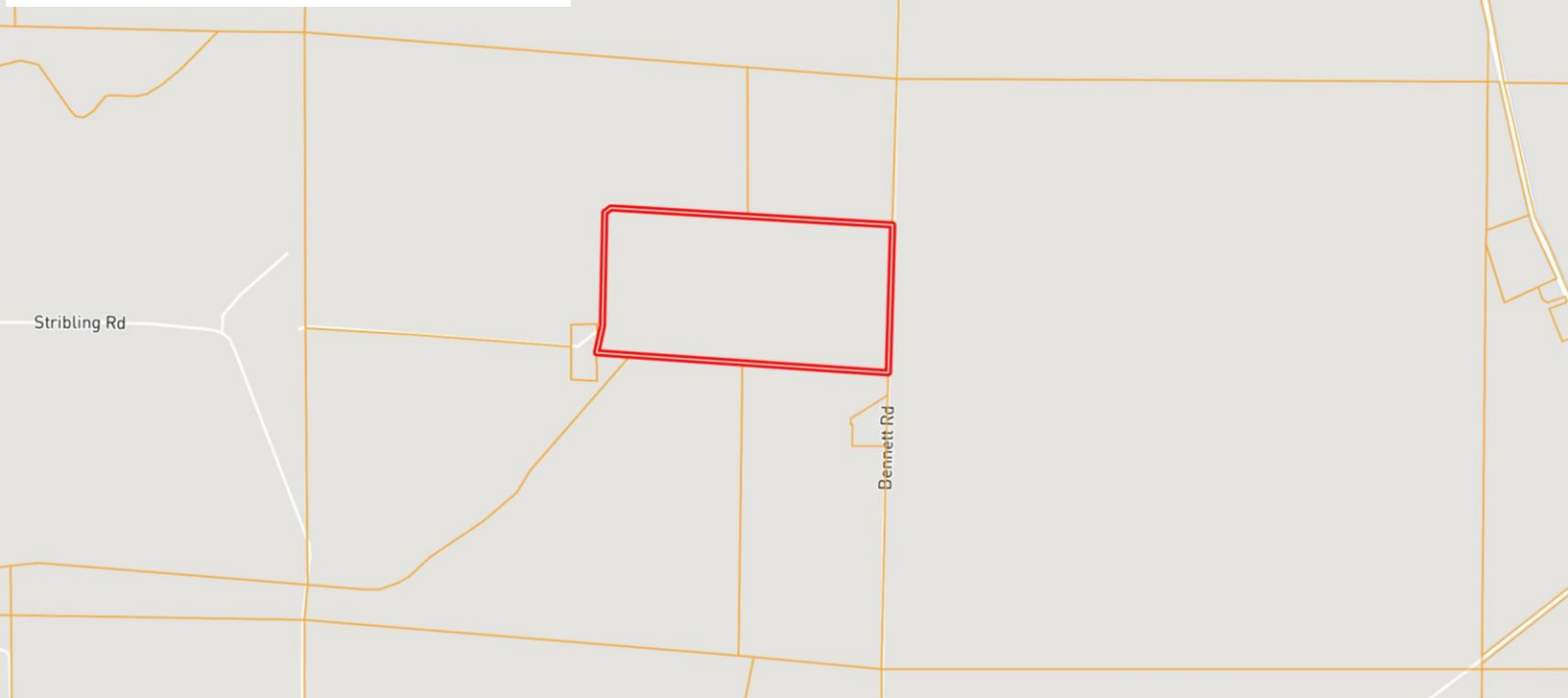
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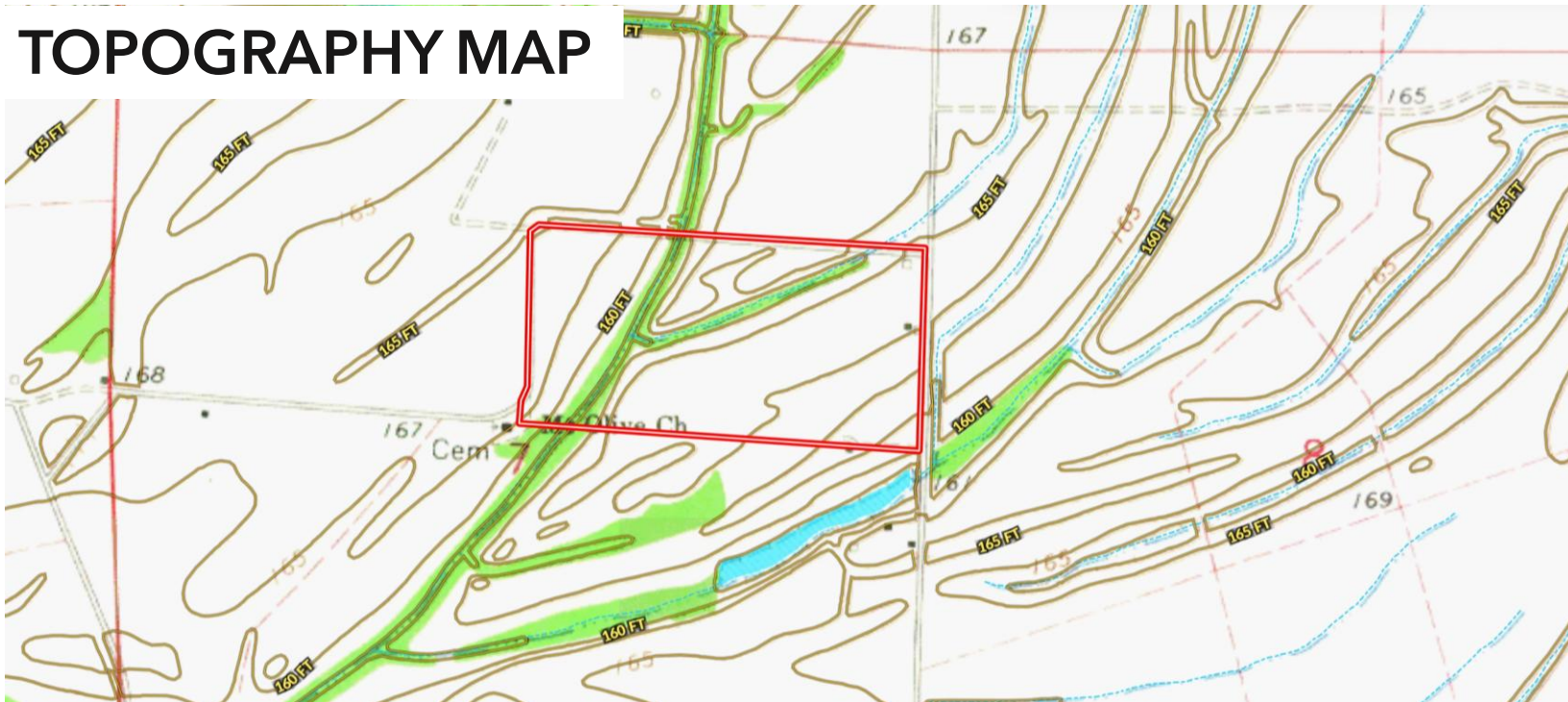




# OWNERSHIP MAP



# TOPOGRAPHY MAP



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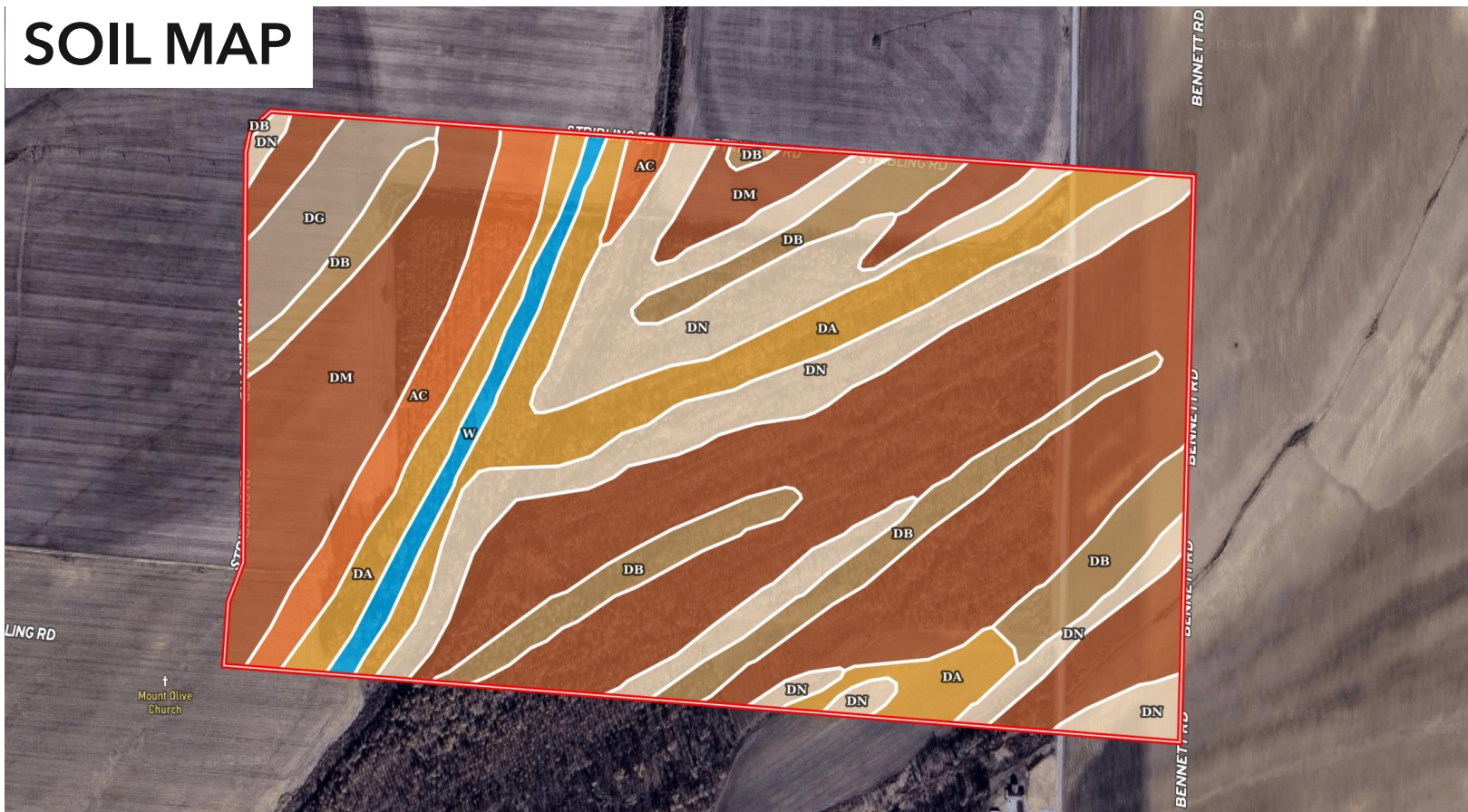
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# SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Dm	Dundee silty clay loam, 0.5 to 3 percent slopes	35.99	45.24	0	85	2w
Dn	Dundee silty clay loam, 3 to 7 percent slopes, moderately eroded, rarely flooded	15.13	19.02	0	79	4e
Da	Dowling clay (sharkey)	10.74	13.5	0	40	5w
Db	Dowling soils (sharkey)	9.1	11.44	0	52	4w
Ac	Alligator clay, 3 to 7 percent slopes	4.34	5.46	0	49	3e
Dg	Dundee silt loam, 0 to 3 percent slopes, rarely flooded	2.48	3.12	0	87	2e
W	Water	1.79	2.25	0	-	-

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The map displays Coahoma County, Mississippi, with a red arrow indicating the location of the Coahoma County Jail. The jail is situated on Oakhurst Stovall Rd, south of the intersection with Highway 1. The map includes labels for various locations such as Sherard, Farrell, Coahoma Community College, Coahoma County Jr/Sr High School, and the town of Clarksdale. Major roads like Highway 1, Highway 322, and Highway 49 are also shown.



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