

160± Acre Farm Tract in the MS Delta

This property offers approximately 160+/- acres of farmland in the Mississippi Delta! It holds great potential, as it is located in the flyway for ducks and is just in sight of the Mississippi levee. The fertile dirt generates \$180 per acre in rent and has been rotated with corn and beans over the past few years. Access to the property is easy via Farrell Road, and the long layout of the land makes it a great block for easy planting. Additionally, the south side of the property could generate extra income if someone were to install a floodgate and a pit blind for a duck lease. This property represents an excellent investment opportunity with its fertile dirt and the potential for a duck lease. Call today to schedule a private showing!

*Farrell Road
Clarksdale, MS 38614
\$1,000,000*



**ANTHONY
STEEN**
REALTOR®

Office: 601.898.2772

Cell: 662.645.5151

Anthony@TomSmithLand.com



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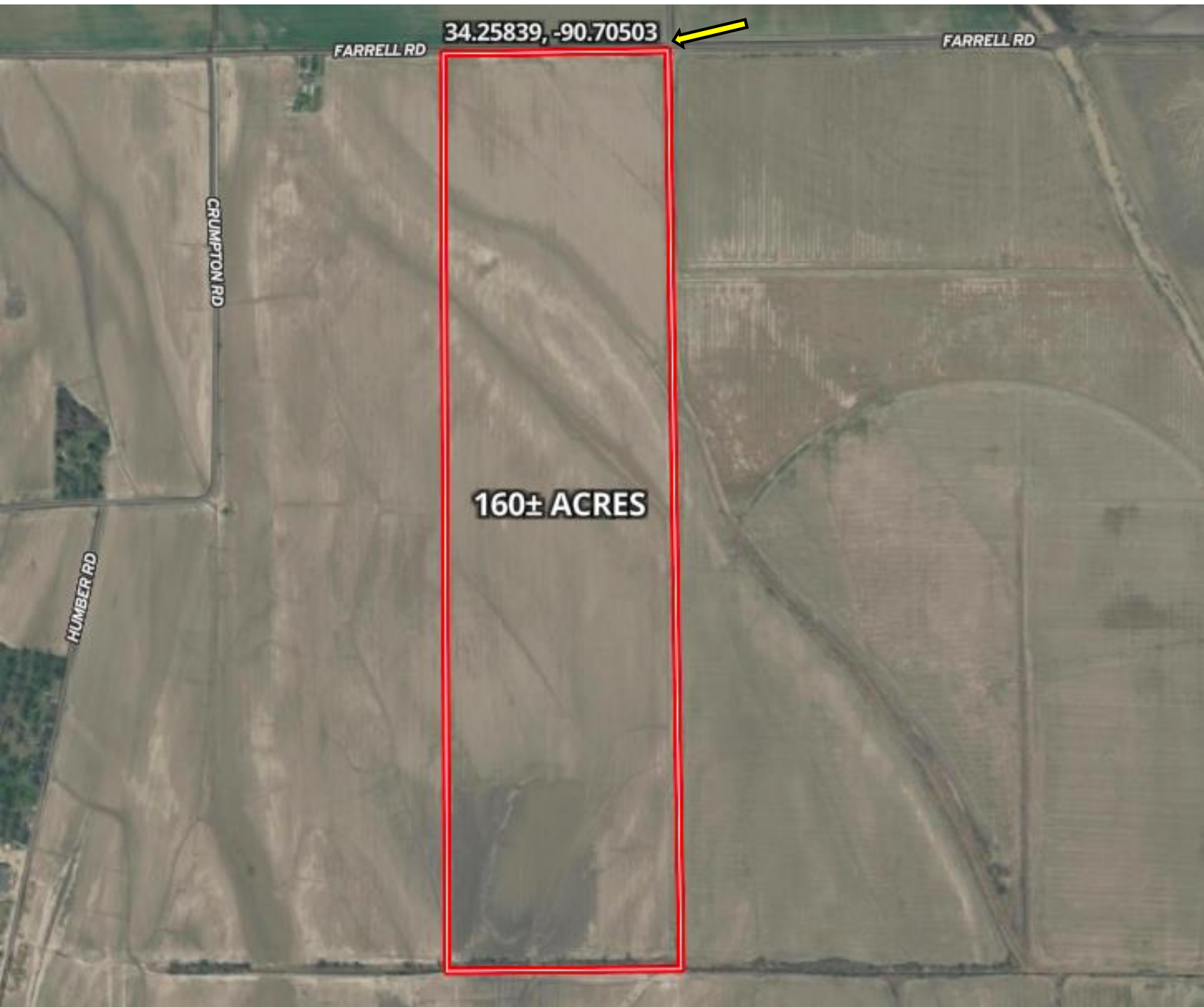
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AERIAL MAP |

[Click for the Interactive Map](#)



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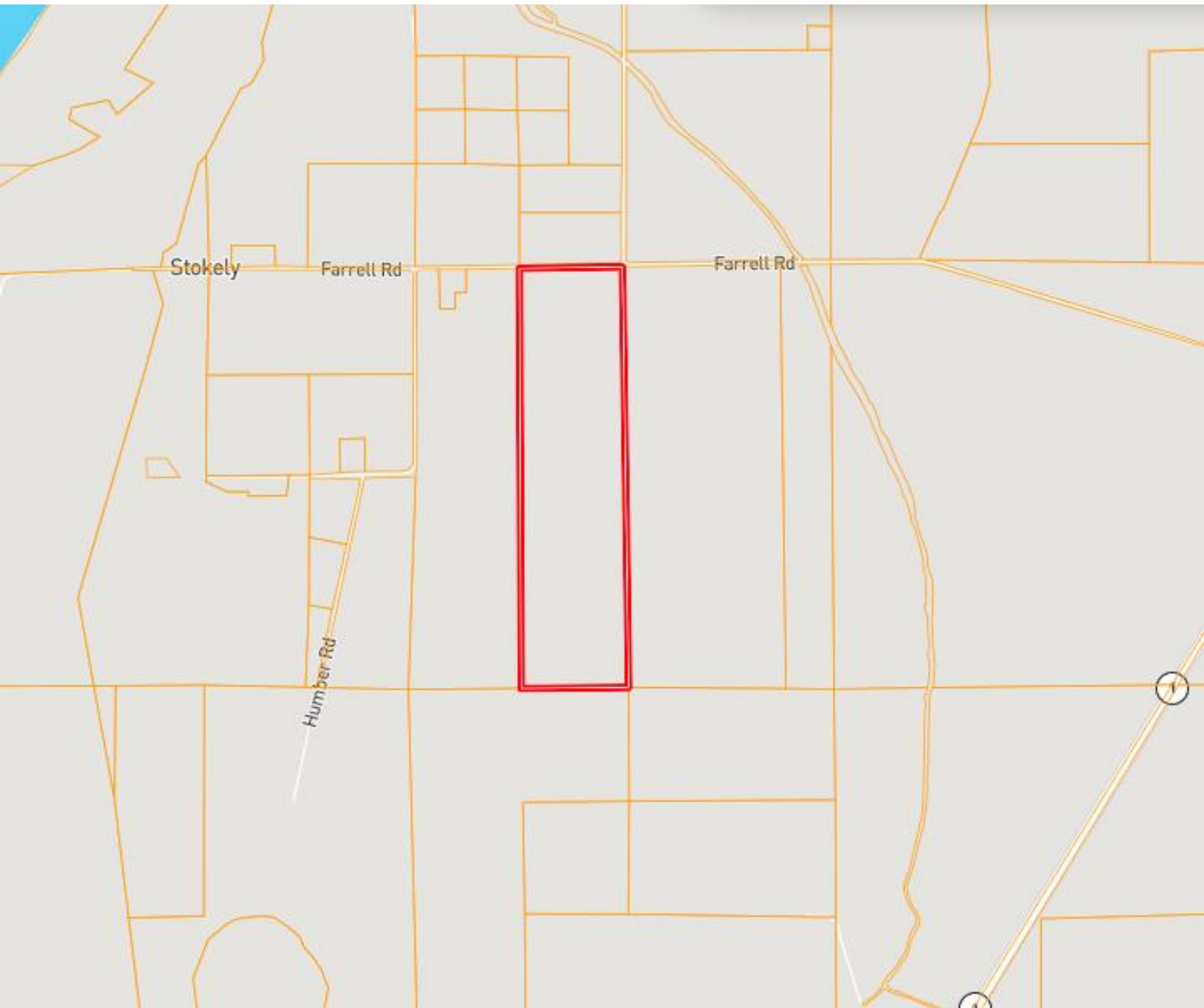


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OWNERSHIP MAP



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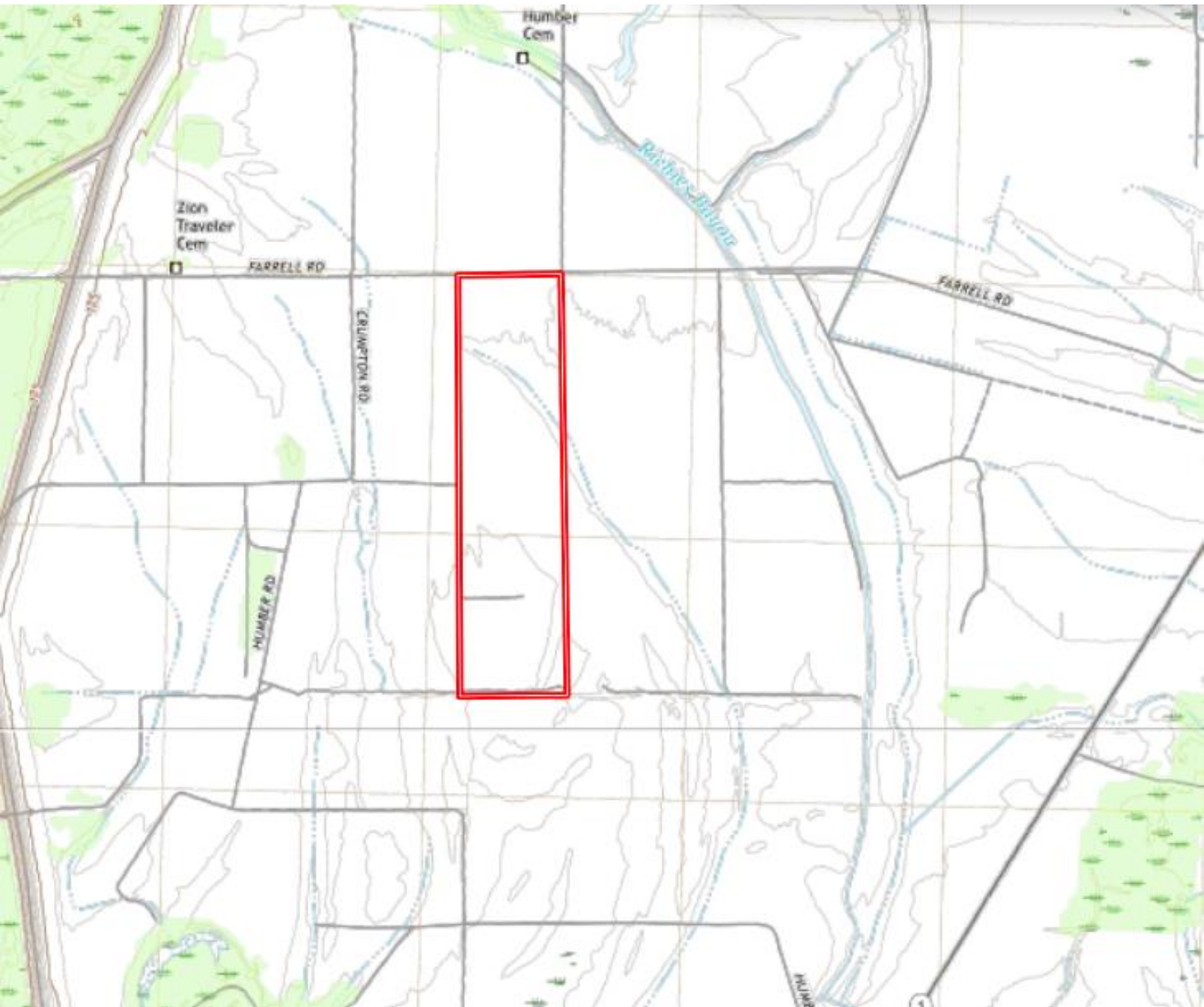


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TOPOGRAPHY MAP



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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Cb	Commerce silt loam, 0 to 3 percent slopes	56.96	35.46	0	85	2e
Ra	Robinsonville very fine sandy loam, 0 to 3 percent slopes	40.86	25.44	0	90	1
Sb	Sharkey clay, 0.5 to 3 percent slopes, rarely flooded	24.86	15.48	0	50	4w
Db	Dowling soils (sharkey)	14.14	8.8	0	52	4w
Rb	Robinsonville very fine sandy loam, 3 to 7 percent slopes	12.16	7.57	0	90	2e
Da	Dowling clay (sharkey)	10.74	6.69	0	40	5w
Cg	Commerce silty clay loam, 0 to 3 percent slopes	0.93	0.58	0	85	2e
TOTALS		160.6 5(*)	100%	-	75.33	2.43

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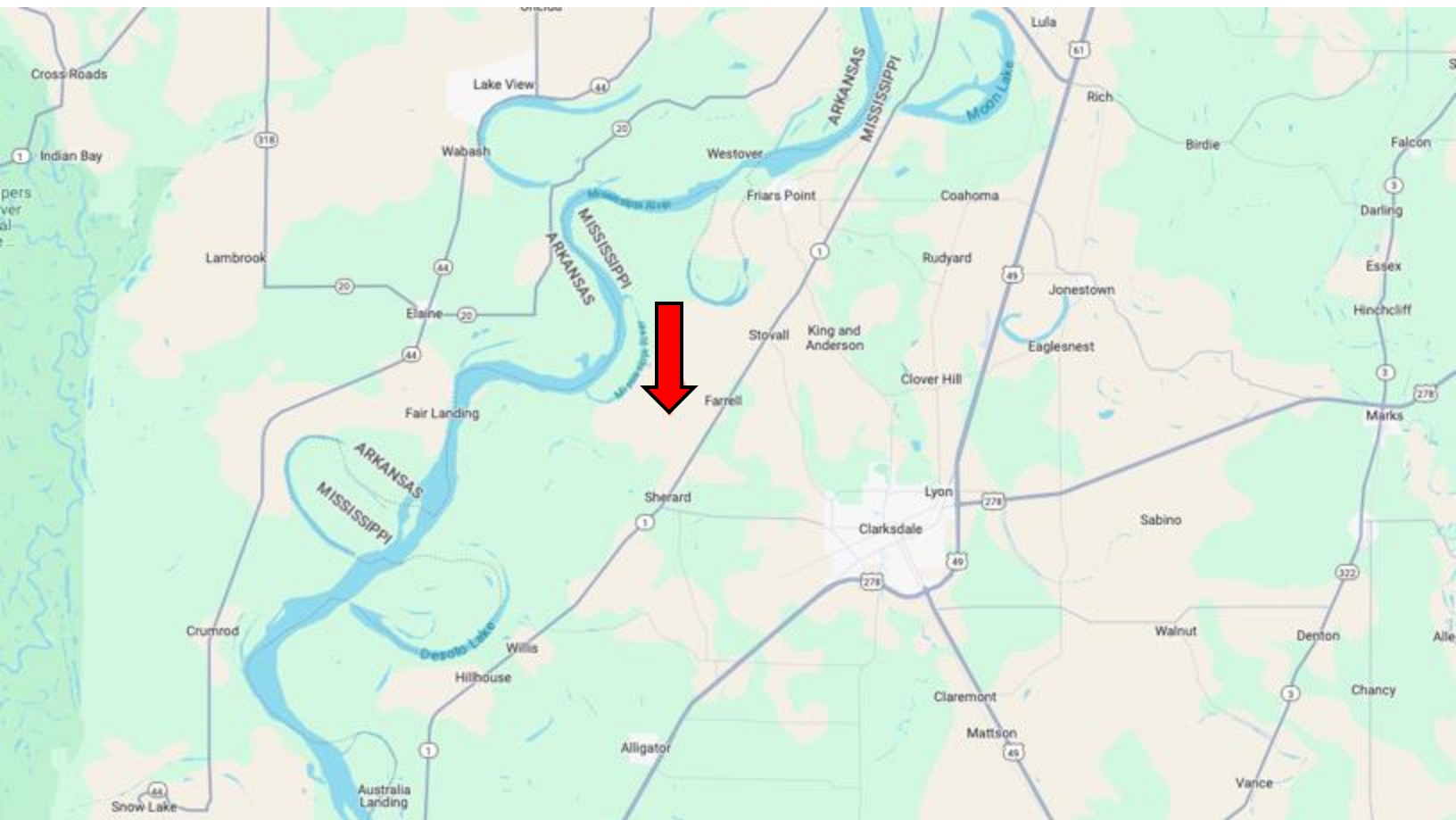


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DIRECTIONAL MAP



Address: Farrell Road, Clarksdale, MS 38614

Directions from MS-161 & Hwy 61, Clarksdale, MS 38614: Travel north on MS-161 for 1.1 miles. Turn left onto MS-322 W and travel 3.5 miles. Turn right onto Bennett Rd and travel 3.0 miles. Turn left onto Farrell Rd and travel 2.0 miles. Turn right onto Corley Rd and travel 0.2 miles. Continue on Farrell Rd for 2.1 miles, then turn left. After 0.5 miles, the property will be on the left.

[Google Map Link](#)

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