



INCOME-PRODUCING RECREATIONAL TRACT

160± Acres in Sharkey County, MS | \$585,000



**BRUCE
WEST**

ALC®, ASSOCIATE BROKER
ACCREDITED LAND CONSULTANT

Office: 662.441.2500

Cell: 662.873.3007

Bruce@TomSmithLand.com



Expect More. Get More.

A Real Estate Expert You Can Trust

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



**Location:**

•Sharkey County, MS
•On the Big Black River

Coordinates:

32.9445, -90.7764

Property Use:

•Agriculture
•Hunting

This diverse 160± acre property is located along the Sunflower River in Sharkey County, MS, and features a mix of productive farmland and hardwood timber. The farmland is currently leased, offering a steady annual income. The timbered areas include natural sloughs and thick bedding cover, creating excellent habitat for deer, ducks, and small game. The cropland within the property and the adjoining agricultural fields provide a consistent, year-round food source for wildlife. The Sunflower River forms the property's border, adding opportunities for fishing and waterfowl hunting. Additionally, the mproperty is just minutes from the Delta National Forest, offering even more public hunting access. Call Bruce to schedule your tour today!

A Real Estate Expert
You Can Trust!

BRUCE WEST
REALTOR®

O: 662.441.2500 C: 662.873.3007

Bruce@TomSmithLand.com

TomSmithLandandHomes.com



Expect More. Get More.

Information is believed to be accurate but not guaranteed.





A Real Estate Expert *You Can Trust!*

BRUCE WEST
REALTOR®

O: 662.441.2500 C: 662.873.3007

Bruce@TomSmithLand.com

TomSmithLandandHomes.com



Expect More. Get More.



Information is believed to be accurate but not guaranteed.

AERIAL MAP



OWNERSHIP MAP



A Real Estate Expert
You Can Trust!

BRUCE WEST
REALTOR®

O: 662.441.2500 C: 662.873.3007

Bruce@TomSmithLand.com

TomSmithLandandHomes.com

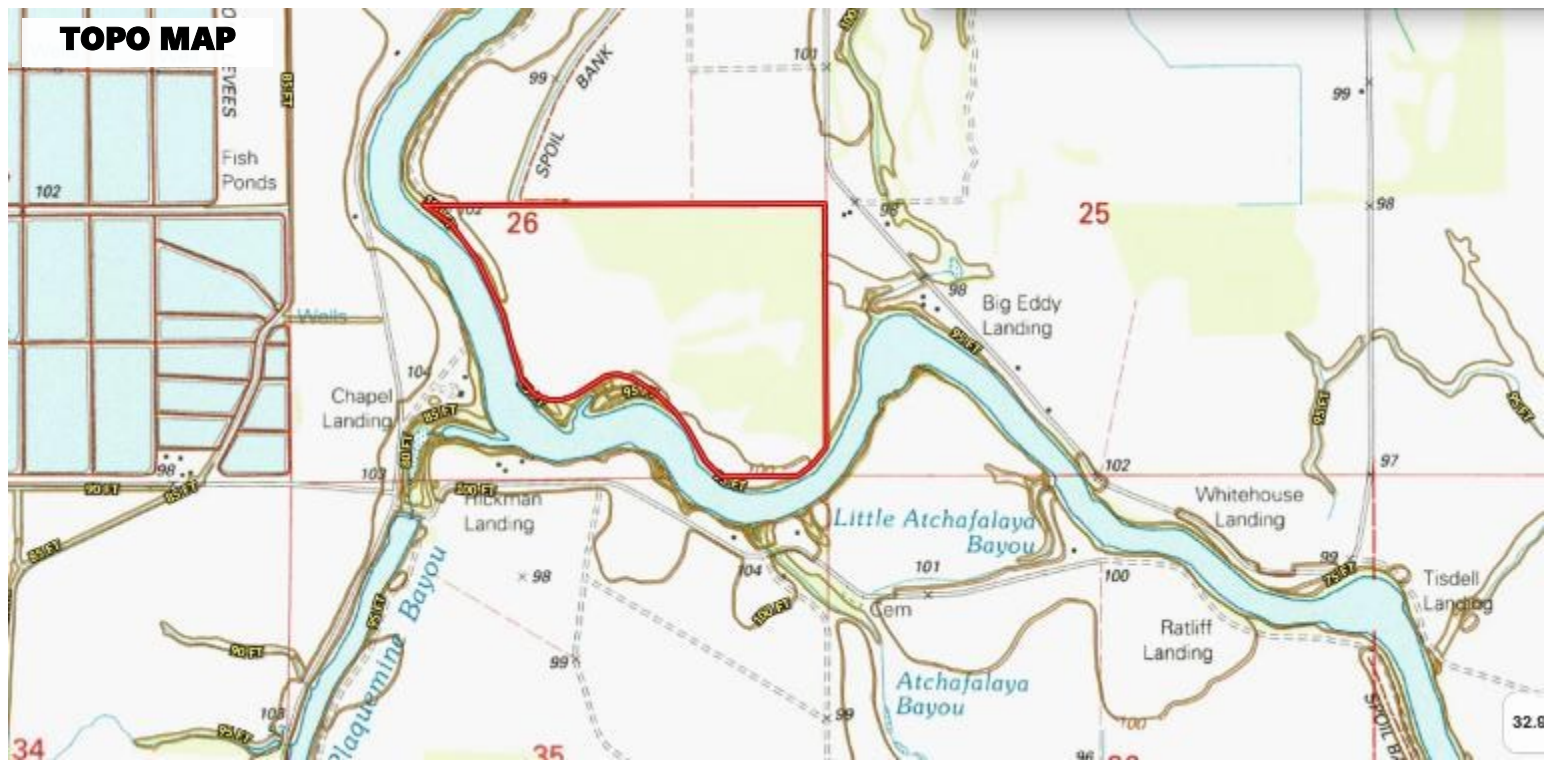
**Tom
Smith**
LAND AND
HOMES

Expect More. Get More.

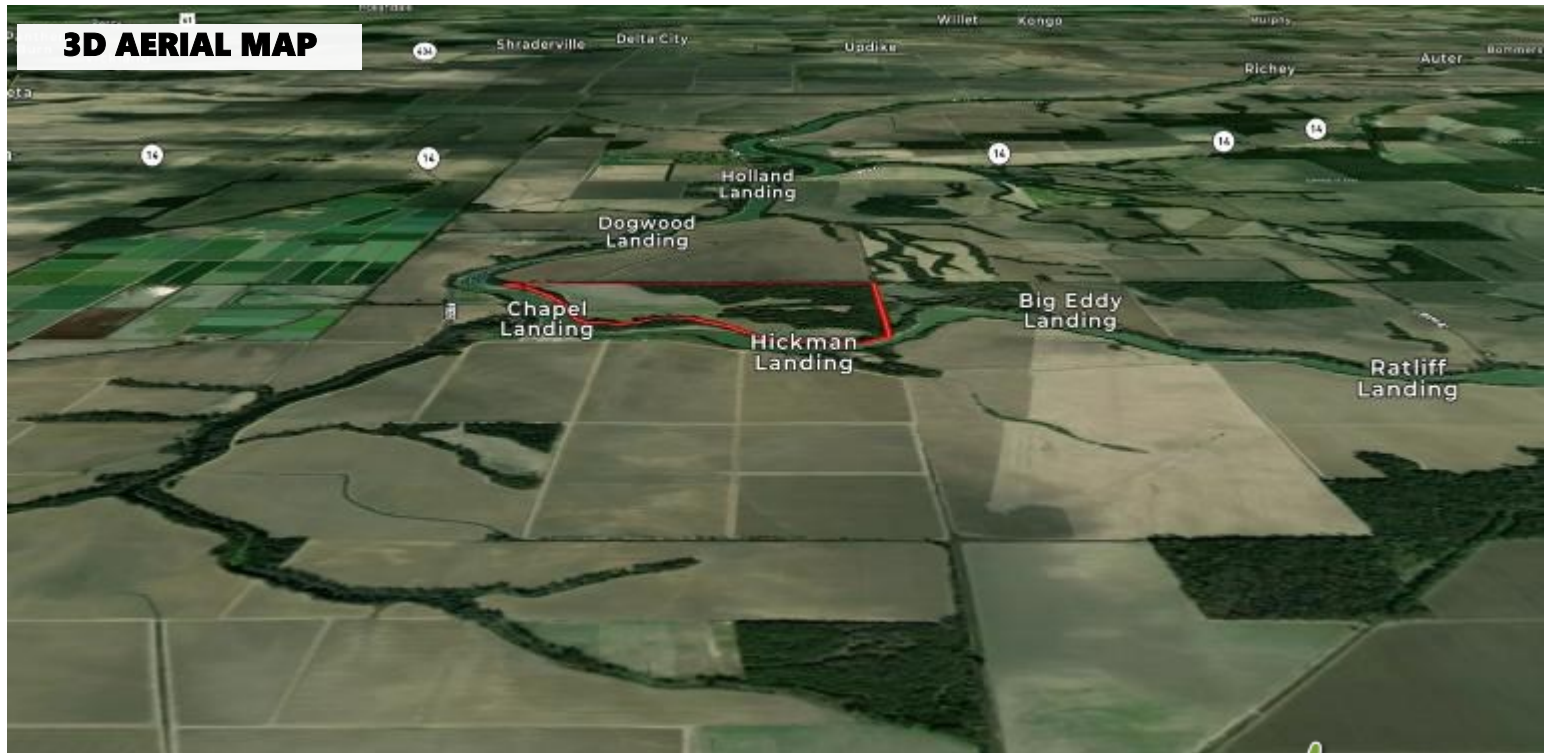
Information is believed to be accurate but not guaranteed.



TOPO MAP



3D AERIAL MAP



A Real Estate Expert
You Can Trust!

BRUCE WEST
REALTOR®

O: 662.441.2500 C: 662.873.3007

Bruce@TomSmithLand.com

TomSmithLandandHomes.com

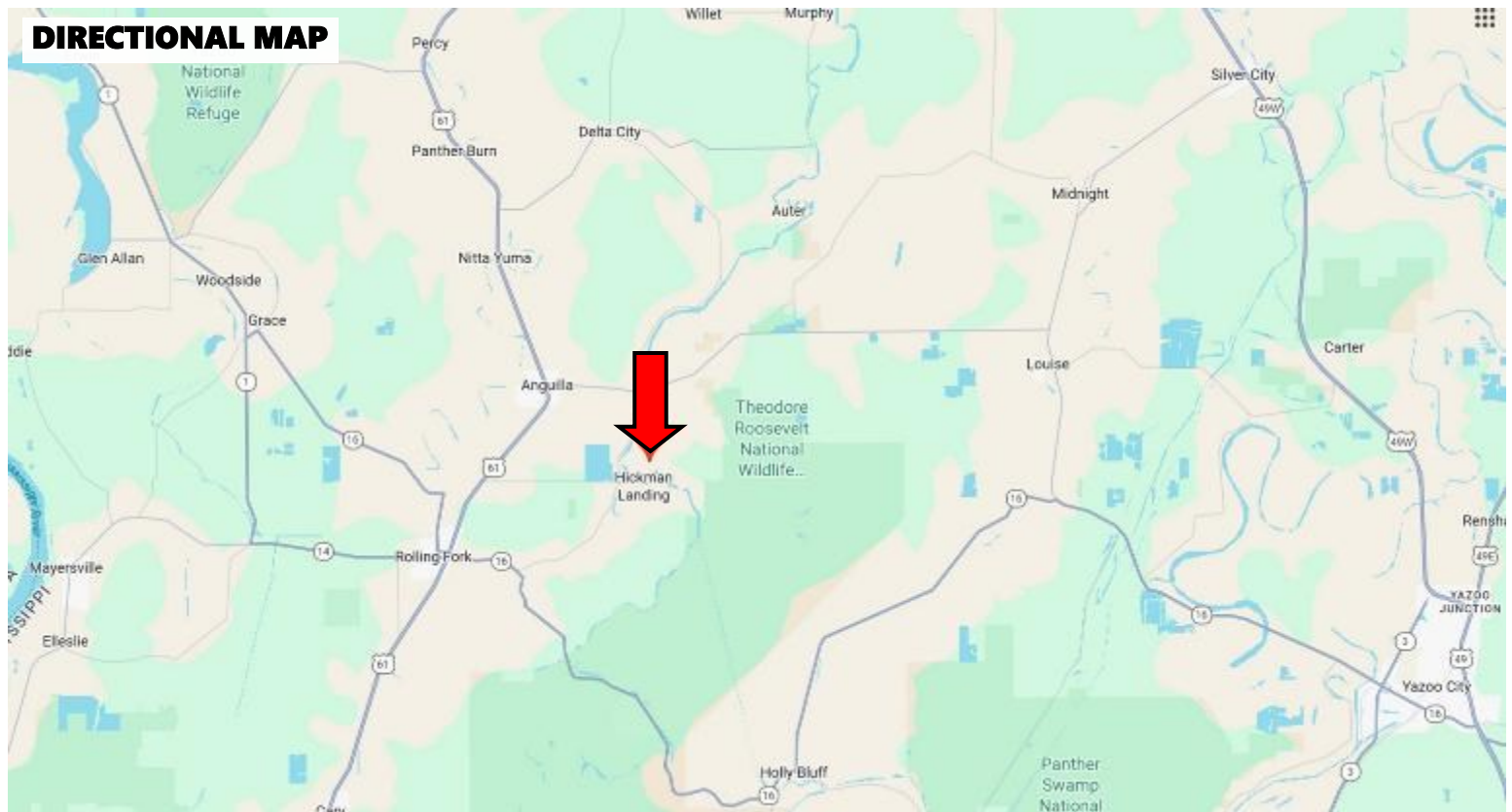
**Tom
Smith**
LAND AND
HOMES

Expect More. Get More.

2011-2024
BEST
BROKERAGES

Information is believed to be accurate but not guaranteed.

DIRECTIONAL MAP



Directions from Hwy 61 and Hwy 16 in Rolling Fork, MS: Travel Hwy 61 N for 6 miles. Turn right onto Hwy 14E and travel 3 miles. Turn right onto E River Road and travel 2 miles. The entrance to the property will be on the right. [GOOGLE MAP LINK](#)



[Click here for the Land id Interactive Map Link](#)



**BRUCE
WEST**

ALC®, ASSOCIATE BROKER
ACCREDITED LAND CONSULTANT

Office: 662.441.2500

Cell: 662.873.3007

Bruce@TomSmithLand.com



Expect More. Get More.

A Real Estate Expert You Can Trust

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

