

# Income Producing Recreational Property

## 38+/- Acres in Sunflower County, MS



**\$3,875/Acre**

**Located on Twiner Road**, this 38+/- acre tract in Sunflower County, MS is a great recreational tract with income potential. The easy to access property offers established food plots, road and walking trails and is bordered by woodlands or agricultural crop lands on all sides. You can be in a deer stand in less than 30 minutes from Cleveland or Indianola. There is an abundance of small game with the possibility of duck hunting, too. This tract is expired CRP; it was replanted in hardwood which is maturing well and could possibly be re-enrolled in the Conservation Reserve Program (CRP) or put into the Wetland Reserve Program (WRP). Don't miss out on this priced to sell property, call Tracey or Charlie TODAY!

**Directions from Cleveland, MS:** Travel Hwy 8 east for 10 miles to Ruleville, MS and at the intersection turn right onto Hwy 49 W South. Travel 1/2 mile to E. Floyce St. and turn left. When the pavement ends, Floyce St. becomes Twiner Rd. and the property is on the left.



**TRACEY BELL**, MANAGING BROKER  
Tracey@TomSmithLand.com  
662.441.2500 office | 662.719.4720 cell



Expect More. Get More.

*call us today!*



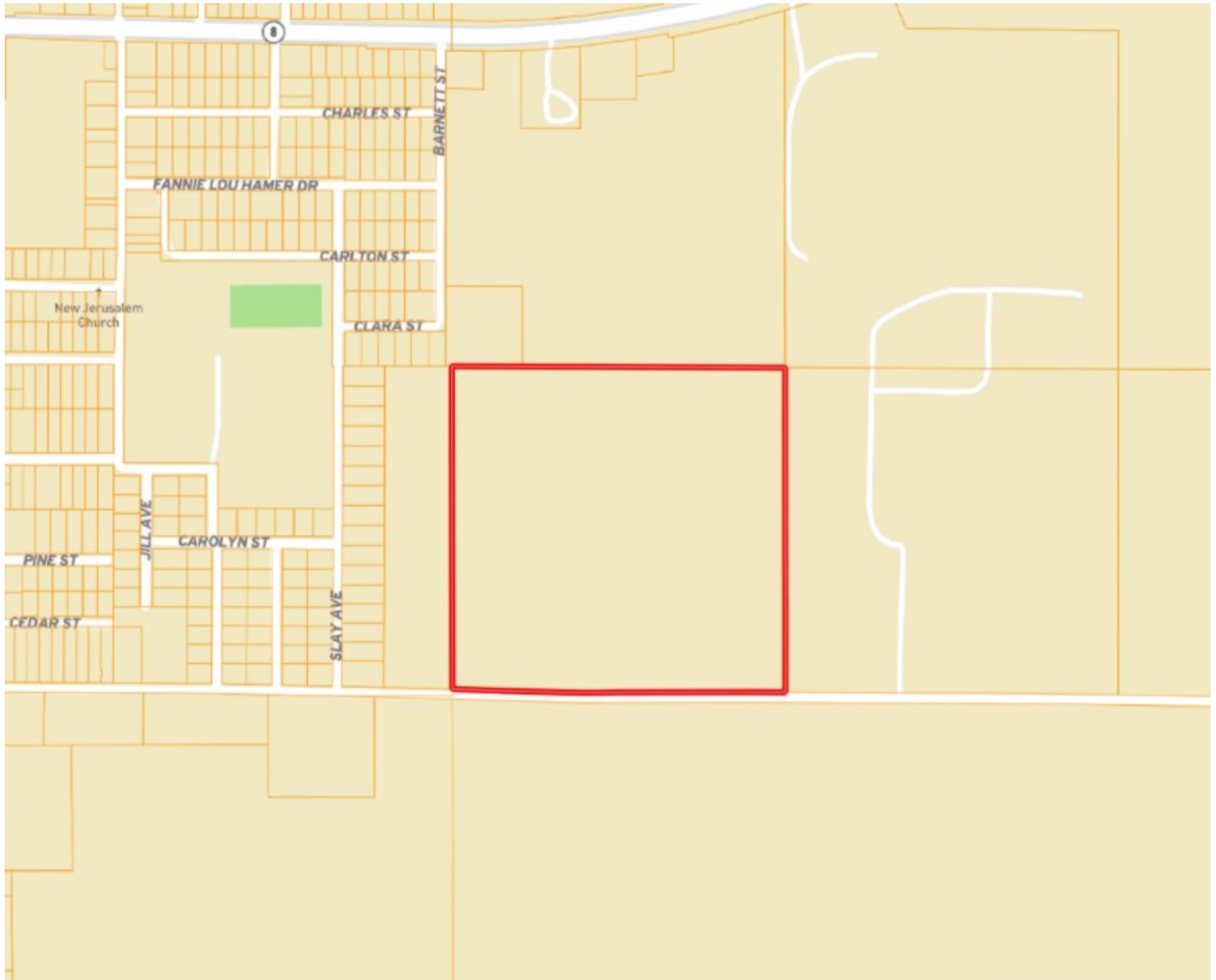
**CHARLIE HEINSZ**, REALTOR®  
Charlie@TomSmithLand.com  
662.441.2500 office | 662.719.7218 cell

# TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



# OWNERSHIP MAP



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# AERIAL MAP



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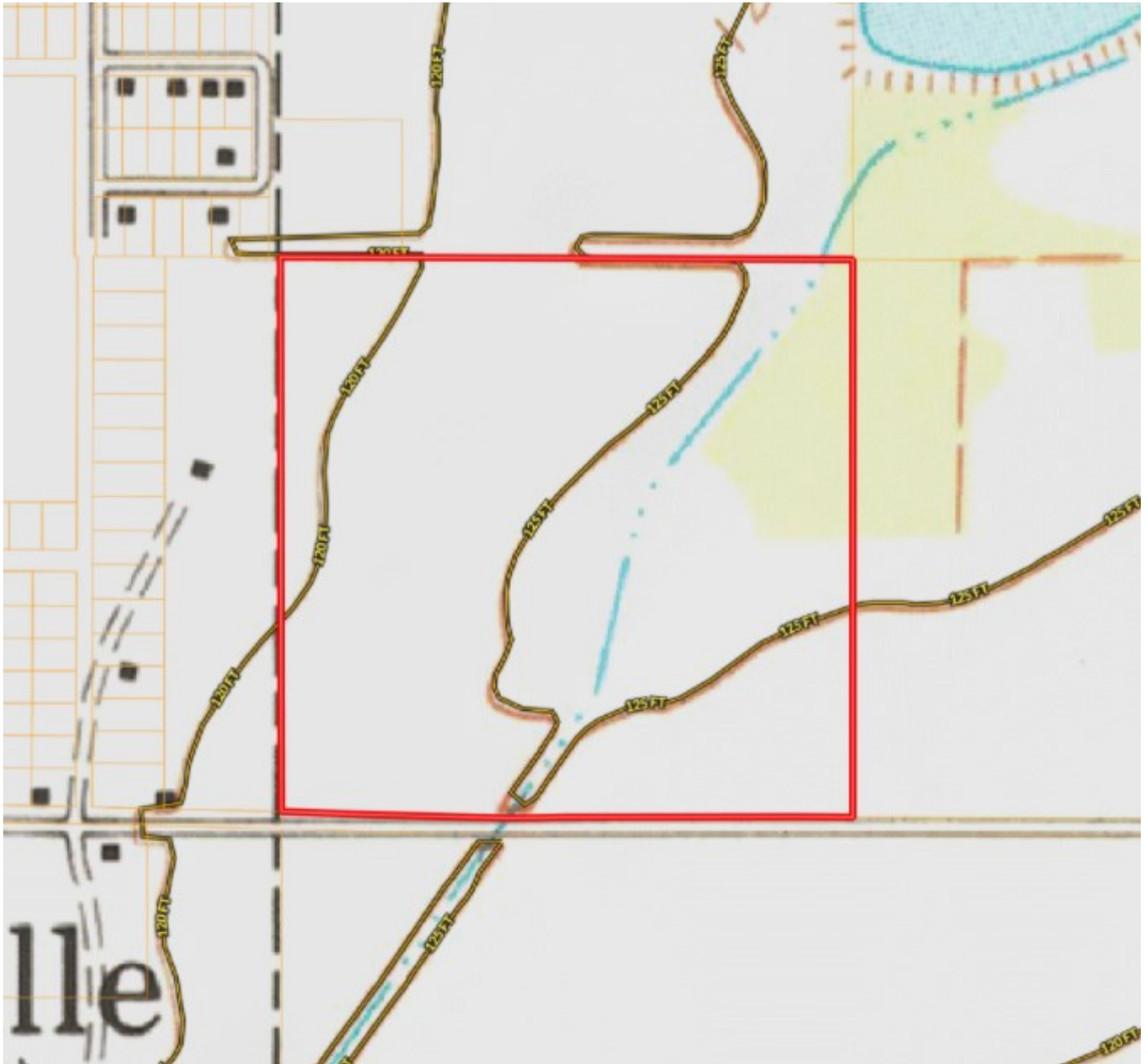
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# TOPO MAP



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# SOIL MAP



 Boundary 39.6 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
Aa	Alligator clay, 0 to 0.5 percent slopes	11.5	29.09	3w
Db	Dowling clay (sharkey)	2.5	6.41	5w
Fm	Forestdale silty clay loam, 0.5 to 3 percent slopes	8.0	20.25	3w
Ag	Alligator silty clay, 0.5 to 3 percent slopes	3.6	9.19	3e
Ds	Dundee very fine sandy loam, 0 to 3 percent slopes, rarely flooded	1.0	2.51	2e
Fb	Forestdale silt loam, 0.5 to 3 percent slopes	12.9	32.54	3w
TOTALS		39.6	100%	3.1



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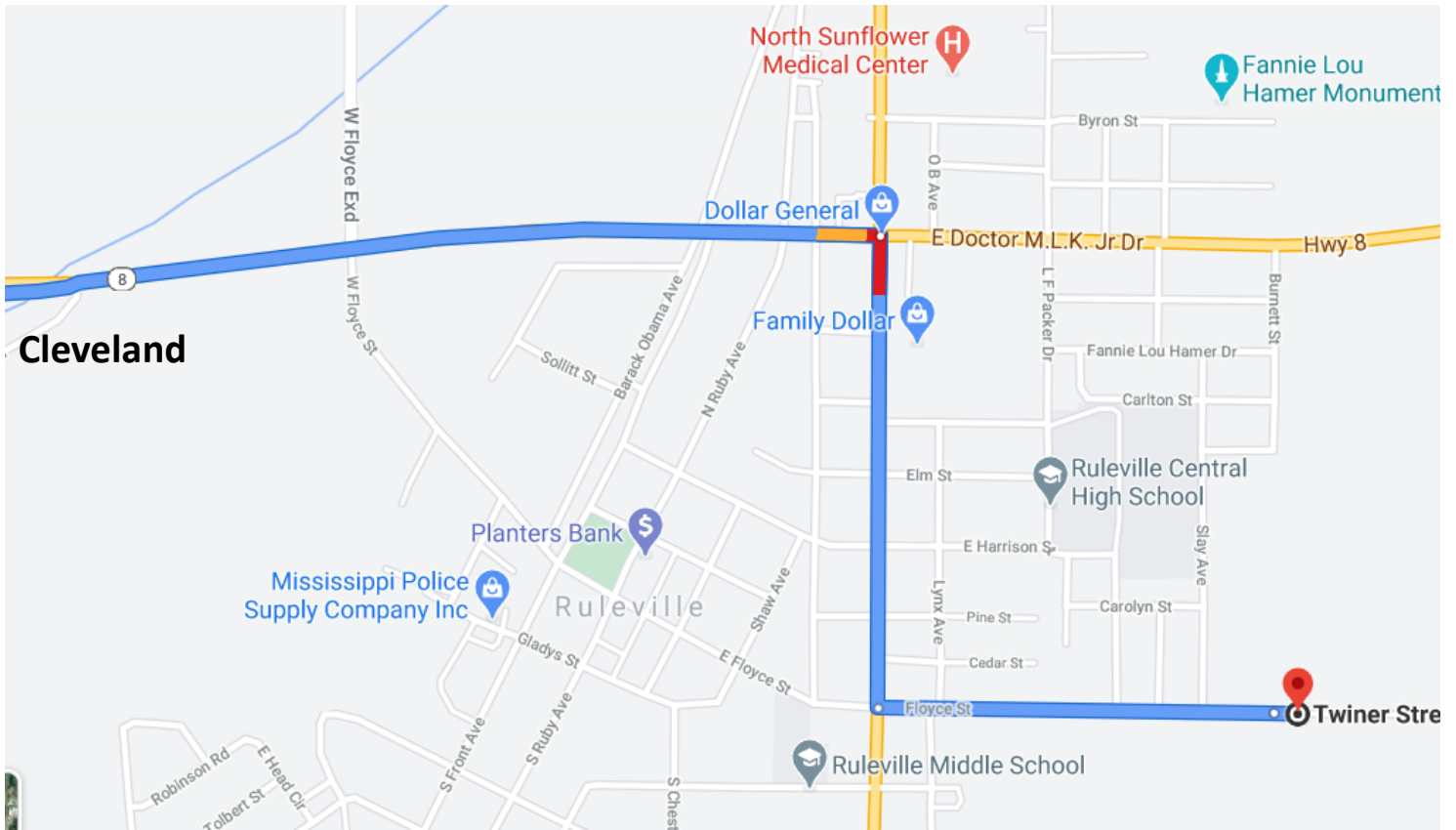
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# DIRECTIONAL MAP



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