

Recreational Estate

400± ACRES IN TALLAHATCHIE COUNTY, MS



drone link

\$2,675/ACRE

This 400± acre tract is perfect for you and your family to enjoy the great outdoors! This property includes an 1,800 SF, 3 Bedroom, 1 Bath, furnished home with a screened-in front porch and a new metal roof; all you need is your gear! There is also a barn for your equipment storage or work space. The land is made up of approximately 80± acres of open pasture, which is used for hay production, eight established food plots, two beautiful gravel bottom creeks, and a great road system throughout the property. The timber is primarily hardwood with some scattered mature pine and an estimated 300± acres of mature timber. This property is also abundant with wild game! Whitetail and turkey and plentiful as the family has owned this property for over 150 years with no hunting pressure. An additional smaller bungalow home, built in 1920 could be brought up to living conditions with a little TLC. The old saw mill down the road from the property provided the wood for the homes and for many in the area. One of the best features of this tract is that it sits on an enormous gravel deposit that has been drilled by gravel companies. There are working gravel operations in the area. The buyer of this tract will reap the benefits as the seller is transferring all mineral rights!! This is one property that you just have to see to appreciate its beauty and potential! It's a rare find and will not last long! Call Tom for your private showing today!

DIRECTIONS FROM I-55 IN OAKLAND, MS: Take exit 227 towards Oakland/Water Valley. Turn left on Highway 32 and travel 1.3 miles. Turn right on Highway 51 and travel 4.1 miles. Turn left on Enid-Teasdale Road and travel 7.2 miles. Turn left on Teasdale Road and travel 2.8 miles. Make a slight right onto Friendship Road, the property will be on both sides of the road. [GOOGLE MAP LINK](#)

call The Land Man today!



TOM SMITH, ALC, BROKER®

Tom@TomSmithLand.com

601.898.2772 office | 601.454.9397 cell



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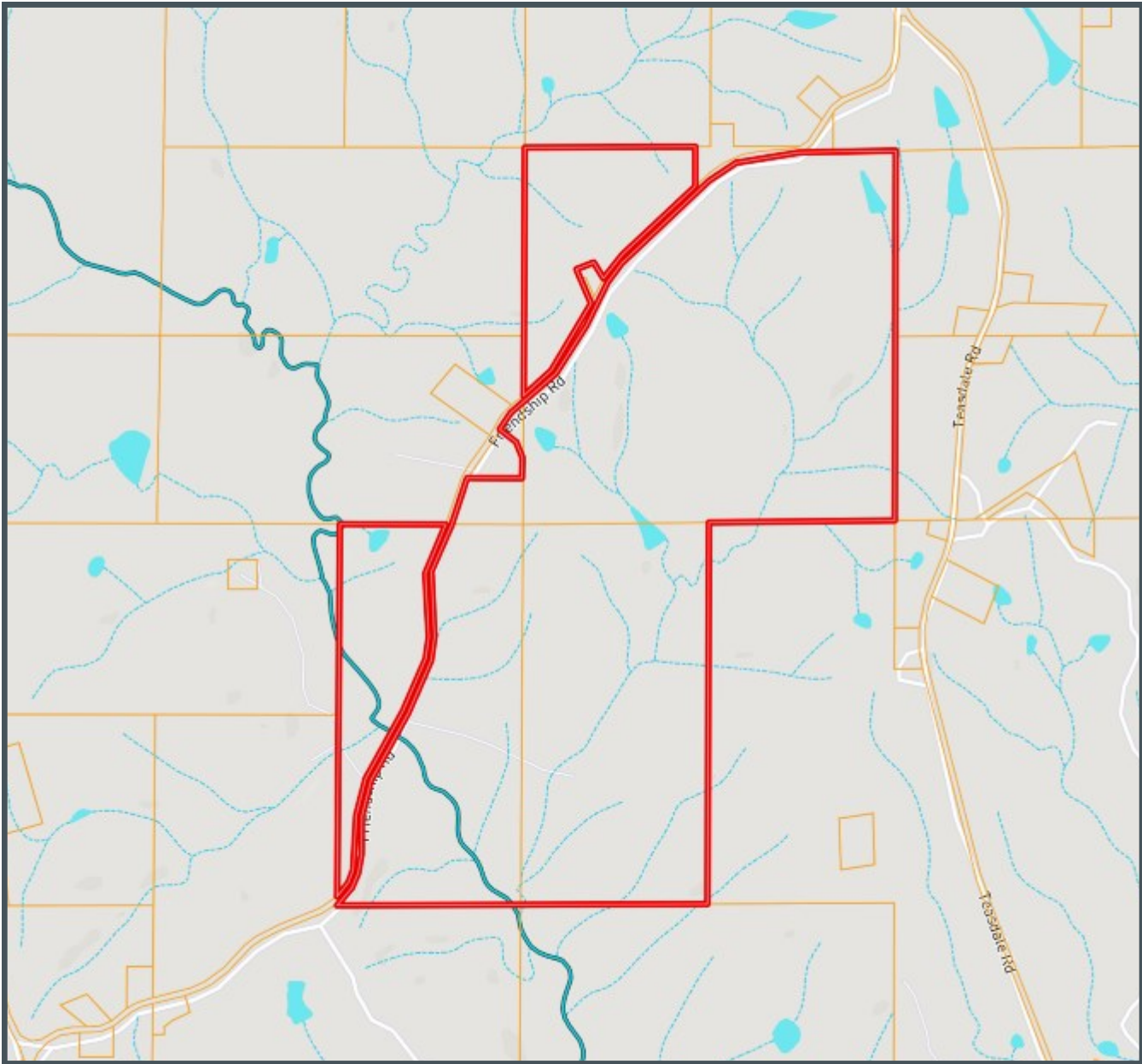
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OWNERSHIP MAP



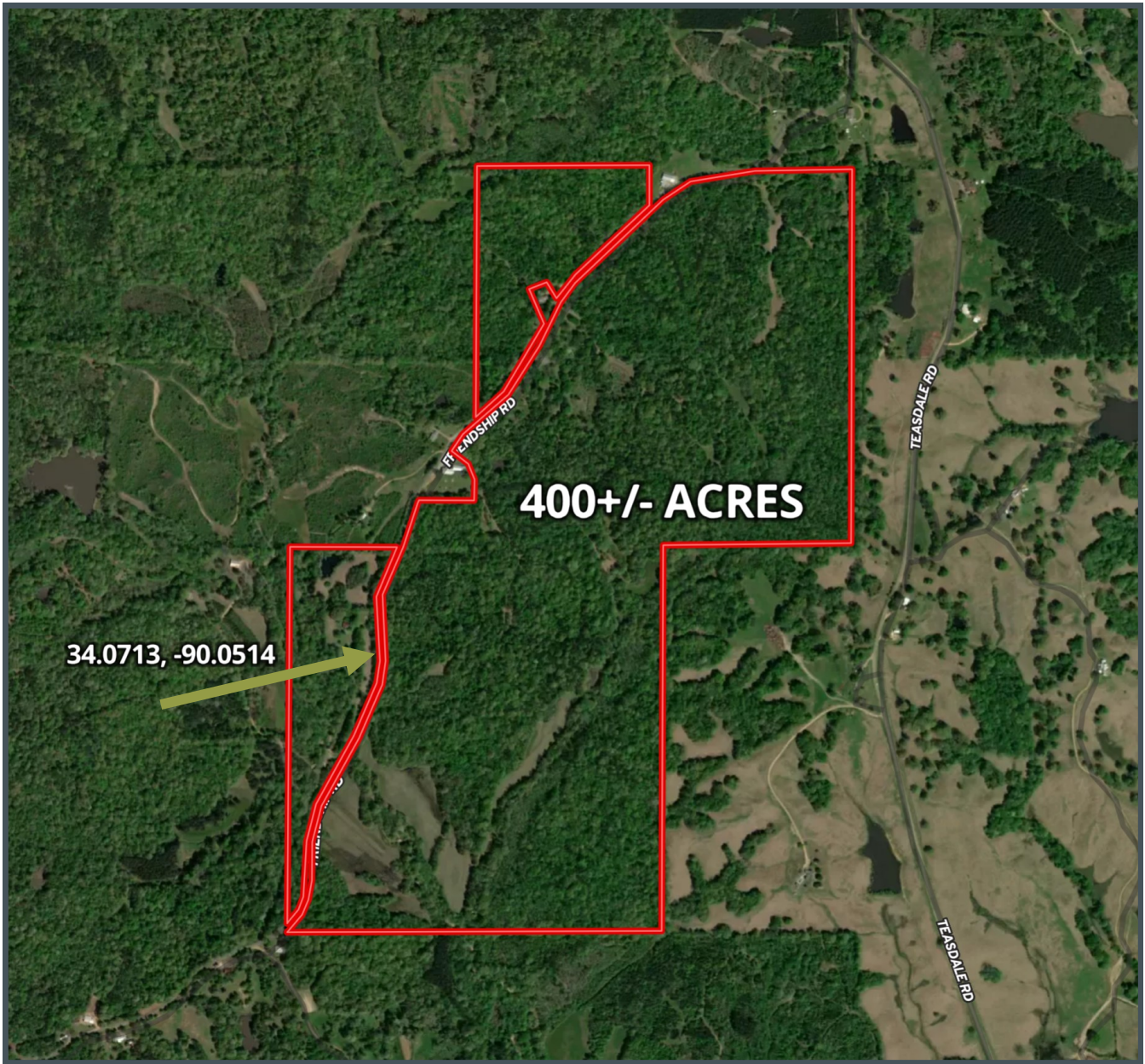
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AERIAL MAP



CLICK [HERE](#) FOR AN INTERACTIVE MAP

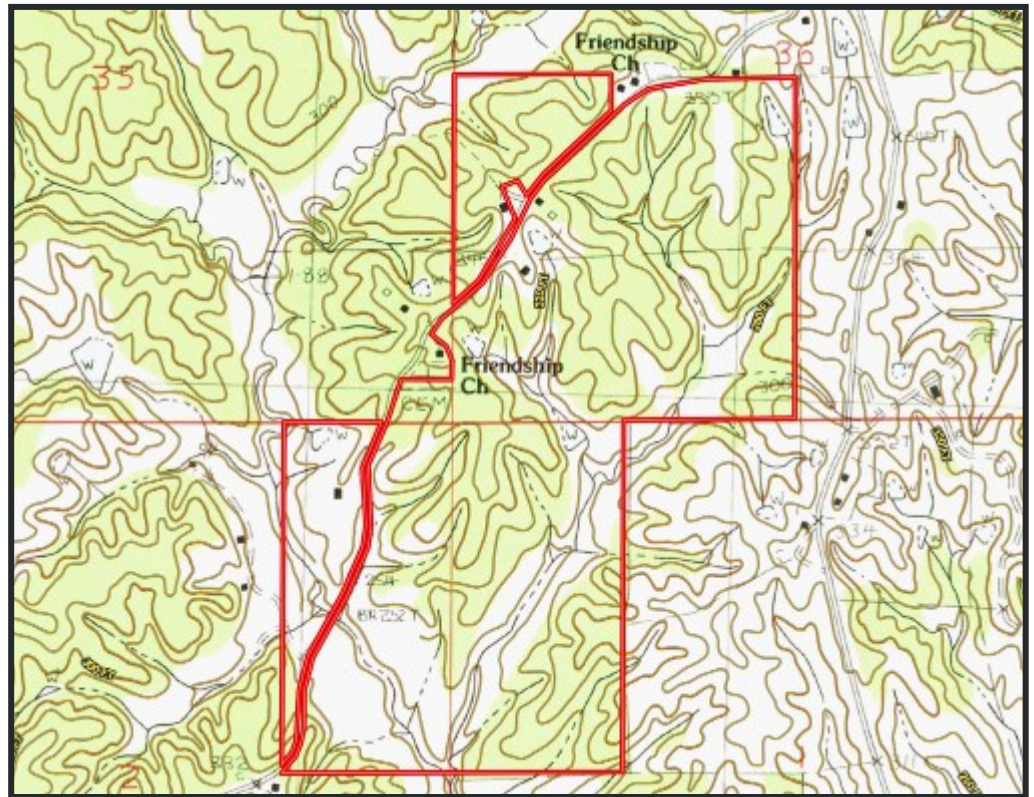
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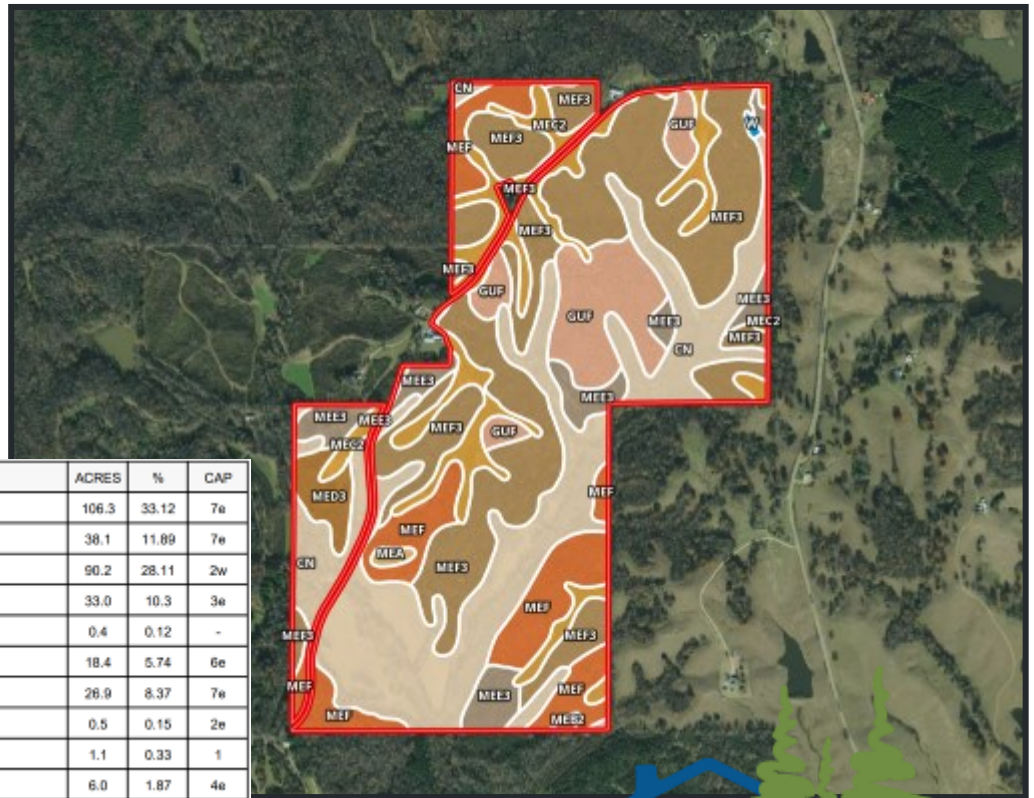
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TOPO MAP



SOIL MAP



| SOIL CODE | SOIL DESCRIPTION | ACRES | % | CAP |
|-----------|---|-------|-------|-----|
| MeF3 | Memphis silt loam, 17 to 40 percent slopes, severely eroded | 106.3 | 33.12 | 7e |
| MeF | Memphis silt loam, 17 to 40 percent slopes | 38.1 | 11.89 | 7e |
| Cn | Collins silt loam | 90.2 | 28.11 | 2w |
| MeC2 | Memphis silt loam, 5 to 8 percent slopes, eroded | 33.0 | 10.3 | 3e |
| W | Water | 0.4 | 0.12 | - |
| MeE3 | Memphis silt loam, 12 to 17 percent slopes, severely eroded | 18.4 | 5.74 | 6e |
| GuF | Gullied land-Memphis complex, 8 to 40 percent slopes | 26.9 | 8.37 | 7e |
| MeB2 | Memphis silt loam, 2 to 5 percent slopes, eroded, north | 0.5 | 0.15 | 2e |
| MeA | Memphis silt loam, 0 to 2 percent slopes | 1.1 | 0.33 | 1 |
| MeD3 | Memphis silt loam, 5 to 12 percent slopes, severely eroded | 6.0 | 1.87 | 4e |



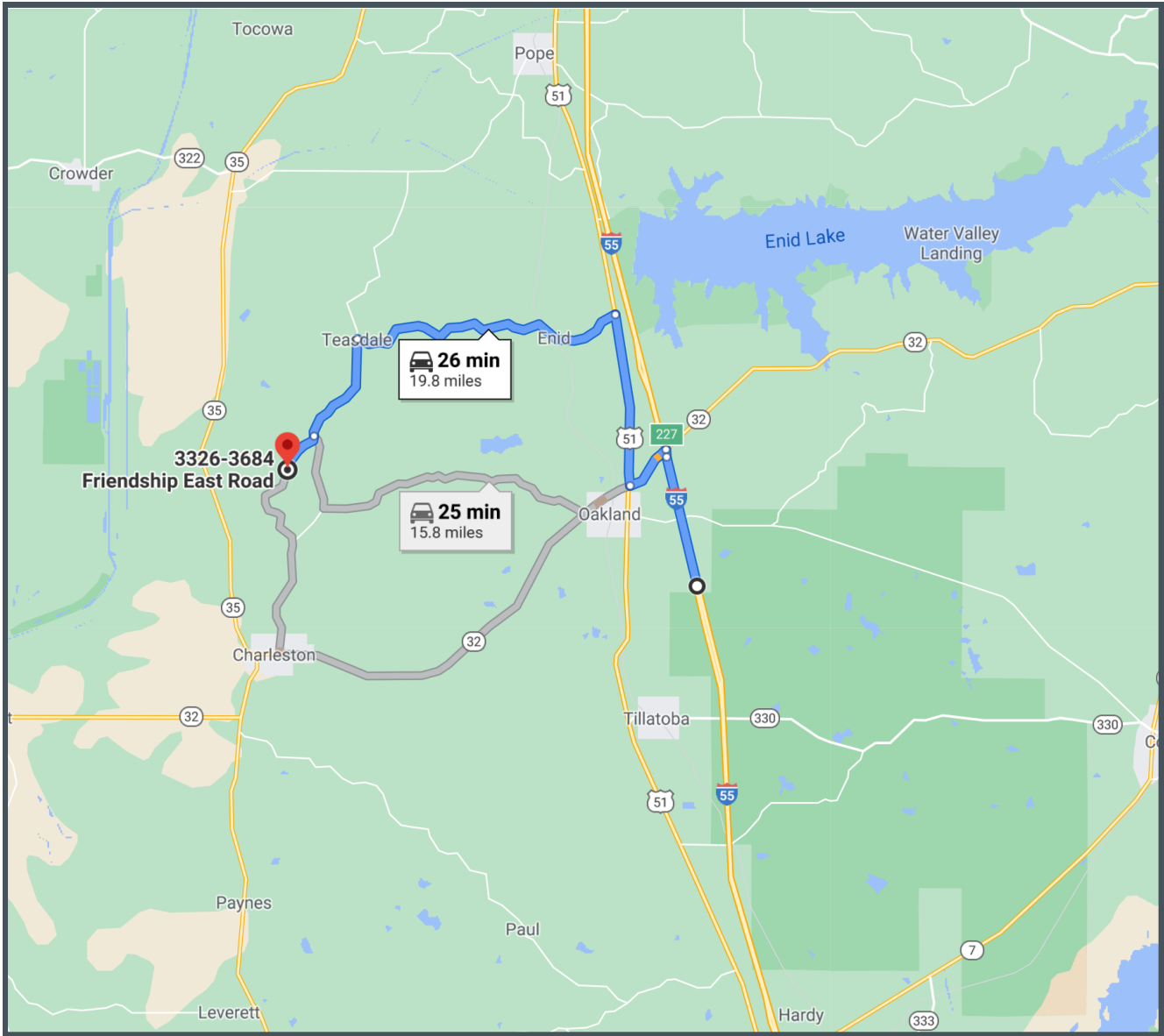
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DIRECTIONAL MAP



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