

280± Acres in Tallahatchie County, MS

\$1,064,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

662-846-1425

Property Profile

The Tallahatchie 280

Location:

- Tallahatchie County, MS
- 1.2± Miles South of Highway 8
- 25± Miles North of Greenwood
- 74± Miles Southwest of Oxford

Coordinates:

- 33.728035, -90.265075

Property Information:

- 280± Total Acres
- Mixed Hardwoods
- Deeded Easement
- Conservation Easement
- Four Established Food Plots
- 68± Acres of Tupelo Gum and Cypress Brake
- Four Established Duck Holes
- 40-HP Well
- Two Water Control Structures

Property Use:

- Recreational
- Timber Investment
- Deer, Duck, Turkey, and Small Game Hunting

Tax Information:

- Total Taxes: \$555.00 for 2023



HENRY MOSCO | MANAGING BROKER
C: 662-719-7167 | henry@smalltownproperties.com



WILSON BRITT | LAND SPECIALIST
C: 662-299-2367 | wilson@smalltownproperties.com

Welcome to The Tallahatchie 280! This property is surrounded by one of the largest continuous 2,000-acre blocks of woods in Tallahatchie County, MS. A tupelo gum and cypress brake snakes through the center of 280± acres of mixed timber, providing a unique setting for the avid hunter.



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This area in the Mississippi Delta is known for its big deer and is located in the Mississippi Flyway, situated roughly 1 mile west of the Tallahatchie River. Primarily managed for timber investment, minimal hunting pressure over the last decade has occurred.



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An abundance of mature white, red, and pin oaks provide a food source for wildlife. Four designated food plots are scattered throughout the property. By thinning the trees for timber harvest, a thick undergrowth has developed in places...perfect for deer bedding. The woods are surrounded by agriculture fields, so deer graze on high protein crops throughout the summer.



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The tupelo gum and cypress brake is the main attraction for the duck habitat. Rainfall throughout the seasons naturally fills the brake. Two water control structures and a pump exist, allowing for a managed water system if needed. With a great internal road system, there is accessibility from the north or the south. Whether the goal is investment or recreational, The Tallahatchie 280 checks the boxes. Call Wilson Britt or Henry Mosco today for a private showing.



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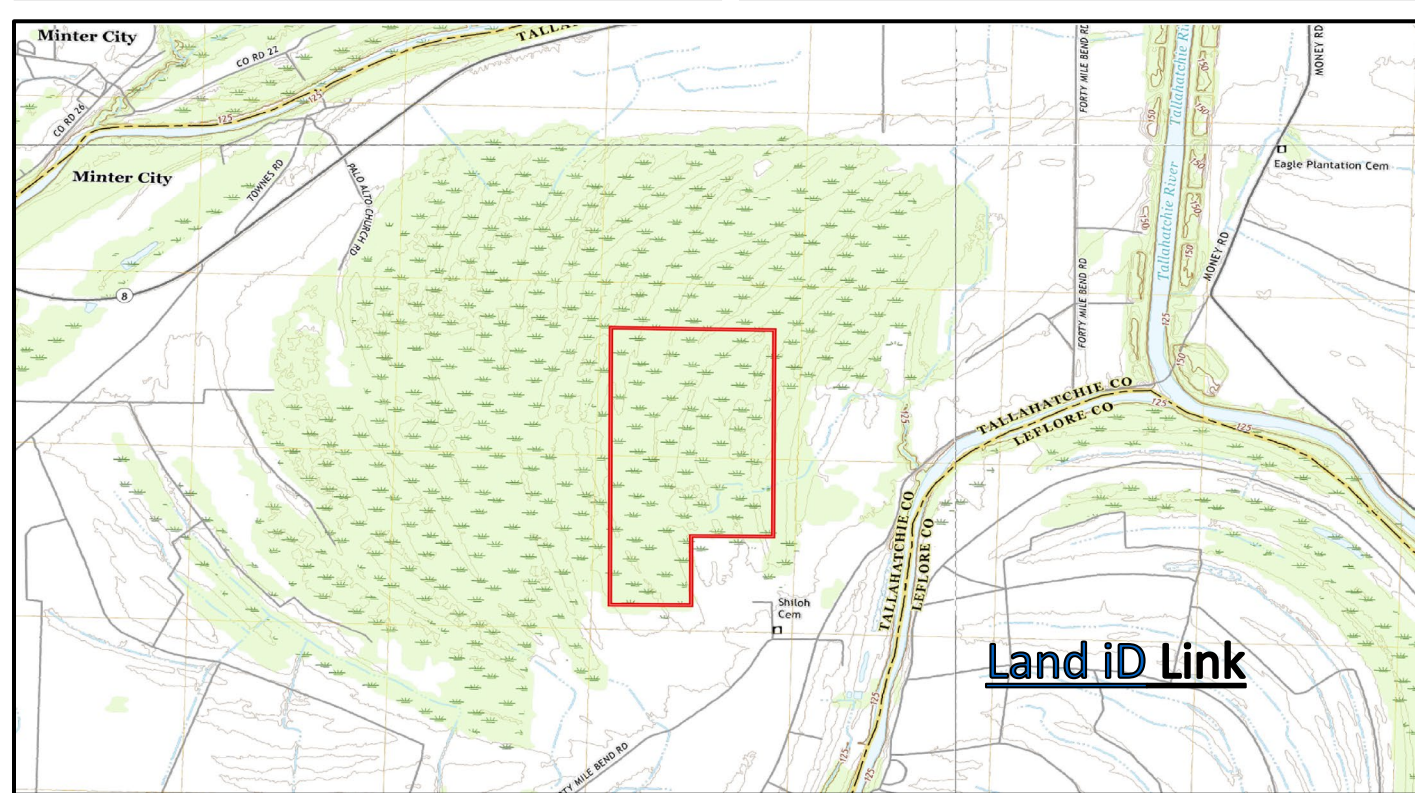
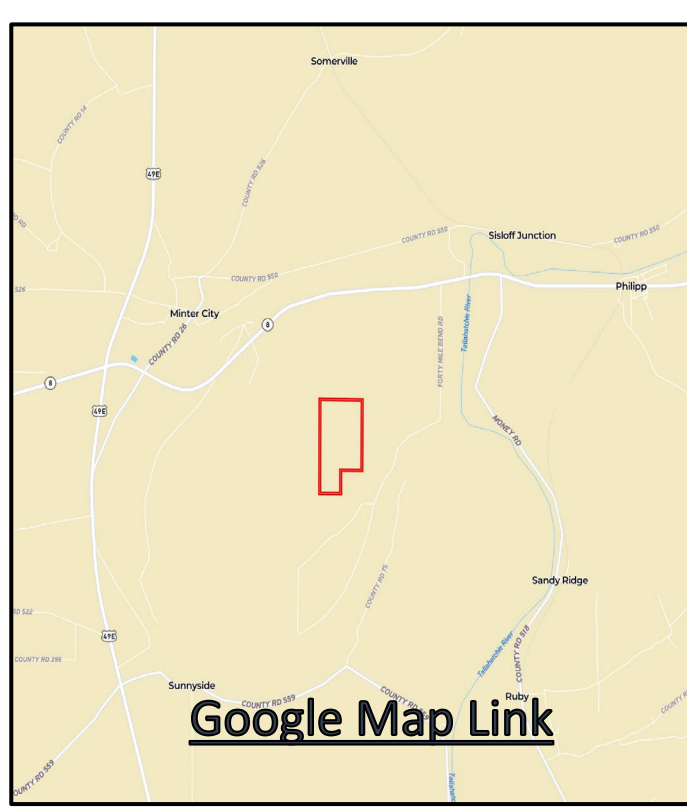
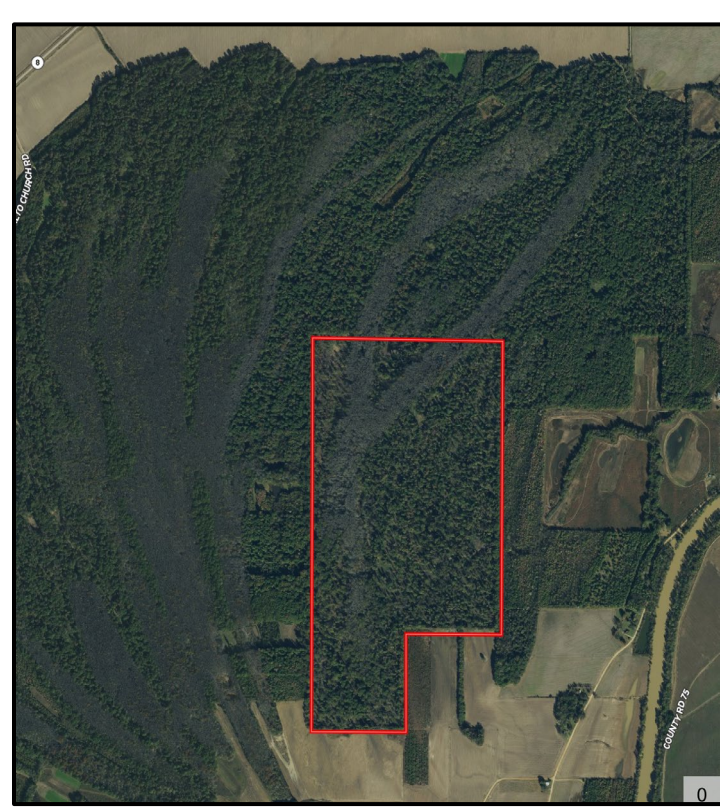
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701 W. Sunflower Rd - Cleveland, MS 38732 | O: 662-846-1425 | smalltownproperties.com *Information is believed to be accurate but not guaranteed.*