



# **SMALLTOWN**

**HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>**

**25± ACRES**  
**SUNFLOWER COUNTY, MS**  
**\$150,000**



**OFFICE (662) 846-1425 | [WWW.SMALLTOWNPROPERTIES.COM](http://WWW.SMALLTOWNPROPERTIES.COM)**

# THE SUNFLOWER 25

## PROPERTY PROFILE

### LOCATION:

- W Gresham Road  
Indianola, MS 38751
- Sunflower County
- 3.5± Miles N of Indianola
- 14± Miles S of Cleveland

### COORDINATES:

- 33.51422, -90.66958

### PROPERTY USE:

- Mini Farm
- Home Site
- Recreation
- Hunting

### PROPERTY INFORMATION:

- 25± Acres
- Tillable Ground
- Home Site
- Mixed Timber
- Pasture
- Pond
- Irrigation Well

### TAX INFORMATION:

Taxes to be Calculated at Closing

- 191-12-00-007.03
- Part of 191-12-00-004.00



**HENRY MOSCO** | MANAGING BROKER  
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# WELCOME TO THE SUNFLOWER 25

TAKE A LOOK AT THIS UNIQUE TRACT IN THE HEART OF THE MISSISSIPPI DELTA. This 25± acre property is located in Sunflower County just 3.5 miles north of Indianola off Hwy 448 and offers a versatile space perfect for a home site, hunting tract, or a mini farm. The property consists of a mixture of tillable farm ground, mixed timber, and open ground, which can be used for food plots, a dove field, or cleaned up for pasture. In the past, there was livestock on the place and it still has a decent fence that with a little work could be put back into use. Electricity is available and water is at Hwy 448. A well is in the center of the property that was used to pump up a small pond that sits on the west side of the tract. The 4± acres of tillable land, formerly used for row crops, would make an excellent home site. The timber is mixed, you'll find pecan, oaks and numerous persimmon trees that are loaded down. The land is situated in an area known to produce big bucks and there are several big hunting tracts in close proximity. Upon initial inspection, deer sign was abundant! With some imagination and creativity, you can turn this place into something special.

It's not everyday you find a property like this in the Mississippi Delta, call Billy Carpenter or Henry Mosco today for your private showing.



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# SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Db	Dowling clay (sharkey)	18.15	70.49	0	40	5w
Fm	Forestdale silty clay loam, 0.5 to 3 percent slopes	3.58	13.9	0	65	3w
Do	Dundee silty clay loam, 0 to 3 percent slopes	2.51	9.75	0	86	2w
Fb	Forestdale silt loam, 0.5 to 3 percent slopes	1.51	5.86	0	65	3w
TOTALS		25.75( )	100%	-	49.43	4.31



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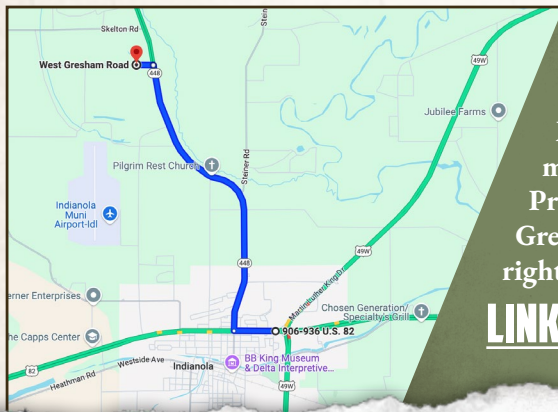
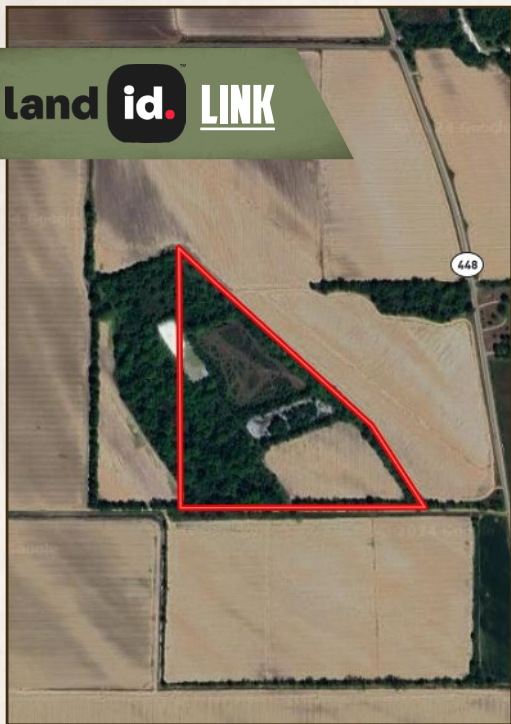


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land **id.** LINK

WETLANDS MAP



Directions From the Intersection of Hwy 49 and Hwy 82 in Indianola, MS: Travel west on Hwy 82 for 0.6 miles and turn right onto Hwy 448. Proceed for 4.2 miles and turn left onto Gresham Road. The land will be on the right in 0.2 miles.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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