

**36± ACRES**  
**SUNFLOWER COUNTY, MS**  
**\$230,400**



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE™

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# THE SUNFLOWER 36

## PROPERTY PROFILE

### LOCATION:

- O. W. Savell Road  
Drew, MS 38737
- Sunflower County
- 3.6± Miles W of Drew
- 16± Mile NE of Cleveland

### COORDINATES:

- 33.82183, -90.57981

### PROPERTY USE:

- Agriculture
- Hunting
- Home/Cabin Site

### PROPERTY INFORMATION:

- 36± Acres
- 31± Acres of Farmland  
(Old Fish Ponds)
- Patches of Timber
- 5± Acres Pecan Trees
- Shop
- Irrigation Well

### TAX INFORMATION:

- 2023 - \$864.16
- Parcel id 157-35-00-004.00



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**HENRY MOSCO**

MANAGING BROKER

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701 W. Sunflower Rd - Cleveland, MS 38732

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Information is believed to be accurate but not guaranteed.



# WELCOME TO THE SUNFLOWER 36

ARE YOU LOOKING FOR A SMALL ACREAGE TRACT FOR FARMING, HUNTING, AND/OR POTENTIAL HOME OR CABIN SITE? Look no further than the Sunflower 36. This 36± acre property is located just 3.6± miles west of Drew, Mississippi, known as the “Duck Capital of MS”, in Sunflower County. 31± acres is made up of three old fish ponds that are currently being used as farmland. There is a history of duck hunting here as the previous owner would farm rice and flood the harvested fields for waterfowl. There are also 5± acres in pecan trees. This tract has a shop on site as well as an irrigation well.

**Call Henry Mosco today to learn more about the Sunflower 36.**



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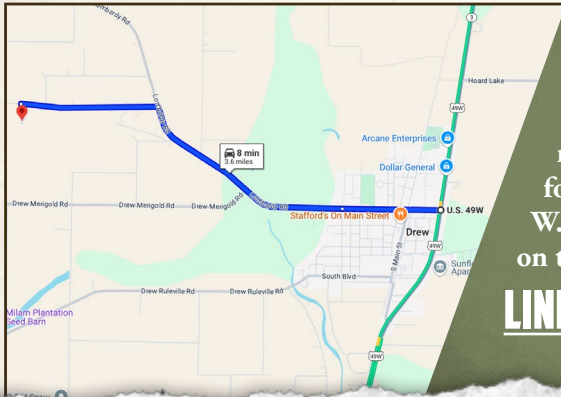


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SUNFLOWER COUNTY, MISSISSIPPI



land id. LINK



Directions from Highway 49 in Drew, MS: Travel west on E Park Avenue toward N Booth Street for 0.8 miles. Continue onto Lombardy Road for 1.8 miles and then turn left onto O. W. Savell Road. The destination will be on the left in 1.1 miles.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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