

**1640 ROWE ROAD**  
**DUNDEE | TUNICA COUNTY, MS**  
**\$765,000**



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

**OFFICE (769) 888-2522**

# 1640 ROWE ROAD

## PROPERTY PROFILE

### LOCATION:

- 1640 Rowe Road  
Dundee, MS 38636
- Tunica County
- 15± Miles S of Tunica
- 30± Miles S of Memphis
- 30± N of Clarksdale

### COORDINATES:

- 34.49157, -90.33829

### PROPERTY USE:

- Recreational
- Residential
- Investment

### PROPERTY INFORMATION:

- 10,250± SqFt Lodge
- 1± Acre Fenced Lot
- 23 Bedrooms/10.5 Baths
- Mud Rooms & Large Dens
- Ample Storage Throughout
- 2 Fire Pits
- Deer Cleaning Station
- Gated Entrances

### TAX INFORMATION:

2024 Taxes: \$6,793.50

- Parcel #: 7111110000000601



**MICHAEL OSWALT** | PRINCIPAL BROKER  
C: 662-719-3967 | michael@smalltownproperties.com

Information is believed to be accurate but not guaranteed.

**FORD TRUE** | LAND SPECIALIST  
C: 662-645-1119 | ford@smalltownproperties.com

4848 Main St. - Flora, MS 39071 | O: 769-888-2522 | smalltownproperties.com



# WELCOME TO 1640 ROWE ROAD

**WELCOME TO 1640 ROWE ROAD: A ONE-OF-A-KIND SPORTSMAN'S RETREAT IN THE HEART OF TUNICA COUNTY, MS.** Whether you're a duck hunter, deer hunter, or fisherman, this property could be the ideal base camp for all of your outdoor adventures. This place was designed with the outdoorsman in mind!

Situated on a fully fenced 1± acre lot with two gated entrances is an expansive lodge featuring 10,250± square feet, including 23 bedrooms and 10.5 bathrooms, offering unmatched space and flexibility for large groups. You will find multiple mudrooms, large dens with built-in bars, and ample storage throughout. The lodge was designed for comfort and function, with gathering spaces large enough to accommodate your entire bunch.



**MICHAEL OSWALT** | PRINCIPAL BROKER  
C: 662-719-3967 | [michael@smalltownproperties.com](mailto:michael@smalltownproperties.com)



**FORD TRUE** | LAND SPECIALIST  
C: 662-645-1119 | [ford@smalltownproperties.com](mailto:ford@smalltownproperties.com)

Information is believed to be accurate but not guaranteed.

# MORE ABOUT 1640 ROWE ROAD

Outside, enjoy two fire pits and plenty of parking for ATVs, boats, and vehicles, with plenty of open areas to relax after a long day in the field or on the water.

Located in Dundee, MS, you are a short drive from Memphis, Oxford, Arkabutla, and Moon Lakes.

This is not just a property...it's an opportunity to own a turnkey sportsman's lodge with room for everyone. If you're currently hunting in the north MS Delta and need a place to set up camp for a large number of hunters, this is the place for you!

**Call Ford True or Michael Oswalt for your private tour.**



**MICHAEL OSWALT** | PRINCIPAL BROKER  
C: 662-719-3967 | michael@smalltownproperties.com



**FORD TRUE** | LAND SPECIALIST  
C: 662-645-1119 | ford@smalltownproperties.com

Information is believed to be accurate but not guaranteed.

4848 Main St. - Flora, MS 39071 | O: 769-888-2522 | smalltownproperties.com





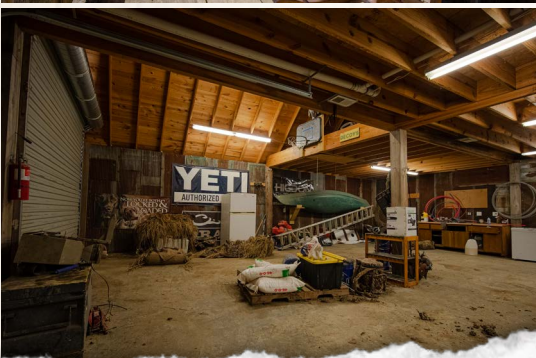
**MICHAEL OSWALT** | PRINCIPAL BROKER  
C: 662-719-3967 | michael@smalltownproperties.com

Information is believed to be accurate but not guaranteed.

**FORD TRUE** | LAND SPECIALIST  
C: 662-645-1119 | ford@smalltownproperties.com

4848 Main St. - Flora, MS 39071 | O: 769-888-2522 | smalltownproperties.com





**MICHAEL OSWALT** | PRINCIPAL BROKER  
C: 662-719-3967 | michael@smalltownproperties.com

*Information is believed to be accurate but not guaranteed.*

**FORD TRUE** | LAND SPECIALIST  
C: 662-645-1119 | ford@smalltownproperties.com



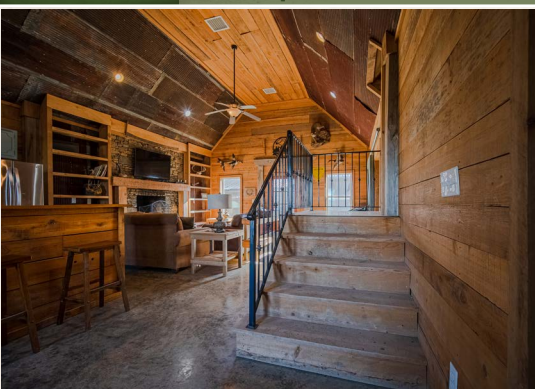


**MICHAEL OSWALT** | PRINCIPAL BROKER  
C: 662-719-3967 | michael@smalltownproperties.com

*Information is believed to be accurate but not guaranteed.*

**FORD TRUE** | LAND SPECIALIST  
C: 662-645-1119 | ford@smalltownproperties.com





**MICHAEL OSWALT** | PRINCIPAL BROKER  
C: 662-719-3967 | michael@smalltownproperties.com

**FORD TRUE** | LAND SPECIALIST  
C: 662-645-1119 | ford@smalltownproperties.com

Information is believed to be accurate but not guaranteed.





**MICHAEL OSWALT** | PRINCIPAL BROKER  
C: 662-719-3967 | michael@smalltownproperties.com

**FORD TRUE** | LAND SPECIALIST  
C: 662-645-1119 | ford@smalltownproperties.com

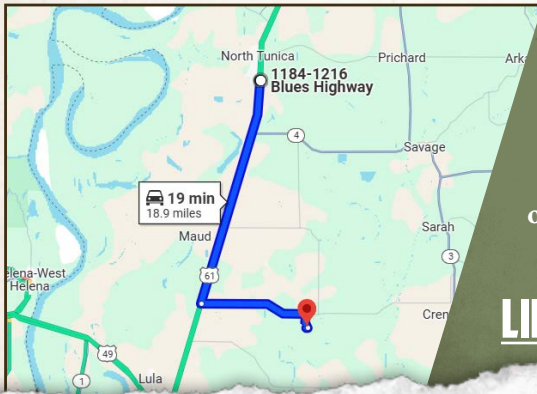
Information is believed to be accurate but not guaranteed.



1640 ROWE RD DUNDEE TUNICA COUNTY, MISSISSIPPI



land id. **LINK**



Directions from US-61 South in Tunica, MS: Travel 12.3 miles on US-61 S toward Peabody Avenue. Turn left onto Crenshaw Road and proceed 5.7 miles. Turn right onto Tibbs Road and continue 0.8 miles. Turn right onto Rowe Road and the destination will be on the left.

1640 Rowe Road Dundee, MS 38626

**LINK TO GOOGLE MAP DIRECTIONS**



**MICHAEL OSWALT** | PRINCIPAL BROKER  
C: 662-719-3967 | michael@smalltownproperties.com



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

Information is believed to be accurate but not guaranteed.



**FORD TRUE** | LAND SPECIALIST  
C: 662-645-1119 | ford@smalltownproperties.com