



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

870± ACRES
SUNFLOWER COUNTY, MS
\$3,588,750



OFFICE (769) 888-2522 | WWW.SMALLTOWNPROPERTIES.COM

THE SUNFLOWER 870

PROPERTY PROFILE

LOCATION:

- Highway 448
Indianola, MS 38751
- Sunflower County
- 23± Miles E of the
Mississippi River
- 90± Miles NW of Jackson
- 115± Miles SW of Memphis, TN

COORDINATES:

- 33.5608, -90.698

TAX INFORMATION:

- TBD
- Parcel#1: 205-21-00-007.00
- Parcel#2: 205-21-00-007.01
- Parcel#3: 205-22-00-001.00 Part of
- Parcel#4: 205-22-00-002.00
- Parcel#5: 206-23-00-002.00
- Parcel#6: 206-23-00-002.01
- Parcel#7: 205-22-00-001.02

PROPERTY USE:

- Deer & Duck Hunting
- Recreational
- Homesite
- Investment

PROPERTY INFORMATION:

- 870± Total Acres
- 743± Acres in Wetland
Reserve Easement
- Adjoins Federal/State Land
- Hardwoods
- Numerous Wildlife Plots
- Ten Duck Hole Areas
- Ample Road Frontage
- Multiple Entry Points
- Internal Road System
- Build Sites Available
- Delta EPA and FMH Water
Association, INC



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MICHAEL OSWALT, ALC

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WELCOME TO THE SUNFLOWER 870

WELCOME TO THE SUNFLOWER 870, LOCATED JUST SEVEN MILES NORTHWEST OF INDIANOLA. This sizable Mississippi Delta tract offers trophy deer, duck, and small game hunting. Approximately 743 acres are enrolled in WRE (Wetland Reserve Easement), with the remaining acreage being in older growth timber, a small triangle of tillable land, and a building site. The property has been designed and developed to be a wildlife haven until the end of time. There are basically two areas of land: north of Highway 448 and south of the highway.



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MORE ABOUT THE SUNFLOWER 870

Let's start with the north side. You will find approximately 370.62± acres in WRE. The northernmost section, encompassing 165± acres, was developed in 2018; the southeast section of 155± acres was developed in 2014; and the southwest section of 50.62± acres was developed in 2024. The difference in development time frames should make the recreational potential stand out more than a tract enrolled at once. Some areas are still grassy with young trees, some are super thick with five-to-ten-year-old trees, and some have mature timber. You will also see eight wildlife plot areas in place and ready for planting. This diversity will allow wildlife to thrive, particularly whitetails, as they have everything they need right here. From a duck hunting standpoint, the north side of the road features five duck hole areas with flood control structures in place. Additionally, the northern boundary joins a sizable tract of federal and state land that can extend hunting opportunities even further to the north. This area looks to have great habitat for whitetails, increasing the odds of holding those mature deer closer to the main tract. Another high note is the 4.4± acre home site along Highway 448 and an unencumbered area of mature timber totaling approximately 56 acres.



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Now, let's focus on the south side. Most of the WRE area ($372.38\pm$ acres) also went into WRE in multiple stages: $127\pm$ acres in 2004 and $245.38\pm$ acres in 2024. Five wildlife plots are in place, ranging from $1.1\pm$ acres to $3\pm$ acres, ready for planting. The older growth timber along the southern boundary allows for immediate bow hunting opportunities with one hidden duck hole surrounded by timber. For additional duck hunting, there are five duck hole areas that were strategically placed within the most recent WRE area just waiting for those cold winter months. This portion offers a great road system with multiple entrance points from the north and south. Lastly, along the southeast portion of the property, you will find another $63\pm$ acres of unencumbered land that would also make a great build site tucked away from most of the property.

If you're accustomed to hunting Mississippi Delta CRP and WRE areas, you already have an idea of how the hunting will be in the coming years. Zoom out on the map, and you will notice the property is the southern portion of the big timber/farmland mixed block with multiple drainage corridors for wildlife travel. This area is known for producing trophy deer—take a look at the pictures! To date, the biggest deer was 170+ inches, taken during the 2024/2025 season, with a 167-inch buck taken in the 2023/2024 season. This place can grow them!



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The Sunflower 870 enjoys ample road frontage along the north and south sides of Highway 448 and the north side of Hodges Road, allowing for multiple entrances. Numerous access points can be extremely important when slipping in and out of the property from a pressure standpoint. If you are looking for a place to build a cabin, there are multiple entrance points along both roads previously mentioned to enter the unencumbered areas. The utility providers in this area include Delta EPA and FMH Water Association INC. This tract is conveniently located 23± miles east of the Mississippi River, 90± miles northwest of Jackson, and 115± miles southwest of Memphis, TN.

If you have been on the hunt for a sizable Mississippi Delta recreational tract, give Michael Oswalt a call today to schedule your private tour of the Sunflower 870!



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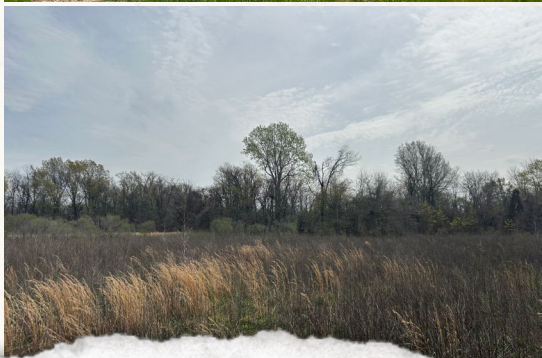
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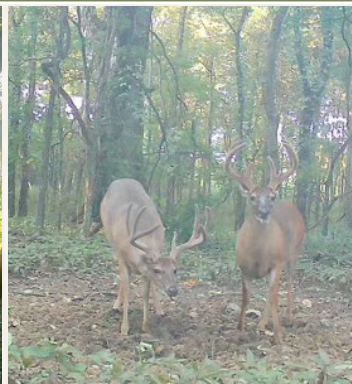
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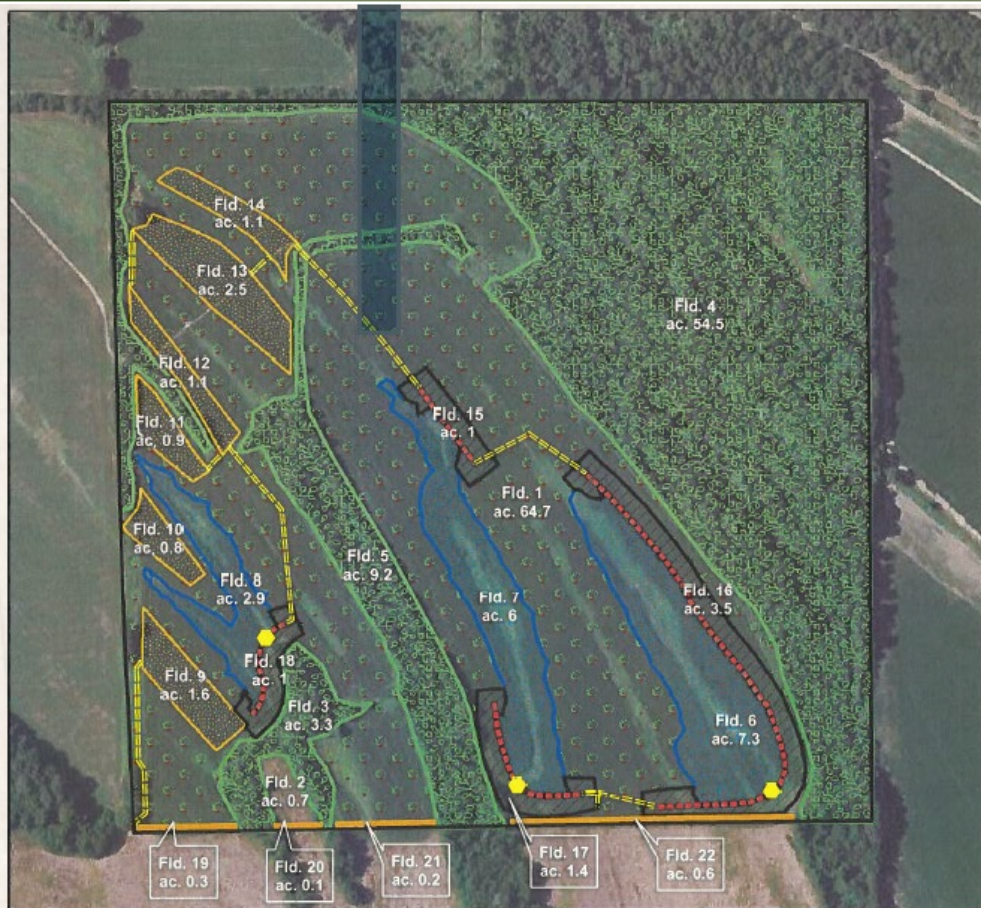
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Prepared with assistance from USDA-Natural Resources Conservation Service

Assisted By: KATHERINE BARBOUR

- ☐ Tract Boundaries
- ☒ No Plant Zones
- Existing Wooded Wetland
- Moist Soil Area
- Tree/Shrub Establishment
- Upland Food Plots
- Access Road
- Dike
- Firebreak
- Structure for Water Control



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□ Tract Boundaries

■ Moist Soil Area

■ Tree/Shrub Establishment

■ Upland Food Plot

■ NoPlantZones

● Structure for Water Control

== Access Road

--- Dike

— Firebreak



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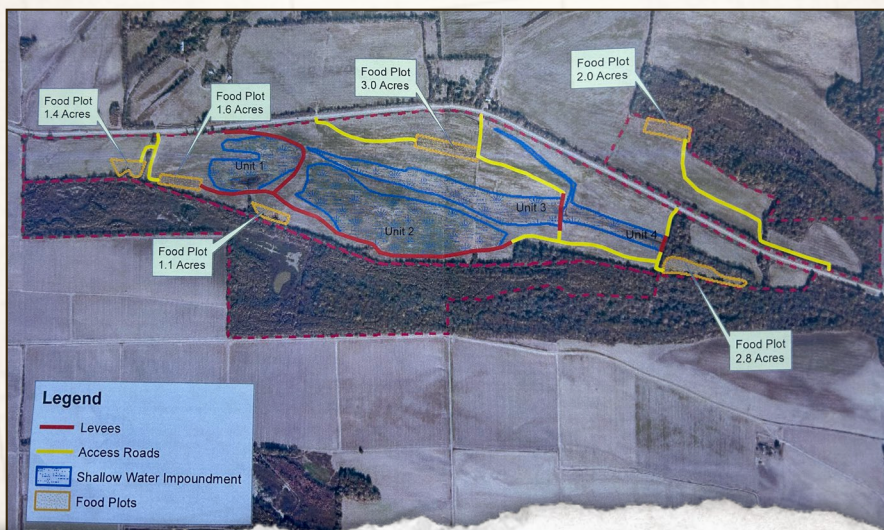


Field No. Acres

1	76.4
2	2.4
3	2.5
4	19.4
5	0.3
6	1.2
7	0.4
8	9.8
9	7.5
10	1.9
11	2.1
12	1.9
13	0.4
14	1.4

2-9239

- Access Road
 Dike
 Field Boundary
 Food Plot
 Moist Soil Area
 Tree Planting
 Existing Wetland
 Floodable Food Plot
 Slough
 WRP Boundary
 Wcs.shp



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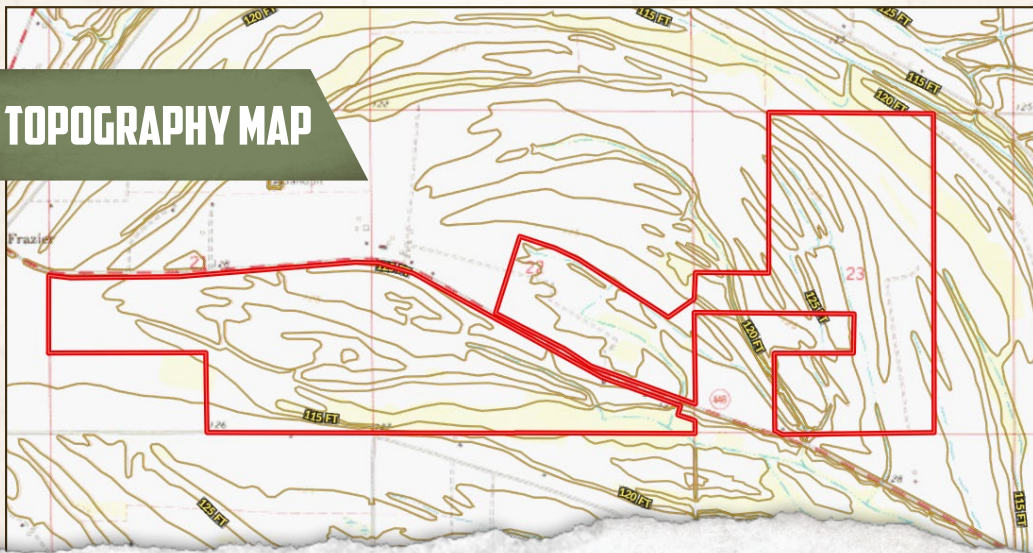
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FLOOD MAP



TOPOGRAPHY MAP



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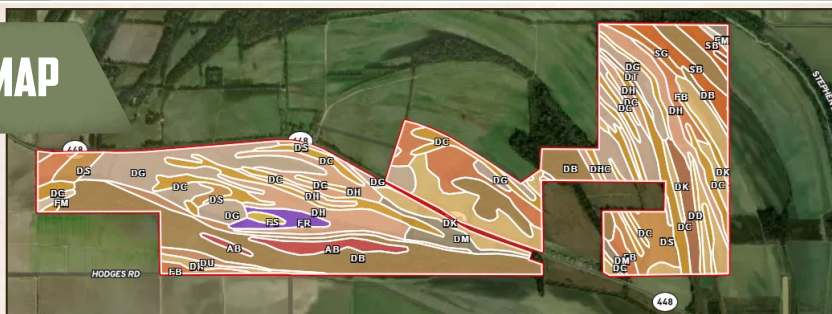
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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Db	Dowling clay (sharkey)	173.64	19.98	0	40	5w
Dc	Dowling soils, overwash phases (sharkey)	131.68	15.15	0	43	4w
Dg	Dubbs very fine sandy loam, 0 to 3 percent slopes, rarely flooded	129.51	14.9	0	90	2e
Dk	Dundee silt loam, 0 to 3 percent slopes, rarely flooded	98.59	11.34	0	87	2e
Dh	Dubbs very fine sandy loam, 3 to 7 percent slopes, moderately eroded, rarely flooded	98.27	11.31	0	85	4e
Fb	Forestdale silt loam, 0.5 to 3 percent slopes	61.56	7.08	0	65	3w
Ds	Dundee very fine sandy loam, 0 to 3 percent slopes, rarely flooded	39.4	4.53	0	88	2e
Sb	Sharkey clay, 0.5 to 3 percent slopes, rarely flooded	25.29	2.91	0	50	4w
Du	Dundee very fine sandy loam, 7 to 10 percent slopes	22.59	2.6	0	84	3e
Dm	Dundee silt loam, 3 to 7 percent slopes, moderately eroded, rarely flooded	21.39	2.46	0	81	4e
Ab	Alligator clay, 0.5 to 3 percent slopes	18.42	2.12	0	49	3e
Dd	Dubbs silt loam, 0 to 3 percent slopes	16.97	1.95	0	90	1
Fr	Forestdale very fine sandy loam, 0.5 to 3 percent slopes	12.41	1.43	0	65	3w
Sg	Sharkey silty clay loam, 0.5 to 3 percent slopes	6.96	0.8	0	61	3e
Fm	Forestdale silty clay loam, 0.5 to 3 percent slopes	5.24	0.6	0	65	3w
Fs	Forestdale very fine sandy loam, 3 to 7 percent slopes	3.14	0.36	0	65	3w
Dt	Dundee very fine sandy loam, 3 to 7 percent slopes, rarely flooded	3.04	0.35	0	87	4e
Am	Alligator silty clay loam, 0.5 to 3 percent slopes	0.92	0.11	0	49	3e
Ag	Alligator silty clay, 0.5 to 3 percent slopes	0.01	0.0	0	49	3e
TOTALS		869.03(*)	100%	-	66.82	3.37



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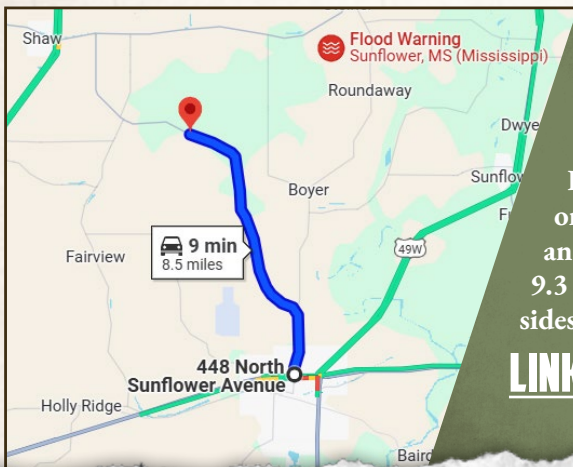
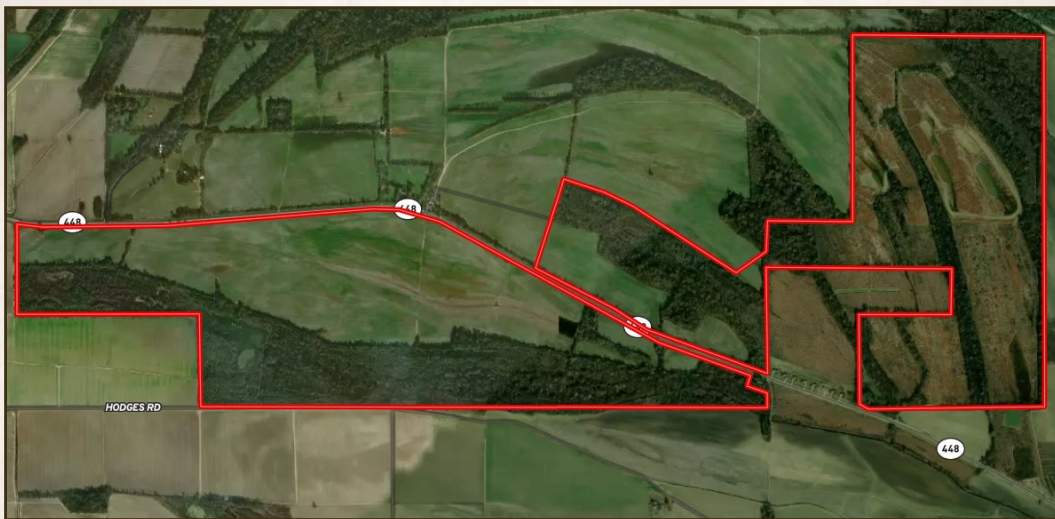
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870± ACRES **SUNFLOWER COUNTY, MISSISSIPPI**

land id. LINK



Directions From the Intersection of US-82 E and MS-448 in Indianola, MS: Travel 0.3 miles east on US-82 E toward Virginia Street. Turn left onto MS-448 W/N Sunflower Avenue and continue to follow MS-448 W for 9.3 miles. The property is located on both sides of MS-448.

LINK TO GOOGLE MAP DIRECTIONS



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