



**SMALLTOWN**

HUNTING PROPERTIES  
& REAL ESTATE

Office 662-846-1425

**79± Acres in Tallahatchie County, MS**

**\$300,200**



# Property Profile

## The Tallahatchie 79

### Location:

- Tallahatchie County, MS
- Cowart, MS
- 46± Miles North of Greenwood
- 65± Miles Southwest of Oxford

### Coordinates:

- 33.9769, -90.1741

### Property Information:

- 79± Total Acres
- 69.6± Surveyed Acres Enrolled in WRE
- 9.4± Unrestricted Acres (Potential Cabin Site)
- Utilities Available
- Mature Trees in WRE
- Highway 32 Frontage
- Three Established Duck Holes

### Property Use:

- Recreational
- Deer, Duck, and Small Game Hunting
- Potential Carbon Credit Enrollment
- Potential Cabin Site

### Tax Information:

- \$160.10 for 2022



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**WILSON BRITT**

LAND SPECIALIST

C: 662-299-2367

O: 662-846-1425

[wilson@smalltownproperties.com](mailto:wilson@smalltownproperties.com)

701 W. Sunflower Rd - Cleveland, MS 38732

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.





Have you been searching for that affordable tract in the Mississippi Delta? Look no further than the Tallahatchie 79!

Only six miles east of the Tallahatchie River, you will find an ideal spot for harvesting mature whitetails and migratory birds. Imagine this hunting setting: the south and east borders of the property join WRE, while the west border joins agriculture land. To the north is Highway 32, where 9.4± unrestricted acres afford the opportunity for a potential cabin site.



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Let's talk about the deer potential! The tract was enrolled in WRE in 2003. The thickness of the woods provides an advantage for a whitetail habitat haven. Encompassed by agriculture fields, the deer graze on high protein crops throughout the summer. There are three established duck holes with one being a moist soil area managed by a levee and water control structure. The other two duck holes are made of a natural slough that lies in the center of the property. Weather permitting, there is also the ability to plant a food source for waterfowl in this slough.



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The Tallahatchie County, MS property is 46± miles north of Greenwood, 65± miles west of Oxford and is waiting to be hunted! Call Wilson Britt today for your private showing



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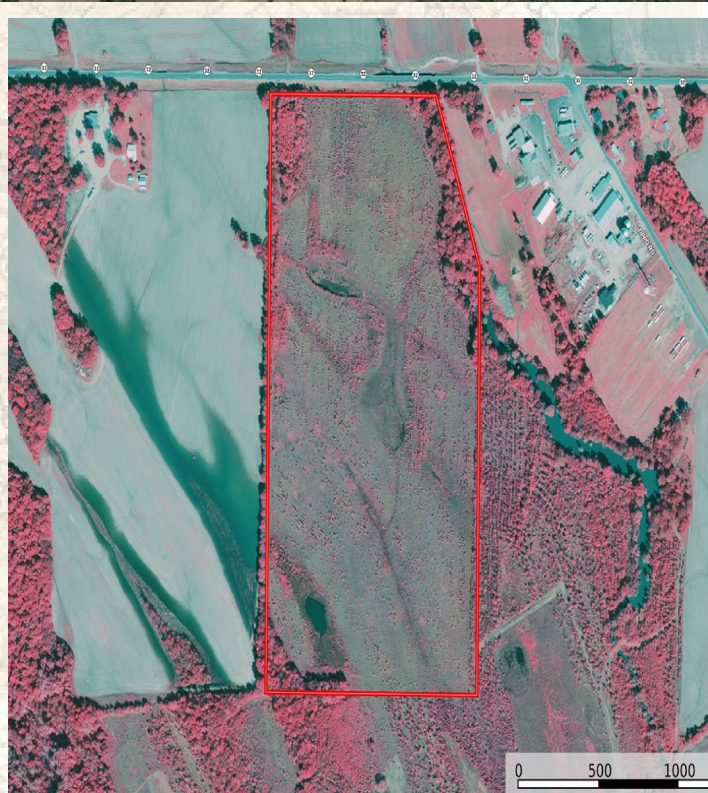
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