

# **48± Acres in Tallahatchie County, MS**

## **\$168,000**



**SMALLTOWN**

HUNTING PROPERTIES  
& REAL ESTATE™

Office 662-846-1425

# Property Profile

## The Tallahatchie 48

### Location:

- Tallahatchie County, MS
- 45± Miles East of Clarksdale
- 47± Miles Southwest of Oxford
- 3.7 Miles North of Charleston

### Coordinates:

- 34.037772, -90.041684

### Property Information:

- 48± Acres
- Mixed Hardwoods
- Open Pastures
- Frontage on Hargett Drive
- Utilities Available

### Property Use:

- Recreational
- Deer, Turkey, and Small Game Hunting
- Hay Production
- Potential Cattle Farm/Horse Pasture
- Potential Cabin or Home Site

### Tax Information:

- Total Taxes: \$317.71 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.

Opportunity awaits here on the Tallahatchie 48! An established framework for a livestock environment doesn't come by often. Take advantage of this 48± acre property which offers rolling grasslands vital for raising cattle or any other livestock.



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A fence encompasses most of this Tallahatchie County, MS property, with multiple gates for herding. The native pastureland is an ideal set up for grazing cattle and horses, with the main vegetation being grass and non-woody plants. Hay production is an additional benefit of this property.



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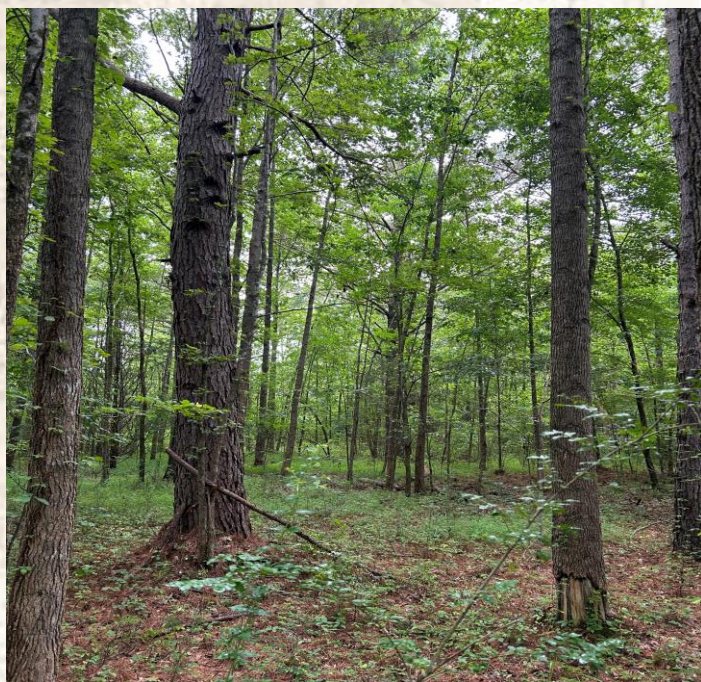
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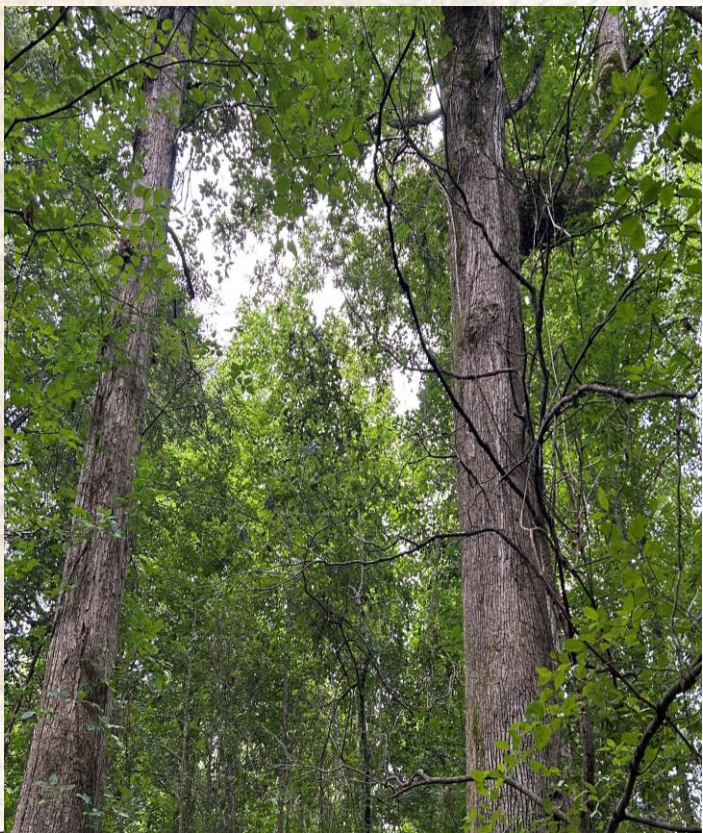
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Along with the pastures is mixed hardwoods, perfect for hunting deer, turkey, and small game. Mature trees cover roughly 14 acres, and a creek hugs the north border, acting as a water source for all animals. Upon initial inspection, doves were scattered throughout the property. Potential planting of food plots also provides feeding opportunities for deer and turkey.



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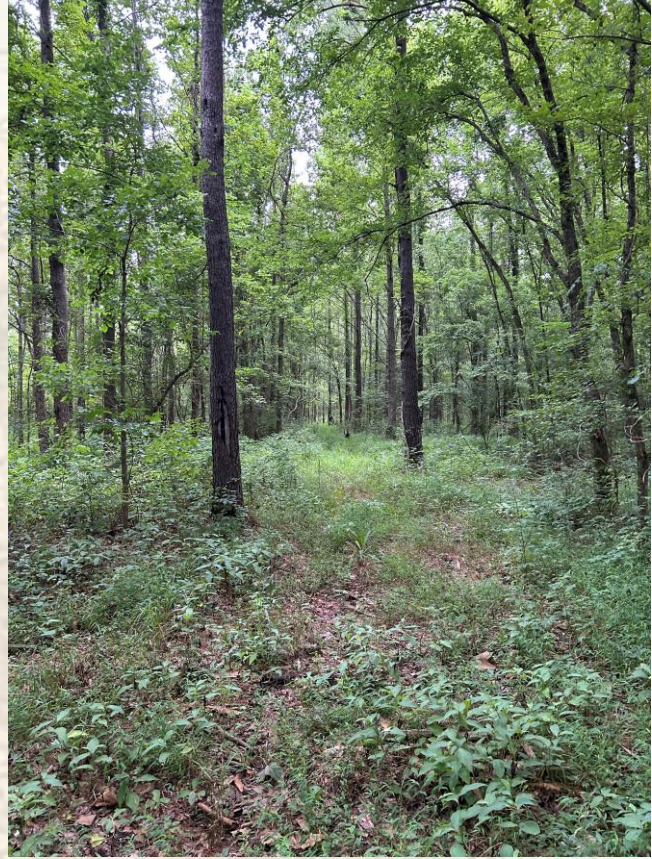
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A 15 x 15 concrete slab is in place allowing for a small workshop or work area. The property is on a dead-end road, providing privacy and seclusion. Situated in the foothills, the landscape makes for an ideal home or cabin site being just minutes from The Delta. Call Wilson Britt today for your private showing.



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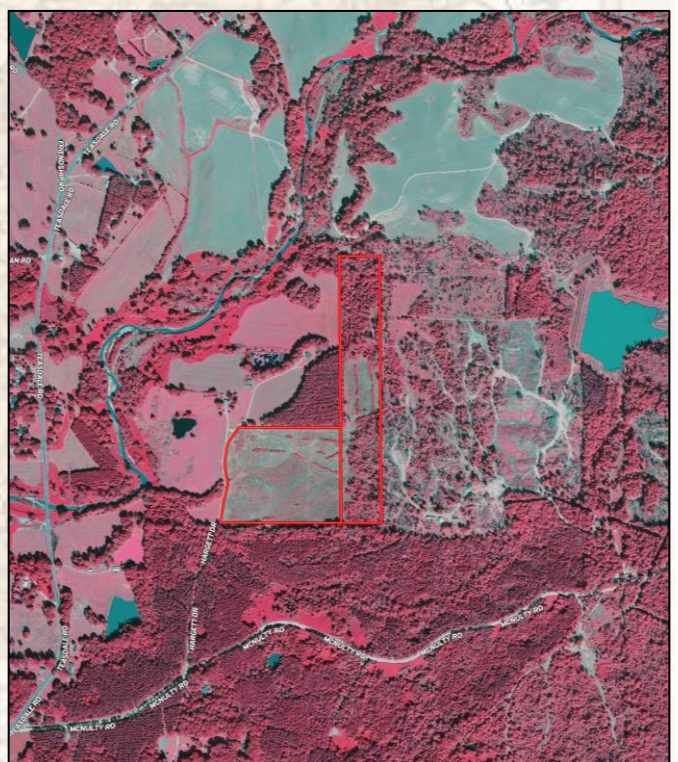
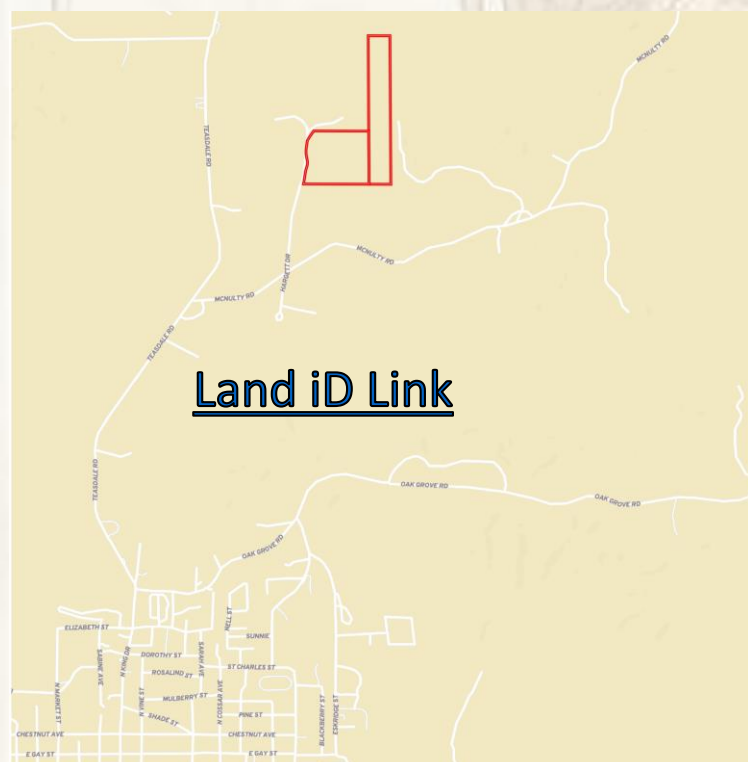
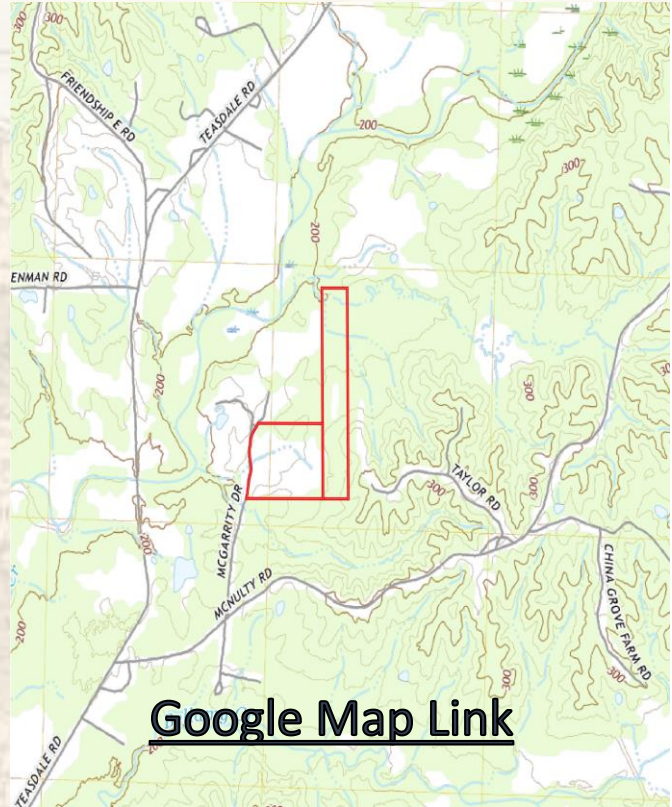
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