

**21.21± Acres**  
**Washington County, MS**  
**\$109,900**



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE™  
Office 769-888-2522

# Property Profile

## Washington 21.21

### Location:

- Washington County, MS
- Located 10 Miles North of Greenville
- Approximately 28 Miles Southwest of Cleveland

### Coordinates:

- 33.5140586, -91.1173241

### Property Information:

- 21.21± Acres
- Area is Known to Produce Big Bucks
- 1/2 Mile from the Mississippi River Levee
- Excellent Hunting(Deer, Dove & Other Small Game)
- Box Blind in Place
- Approximately 80% Tillable
- NO Deeded Access

### Property Use:

- Agriculture/Row Crop
- Investment
- Hunting
- Recreational

### Tax Information: 2022 - \$228

- Parcel #: 636500000



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**BILLY CARPENTER** | LAND SPECIALIST  
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Welcome to the Washington 21, your new recreational farmland tract in the Mississippi Delta. Located just half a mile northeast of the Mississippi River Levee, in the heart of the Mississippi Delta deer hunting country, this 21.21+/- acre Washington County property offers a unique opportunity for both farmers and hunters alike. The property includes approximately 80% tillable non-irrigated cropland that adjoins a well-developed recreational tract to the north, making it the perfect location for those who enjoy both farming and hunting. There is a box blinds in place that can be easily accessed. Upon initial inspection, multiple deer and a group of turkeys were spotted.

1830



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With the potential to leave crops in a portion of the field and its great location, this property could be set up for waterfowl hunting. This tract is in close proximity to several large bodies of water, including the Mississippi River, making it a prime location for hunting ducks and other waterfowl. On top of the deer and duck hunting opportunities, dove hunting has been exceptional when sunflowers have been planted. In addition to its hunting potential, this property also offers excellent farming opportunities. Whether you're a farmer yourself or looking for rental income, the non-irrigated cropland is made up of a mixture of Sharkey, Dowling and Tunica clays which is ideal for growing crops such as soybeans, wheat, sunflowers, or food plots.



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This property is situated just 10 miles north of Greenville, MS and 28 miles southwest of Cleveland, MS, making it the perfect location for those who want to escape for a quick afternoon hunt. If you are looking for a small hunting tract close to the Mississippi River that offers farm income give Billy Carpenter or Michael Oswalt a call for your private showing.



## [MapRight Link](#)



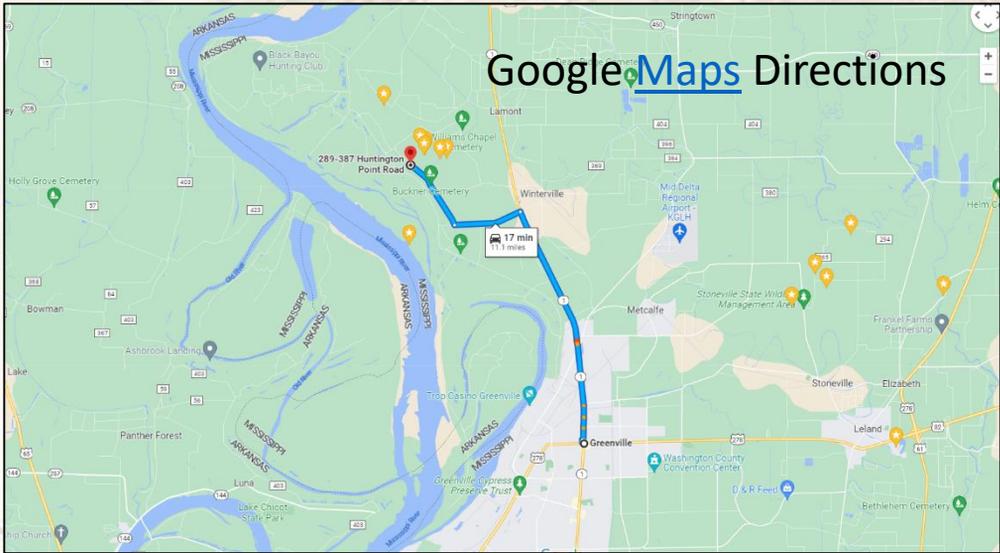
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SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Sb	Sharkey clay, 0.5 to 2 percent slopes	11.37	51.71	0	56	3e
Da	Dowling clay (sharkey), 0 to 2 percent slopes, occasionally flooded	6.51	29.6	0	36	4w
Ta	Tunica clay, 0 to 2 percent slopes	3.09	14.05	0	69	3w
Tb	Tunica clay, 2 to 5 percent slopes	1.01	4.59	0	69	3e
TOTALS		21.98(	100%	-	52.48	3.3



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