

130.22± ACRES
TALLAHATCHIE COUNTY, MS
\$358,105



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE™

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THE TALLAHATCHIE 130.22

PROPERTY PROFILE

LOCATION:

- Tallahatchie County, MS
- Located in Enid
- Approximately 15 Minutes SW of Batesville

COORDINATES:

- 34.0954, -90.0265

PROPERTY USE:

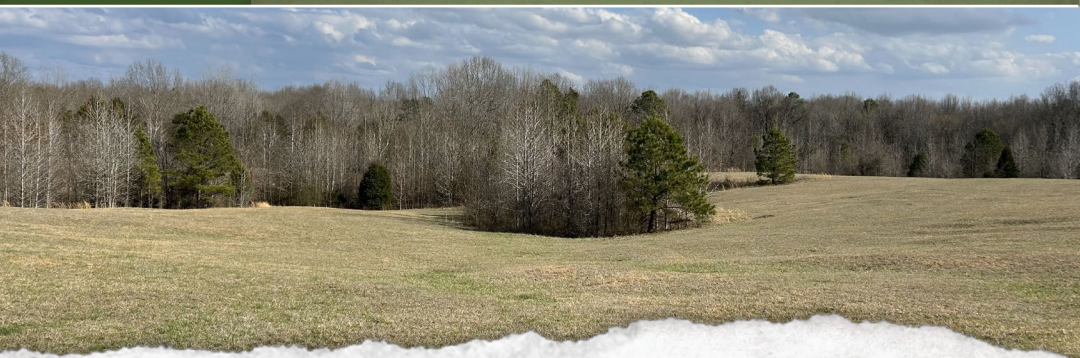
- Homesite
- Recreational
- Investment

PROPERTY INFORMATION:

- Multiple Home/Cabin Sites
- Rolling Pastureland
- 2 Fishing Ponds
- Timbered Draws & Cutover for Bedding
- Good Deer and Turkey Hunting
- Utilities Provided by North Tallahatchie Water Association & Tallahatchie Valley EPA

TAX INFORMATION:

- 2022 - Will Be Calculated at Closing
- Parcel #: 015-30002



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MICHAEL OSWALT, ALC

PRINCIPAL BROKER

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4848 Main St. - Flora, MS 39071

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Information is believed to be accurate but not guaranteed.

WELCOME TO THE TALLAHATCHIE 130.22

WELCOME TO THE TALLAHATCHIE 130.22 LOCATED JUST SOUTH OF TEASDALE, MS. This 130.22± acre Tallahatchie County property has a little bit of everything for you to enjoy the hills of Mississippi – multiple home/cabin sites, pastureland, stocked ponds, timbered draws, and cutover. When you arrive at the farm, you will quickly notice the beautiful rolling pastureland with scattered timberland and ponds. It will be easy to imagine your new home or cabin overlooking the countryside, cows or horses in the pasture, and hunting land in the back. The access will be along the east side of Teasdale Road and the north side of Rowe Drive. Two ponds are in place ready for your summertime fishing pleasure: 0.80± acres and access to a 15+ acre pond (shared ownership). A road system will take you almost anywhere you want to ride on the property.



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MORE ABOUT THE TALLAHATCHIE 130.22

As you study the tract from an aerial standpoint, there are multiple spots that would make for great wildlife plots. This area is known for good deer and turkey numbers but there hasn't been much hunting on this tract in recent years. Upon initial inspection, tons of turkey scratching, and good deer sign were noted. The stage is set for recreational development. North Tallahatchie Water Association and Tallahatchie Valley EPA provide utilities in the area. The property is conveniently located approximately 15± miles southwest of Batesville and 60± miles south of Southaven. This tract has a ton of opportunities – cabin, homestead, cattle or horses, hunting, fishing, investment, or all the above.

If you have been searching for a recreational property in the north central hills of Mississippi, give Michael Oswalt a call for your private tour of the Tallahatchie 130.22 today! Offered at \$2,750 per acre.



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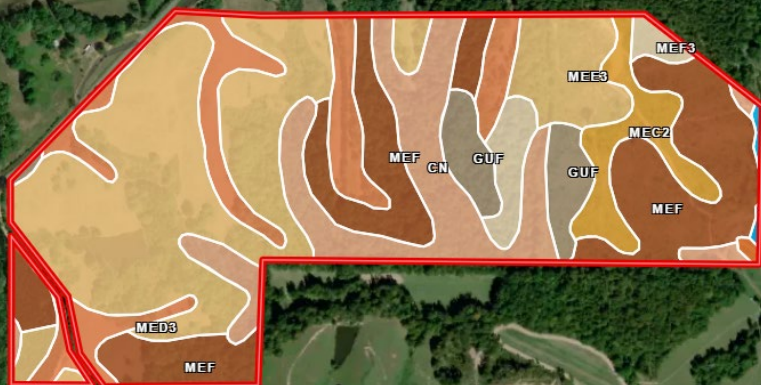
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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
MeE3	Memphis silt loam, 12 to 17 percent slopes, severely eroded	48.36	37.14	0	71	6e
MeF	Memphis silt loam, 17 to 40 percent slopes	29.86	22.93	0	20	7e
Cn	Collins silt loam	19.05	14.63	0	56	2w
MeD3	Memphis silt loam, 5 to 12 percent slopes, severely eroded	15.02	11.54	0	76	4e
MeC2	Memphis silt loam, 5 to 8 percent slopes, eroded	6.56	5.04	0	82	3e
GuF	Gullied land-Memphis complex, 8 to 40 percent slopes	6.29	4.83	0	1	7e
MeF3	Memphis silt loam, 17 to 40 percent slopes, severely eroded	4.31	3.31	0	18	7e
W	Water	0.5	0.38	0	-	-
DAM	DAM	0.28	0.22	0	-	-
TOTALS		130.2 3(*)	100%	-	52.69	5.34



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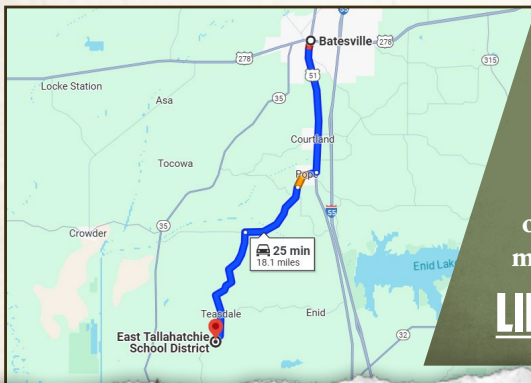
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Directions From US-51 S in Batesville, MS: Travel south on US-51 S for 6.6 miles. Turn right onto Main Street and travel for 1.4 miles. Continue straight onto Pope Crowder Road and travel for 3.8 miles. Turn left onto Teasdale Road and travel for 6.3 miles. The property is located on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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