

THE TALLAHATCHIE 292

PROPERTY PROFILE

LOCATION:

- Hunter Creek Road Oakland, MS 38948
- Tallahatchie County
- 3± Miles NE of Charleston
- 20± Miles SW of Batesville

COORDINATES:

• 34.02434, -90.0079

PROPERTY USE:

- Recreational
- Weekend Getaway
- Investment
- Hunting

TAX INFORMATION:

2023 - \$1,650.30

- Parcel #1: 036-20001
- Parcel #2: 035-21009

PROPERTY INFORMATION:

- 292± Acres
- Two Furnished Mobile Homes
- Each With 3 Bedrooms/2 Baths
- Hardwood and Pine Timber
- CRP Pines Enrolled Through 2031
- Storage Container with Lean-To-Shed
- Equipment Included
- Detailed Road System
- · Box Stands
- Wildlife Plots
- Feeders
- Good Deer and Turkey Hunting





SMALLTOWN HUNTING PROPERTIES & REAL ESTATE^M

MICHAEL OSWALT, ALC

PRINCIPAL BROKER

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4848 Main St. - Flora, MS 39071

WELCOME TO THE TALLAHATCHIE 292

WELCOME TO HUNTER CREEK FARM, LOCATED IN THE HILLS OF NORTHERN TALLAHATCHIE COUNTY, MISSISSIPPI. This 292± acre farm is about as turn-key as you're going to find, which includes two furnished mobile homes, a shed, equipment, stands, feeders, wildlife plots, an excellent road system, and is loaded with wildlife. Just show up and pick up where the owners have left off. Each of the 2006 mobile homes is 16 x 72 and features three bedrooms, two baths, a kitchen/living room combo, and front and back porches. Out back, you will find a storage container with a lean-to-shed to keep your equipment out of the elements. All improvements are being sold "as is." The equipment list includes a 1970 John Deere 4020, a John Deere 4720 with front-end loader, an 8-foot bushhog, a 6-foot John Deere Zero Turn, a 6-foot disc, a 5-foot box blade, and a spreader. You should have everything you need to move right in to this place.





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MORE ABOUT THE TALLAHATCHIE 292

As you leave the camp area, just pick a road. The detailed road system will lead you to most every plot, hardwood bottom, powerline, creek, and wood stand on this farm. The timber make-up includes hardwoods, pines, and CRP pines, paying \$1,360 through 2031. Wildlife plots were strategically placed throughout the property way back when, ranging in size from a ¼ acre to over an acre. There is also a big highline right of way splitting the property, making room for additional plot areas. Most plots are equipped with a stand, with some having feeders. The stand and feeder list includes three newer box stands, three older box stands, one tripod, four lean-to's, and ten feeders. From a water standpoint, you will see an old cattle pond in the northeast portion of the property and a handful of small creek tributaries that drain into Hunter Creek south of the property. This area is known for a high deer and turkey density, and Hunter Creek Farm is no different. Take a look through the trail camera photos from over the years. The Tallahatchie 292 is conveniently located 3± miles northeast of Charleston and 20± miles southwest of Batesville.

If you have been looking for a turn-key recreational property in the hills of Mississippi, give Michael Oswalt a call today for your private tour of Hunter Creek Farm!







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TWO FULLY FURNISHED MOBILE HOMES



















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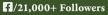
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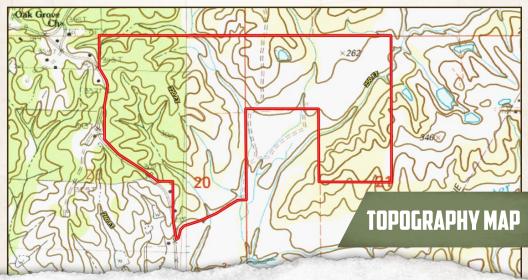
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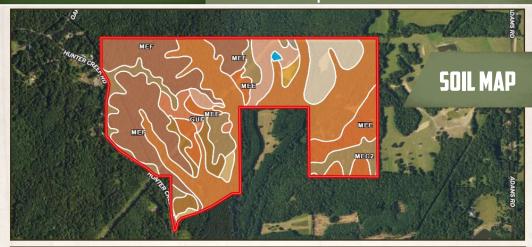
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SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Cn	Collins silt loam	87.4	30.11	0	56	2w
MeF	Memphis silt loam, 17 to 40 percent slopes	75.82	26.12	0	20	7e
MeC2	Memphis silt loam, 5 to 8 percent slopes, eroded	34.43	11.86	0	82	3e
MeE	Memphis silt loam, 12 to 17 percent slopes	31.62	10.89	0	81	6e
GrB2	Grenada silt loam, 2 to 5 percent slopes, eroded	19.66	6.77	0	48	2e
MeD2	Memphis silt loam, 8 to 12 percent slopes, eroded	15.64	5.39	0	79	4e
MeD3	Memphis silt loam, 5 to 12 percent slopes, severely eroded	11.75	4.05	0	76	4e
GuF	Gullied land-Memphis complex, 8 to 40 percent slopes	6.97	2.4	0	1	7e
MeB2	Memphis silt loam, 2 to 5 percent slopes, moderately eroded, northern phase	3.22	1.11	0	80	2e
LoC2	Loring silt loam, 5 to 8 percent slopes, moderately eroded, central	2.5	0.86	0	48	4e
MeF3	Memphis silt loam, 17 to 40 percent slopes, severely eroded	0.62	0.21	0	18	7e
W	Water	0.61	0.21	0		1
TOTALS		290.2 4(*)	100%	П	52.59	4.2





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Directions From the Intersection of Teasdale Road and Oak Grove Road in Charleston, MS: Travel east on Oak Grove Road toward Hamilton Road for 3.1 miles. Turn right onto Hunter Creek Road and in 0.7 miles the property will be on the left.

LINK TO GOOGLE MAP DIRECTIONS



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