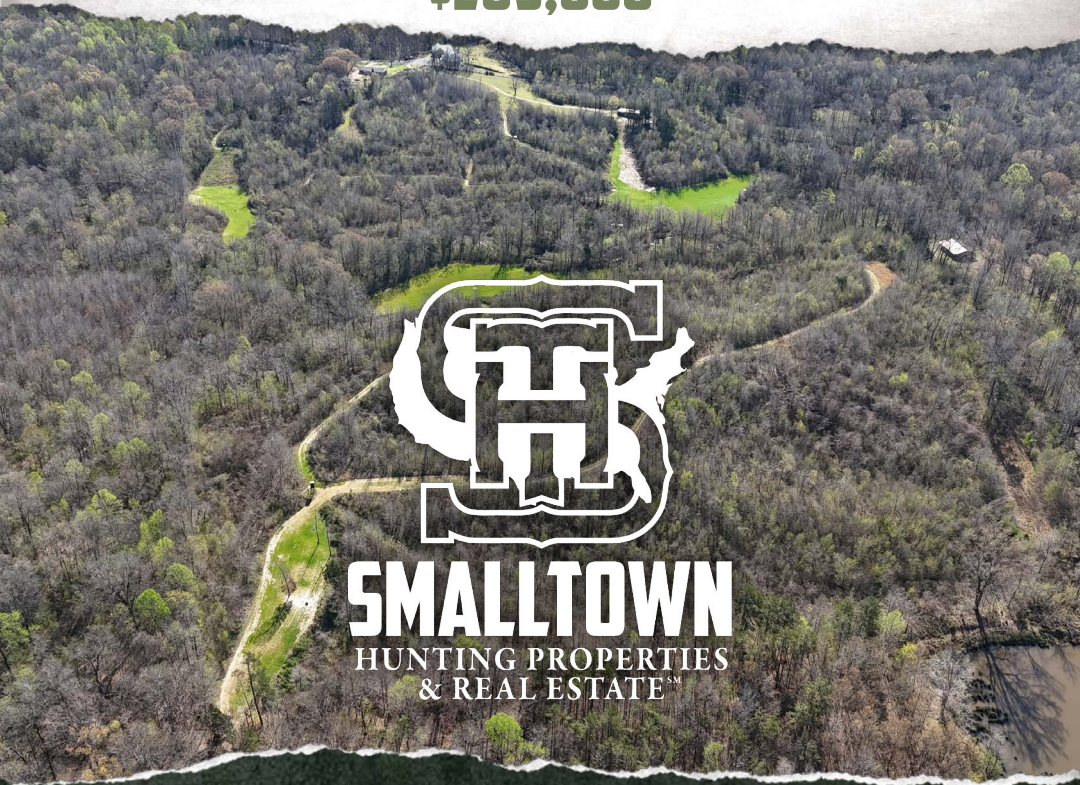




**75± ACRES WITH A CAMP
TALLAHATCHIE COUNTY, MS**

\$209,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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THE TALLAHATCHIE 75

PROPERTY PROFILE

LOCATION:

- Friendship E Road
Charleston, MS 38921
- Tallahatchie County
- 5± Miles N of Charleston
- 14± Miles SW of Enid Lake
- 20± Miles SW of Batesville
- 35± Miles NW of Grenada

PROPERTY USE:

- Investment
- Recreational
- Hunting

TAX INFORMATION:

- Parcel ID 016-3500401:
\$437.53 (2025)

COORDINATES:

- 34.07455, -90.054

PROPERTY INFORMATION:

- 75± Acres
- Gated Entrance
- Gravel Drive
- Fully Furnished Camp
 - 2 Bedrooms/1 Bath
 - Utilities On-Site
 - Deer Cleaning Station
 - Covered Parking Shed
- Well-Maintained Internal Trails
- 4 Established Food Plots
- 3 Blinds/1 Tripod
- Deer & Turkey
- Mitchell Creek Frontage



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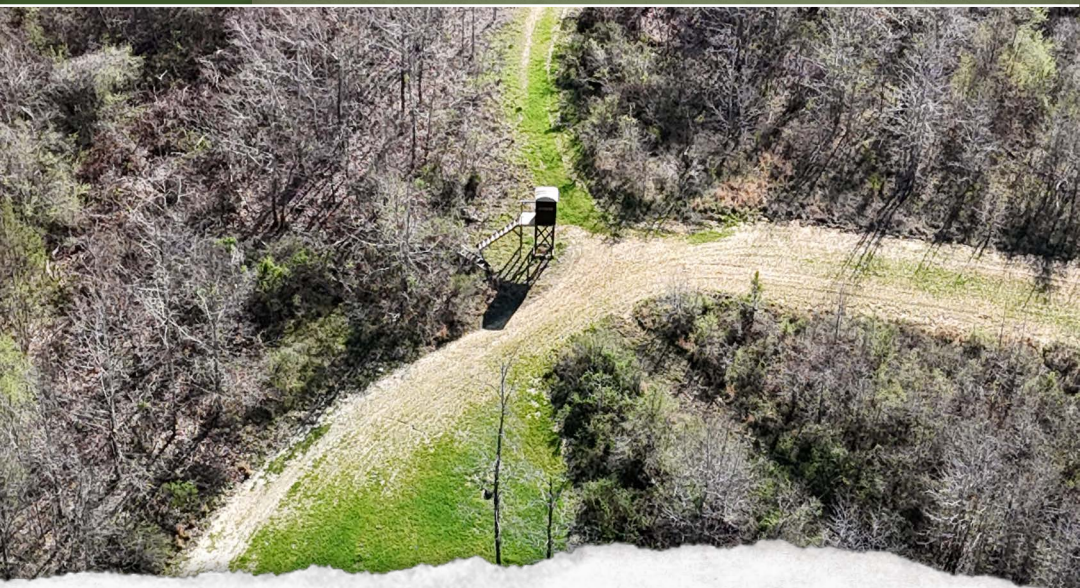
Information is believed to be accurate but not guaranteed.

WELCOME TO THE TALLAHATCHIE 75

IF YOU'RE LOOKING FOR A TURNKEY HUNTING PROPERTY THAT'S READY TO ENJOY, THE TALLAHATCHIE 75 IS WORTH CONSIDERING! This 75± acre tract is located just north of Charleston and has a proven history of producing big deer and plenty of turkey, making it a true outdoorsman's dream.

Everything's already in place: well-maintained roads, four established food plots, and four hunting stands (one tripod and three box stands) set up for immediate use. The timber was cut about 10 years ago and has naturally regenerated timber throughout, along with intermixed hardwoods, providing the perfect cover to hold and grow mature deer year after year. Mitchell Creek runs through the property, giving wildlife a natural water supply and adding year-round enjoyment.

The Tallahatchie 75 includes a fully furnished trailer featuring two bedrooms and one bath, so it's move-in ready for family weekends or longer stays. The kitchen is equipped with all the essentials, utilities are ready to go, and outside you'll find a deer cleaning station and a covered parking shed. Truly, everything you need for a hassle-free hunting season is here!



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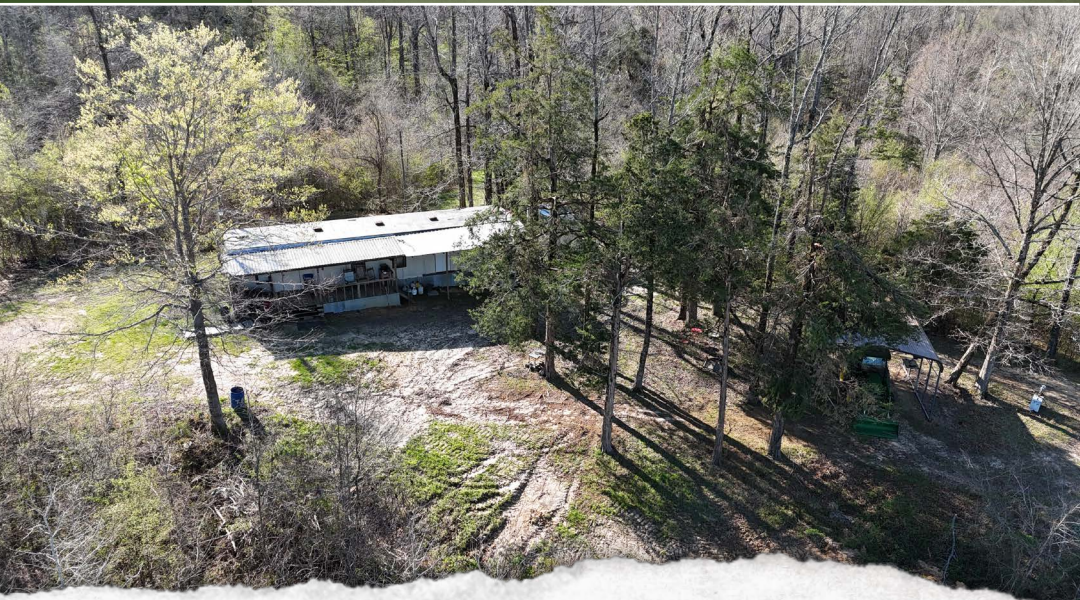
MORE ABOUT THE TALLAHATCHIE 75

The seller also has a John Deere 5075E tractor with just over 100 hours, along with a bush hog, disk, box blade, tiller, roller, and diesel tank, which can be purchased with an acceptable offer—perfect for maintaining food plots, trails, and timber management.

The property is convenient to town, being 5± miles north of Charleston, 20± miles southwest of Batesville, and 35± miles northwest of Grenada. Local favorites like The Enid Depot (9.2 miles) and The Oaks at Sherin Farms (5.7 miles) are just a short drive away. For fishing or boating, Enid Lake is only 14 miles away and offers some of the best crappie fishing in the country.

Whether it's a family hunting spot, a weekend getaway, or a place to make memories, the Tallahatchie 75 is truly turnkey and ready for you!.

Call Hunter Robison today to schedule a private tour and experience #TheSmallTownWay!



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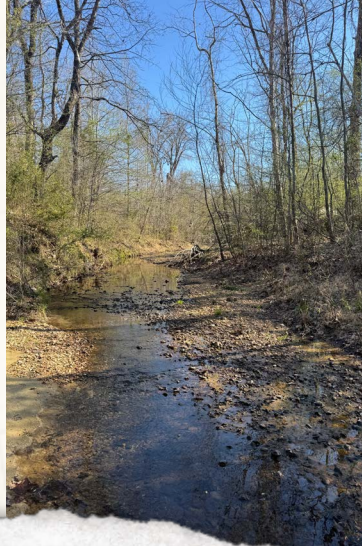
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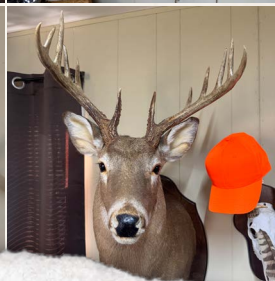
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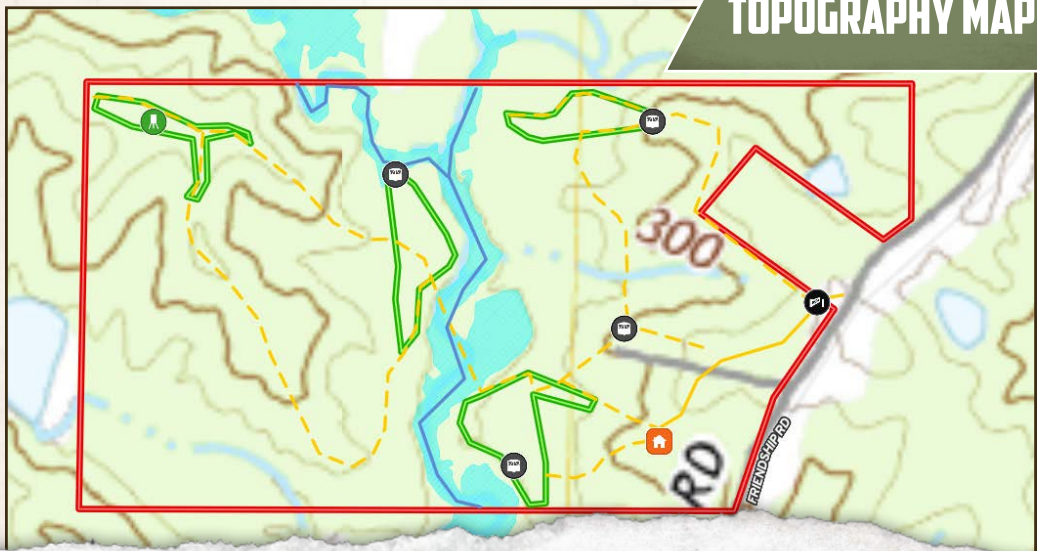
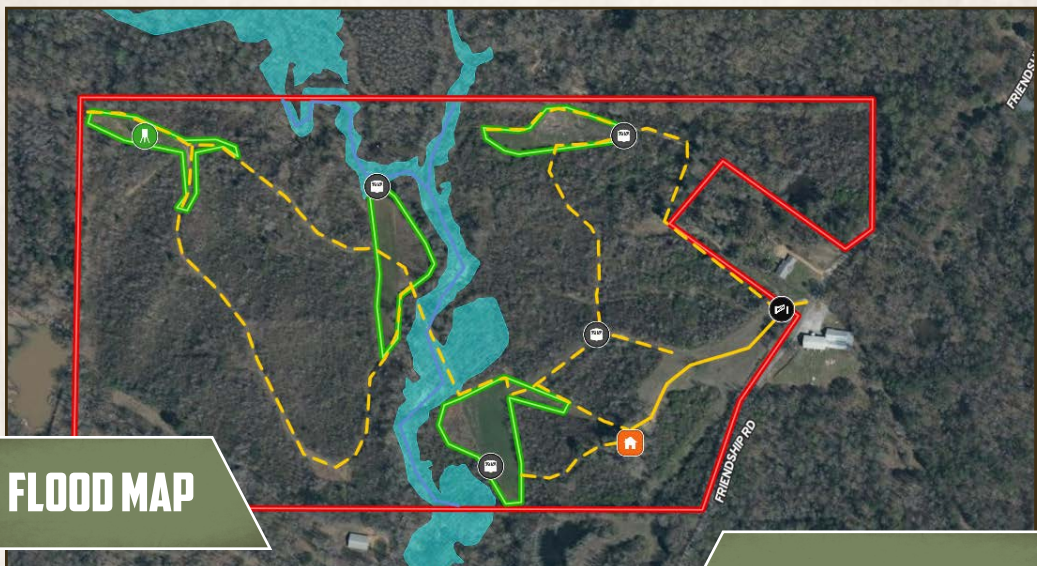
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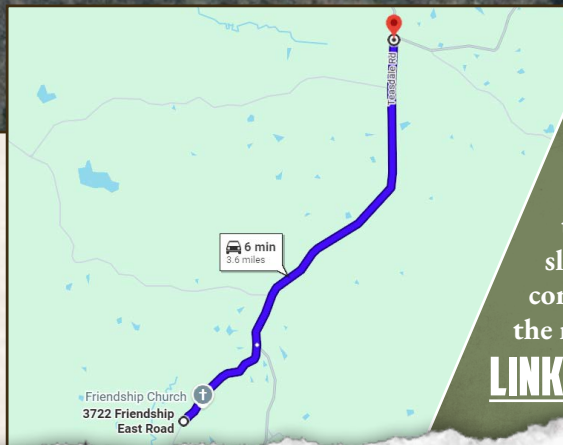
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Directions From Teasdale, MS:
Travel 2.7 miles on Teasdale Road towards Fire Tower Road. Make a slight right on Friendship E Road and continue 0.9 miles to the destination on the right.

LINK TO GOOGLE MAP DIRECTIONS



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