



INCOME-PRODUCING FARMLAND WITH HUNTING POTENTIAL

120± ACRES IN SHARKEY COUNTY, MS • \$594,000



**BRUCE
WEST**

ALC®, ASSOCIATE BROKER
ACCREDITED LAND CONSULTANT

Office: 662.441.2500

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TomSmithLandandHomes.com

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120± ACRES IN SHARKEY COUNTY, MS

LOCATION:

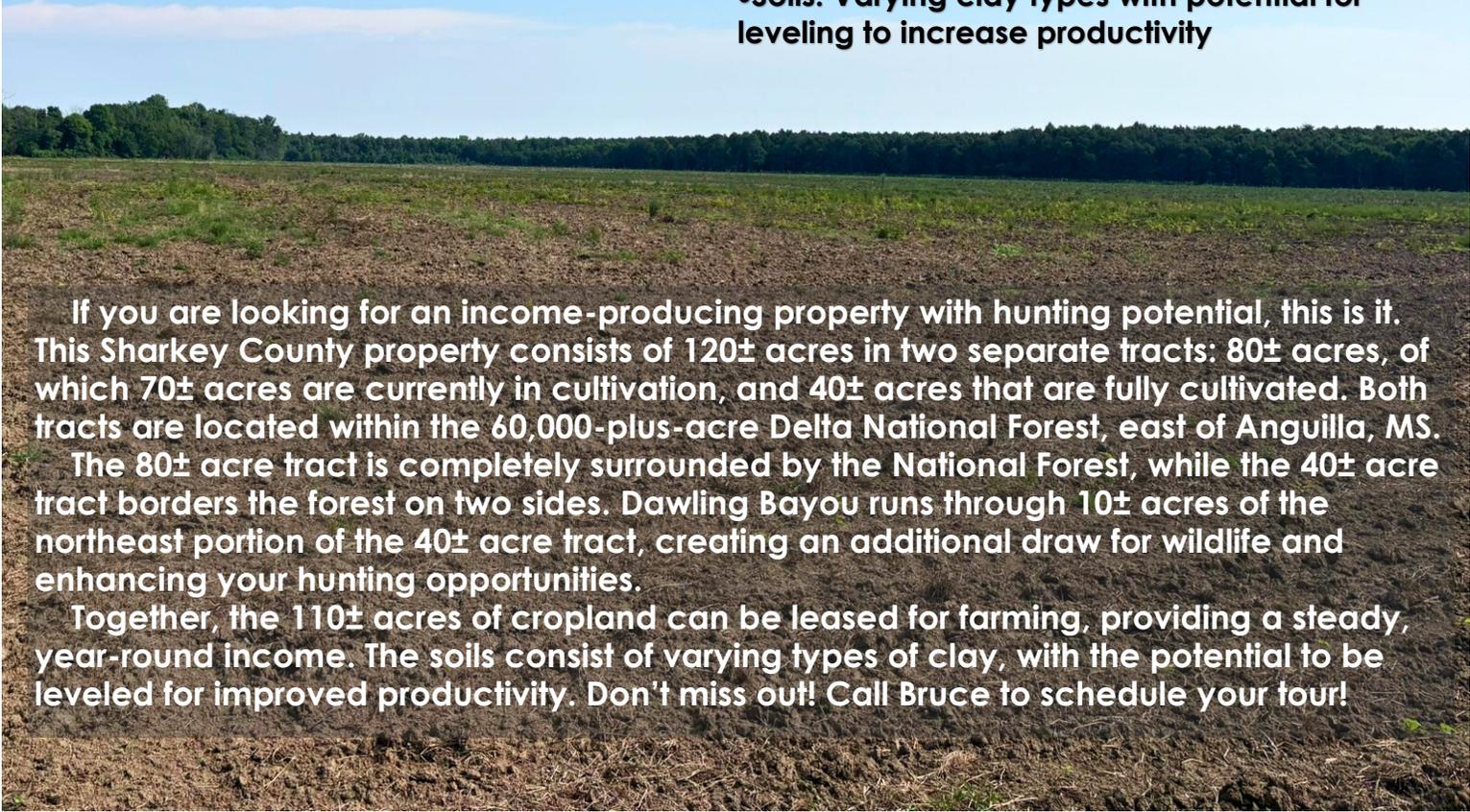
- Dawling Bayou Road
Anguilla, MS 38721
- Sharkey County, MS
- 7 miles East of Anguilla
- 13 miles East of Rolling Fork
- 34 miles North of Yazoo City

COORDINATES:

- 32.9435, -90.7246 (80± Acres)
- 32.9369, -90.716 (40± Acres)

PROPERTY INFORMATION:

- 120± total acres in two tracts:
 - 80± acres with 70 acres in cultivation
 - 40± acres fully in cultivation
- Both tracts lie within the Delta National Forest
- Dawling Bayou runs through 10± acres of the northeast portion of the 40± acre tract, enhancing hunting opportunities
- Farming Income: 110 acres currently in cropland can be leased for year-round income
- Soils: Varying clay types with potential for leveling to increase productivity



If you are looking for an income-producing property with hunting potential, this is it. This Sharkey County property consists of 120± acres in two separate tracts: 80± acres, of which 70± acres are currently in cultivation, and 40± acres that are fully cultivated. Both tracts are located within the 60,000-plus-acre Delta National Forest, east of Anguilla, MS.

The 80± acre tract is completely surrounded by the National Forest, while the 40± acre tract borders the forest on two sides. Dawling Bayou runs through 10± acres of the northeast portion of the 40± acre tract, creating an additional draw for wildlife and enhancing your hunting opportunities.

Together, the 110± acres of cropland can be leased for farming, providing a steady, year-round income. The soils consist of varying types of clay, with the potential to be leveled for improved productivity. Don't miss out! Call Bruce to schedule your tour!

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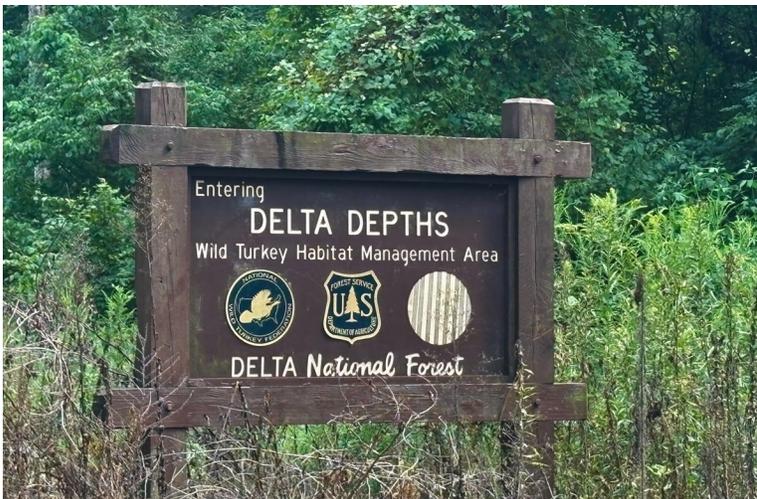
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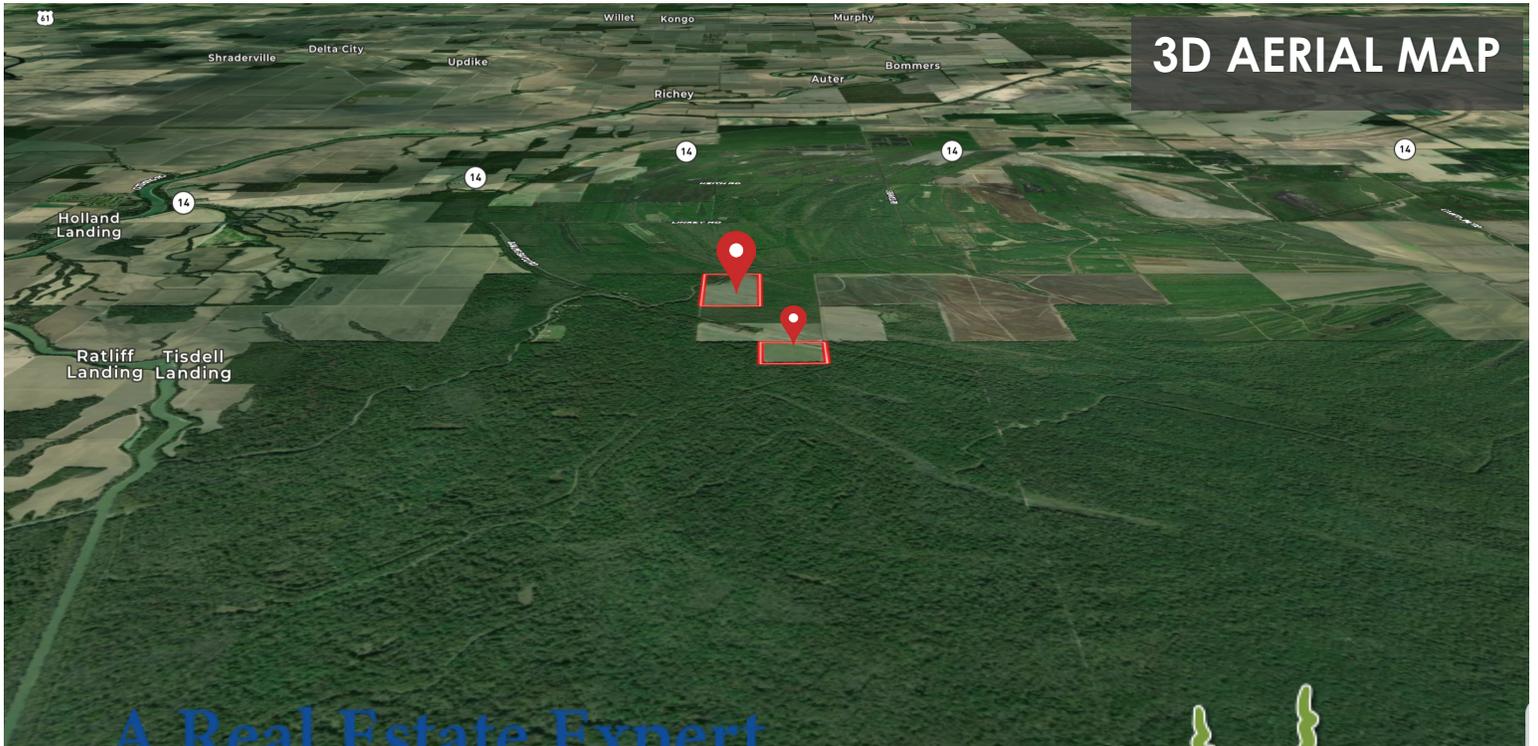
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AERIAL MAP



3D AERIAL MAP

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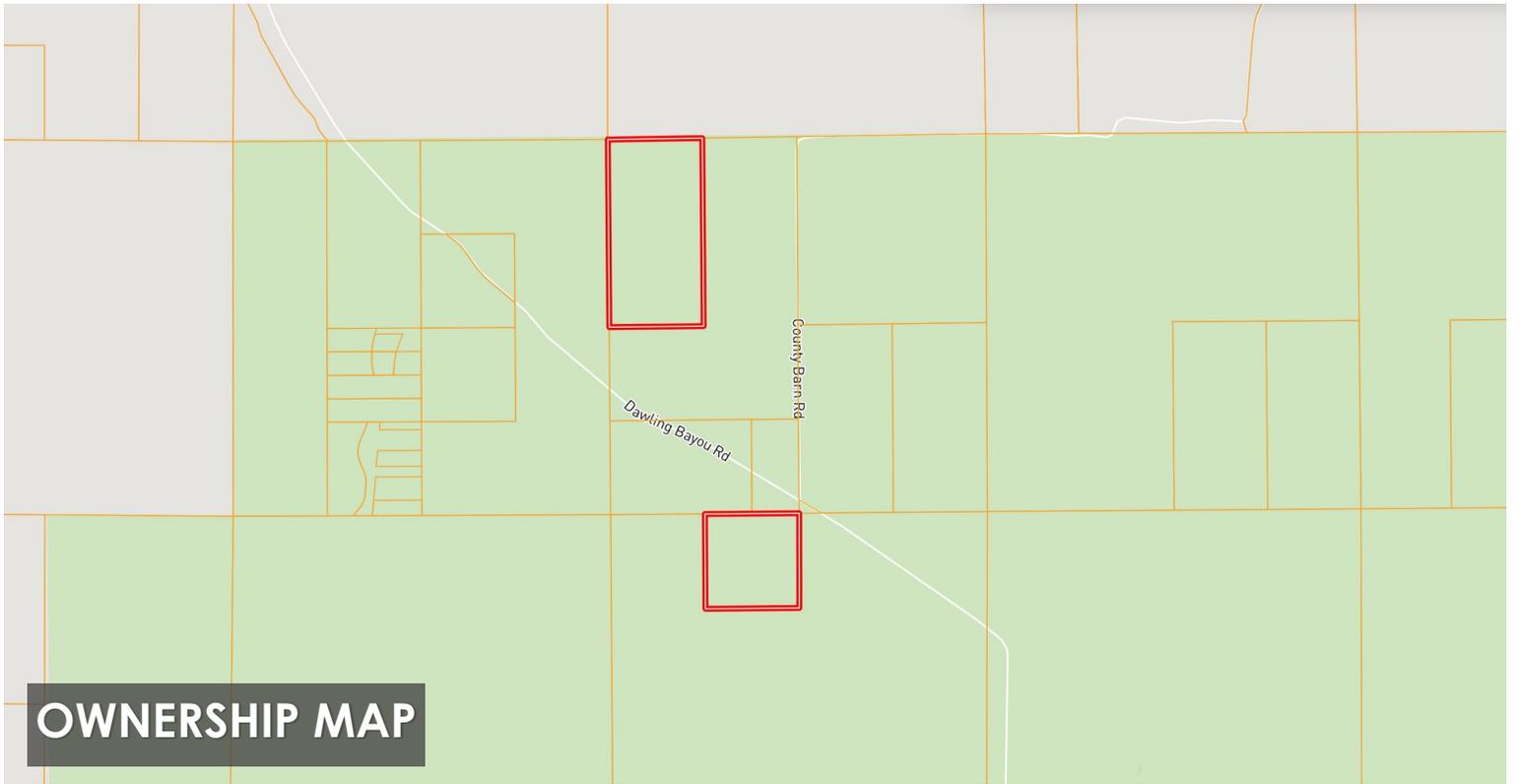
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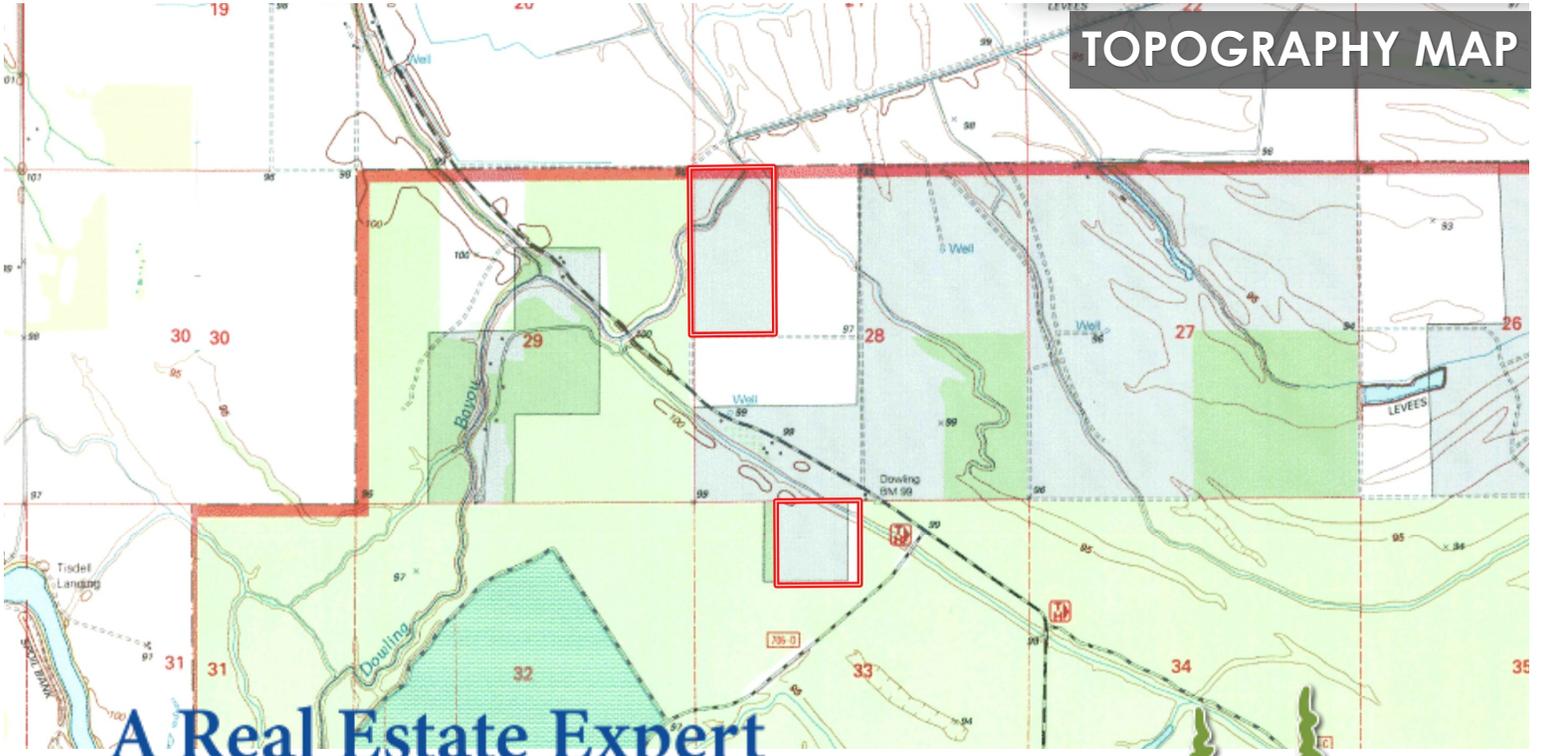
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OWNERSHIP MAP



TOPOGRAPHY MAP

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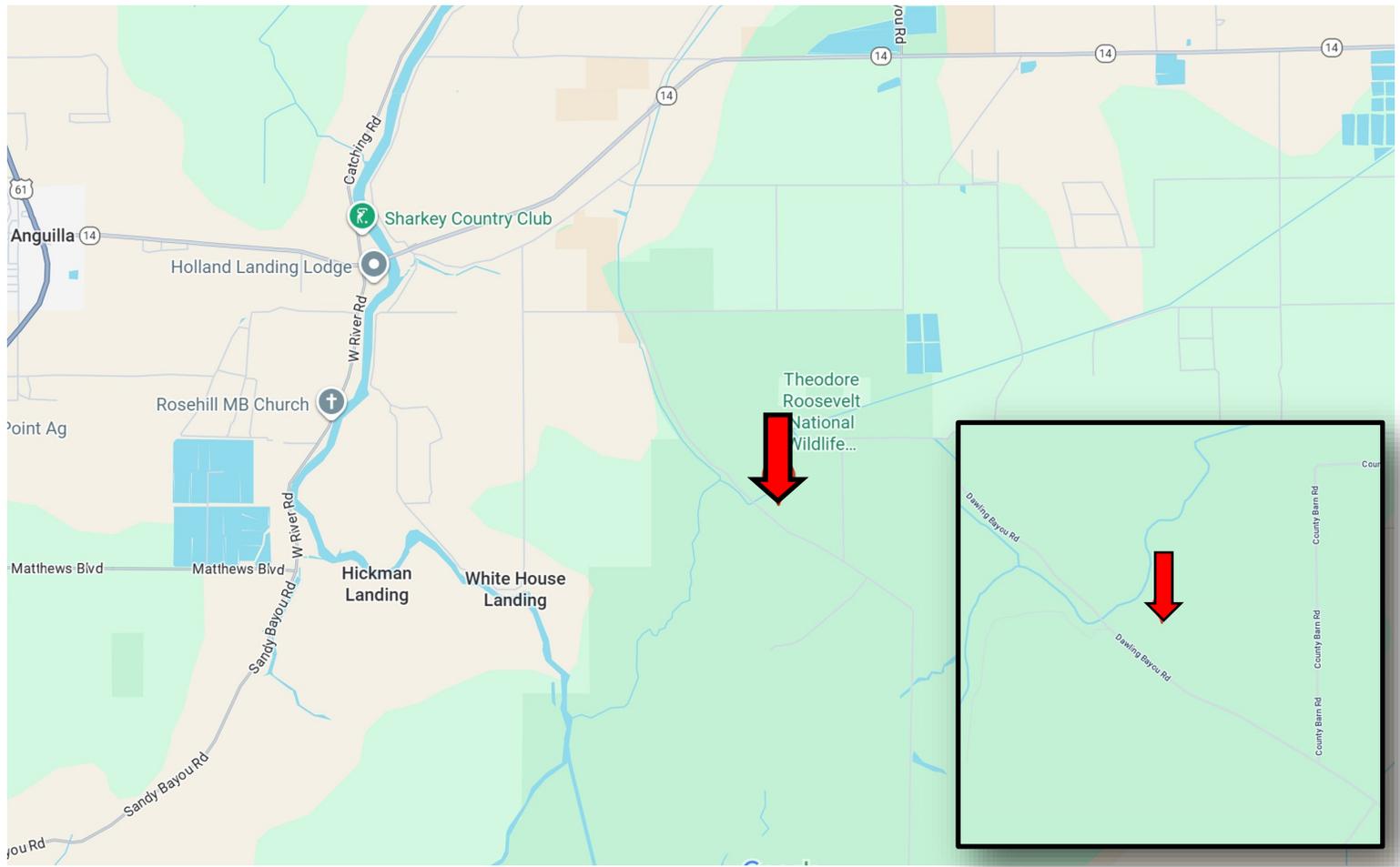
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Directions from Hwy 61 and Hwy 14 in Anguilla, MS: Travel East on Hwy 14 for 2.9 miles. Turn right onto Widow Bayou and then take the next right onto Linsey Road and travel 0.5 miles. Turn left to continue on Linsey Road for 0.9 miles. Turn right onto Dawling Bayou Road. After 2 miles, the entrance to the 80 acre tract will be on your left. [Google Map Link](#)

land id. [Click Here for the Land id Interactive Map Link](#)



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