

A Premier Recreational & Hunting Tract with Homesite Potential

110± Acres in Tallahatchie County | \$252,000

*ALL PROPERTY LINES ARE ROUGH ESTIMATIONS
AND NOT SURVEY ACCURATE.



**ANTHONY
STEEN**

REALTOR®

Office: 601.898.2772

Cell: 662.645.5151

Anthony@TomSmithLand.com



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TomSmithLandandHomes.com

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A Premier Recreational & Hunting Tract with Homesite Potential

Welcome to 110± acres in Tallahatchie County that truly offers it all! Whether you're looking for a private hunting retreat or the ideal location to build your dream camp, this property is a rare find.

The land features a beautiful mix of mid- to mature hardwoods, including large oak trees along the interior roads and in the bottoms, as well as scattered mature pine trees. A well-established internal road system provides excellent access throughout the property, leading to several proven hunting locations that are ideal for deer, turkey, and squirrel.

Located just one mile from the Mississippi Delta flatlands, this tract offers prime habitat and travel corridors for big delta bucks, especially during rut season. The property is situated just 43 miles from Oxford, MS, and 39 miles from Grenada, MS.

Utilities and water are available, making this property ready for your future build—whether it's a weekend getaway, a hunting lodge, or a full-time residence.

Don't miss this opportunity!
Call today to schedule your private showing!

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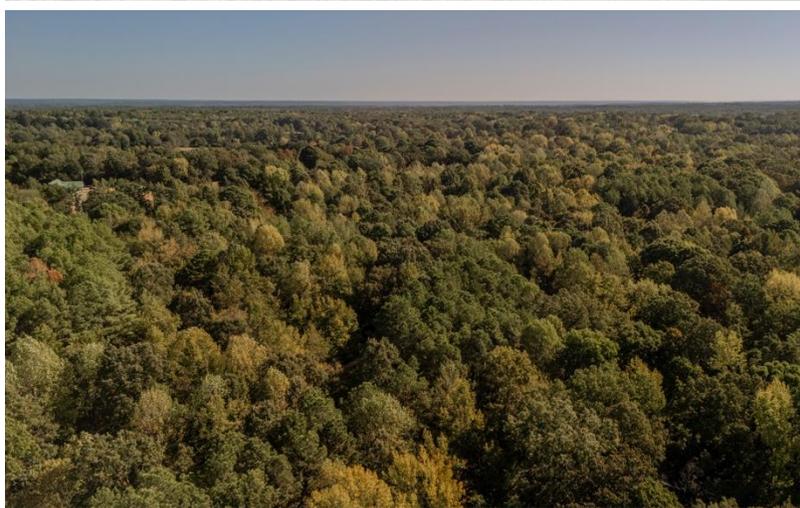
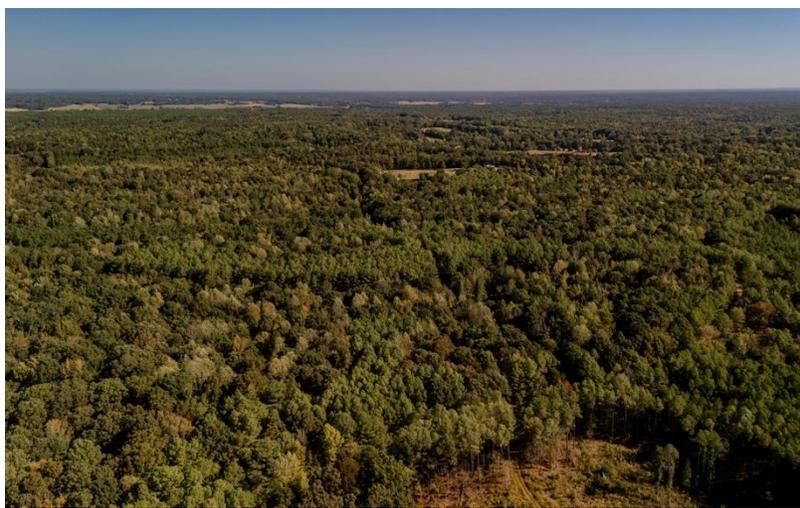
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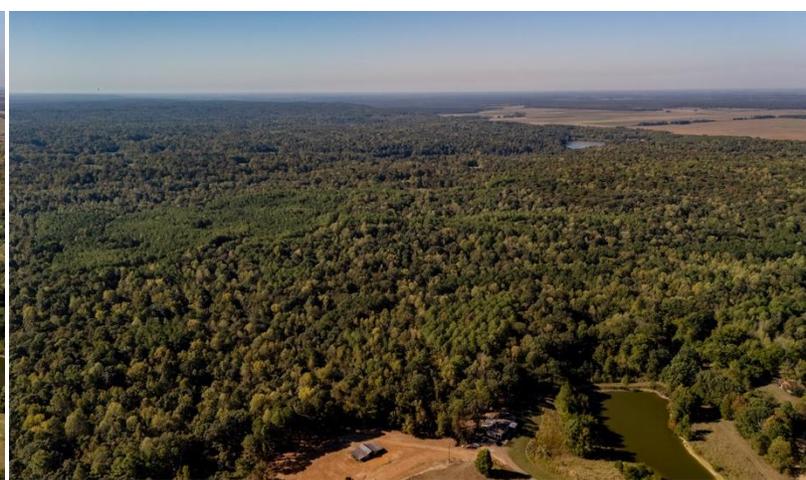
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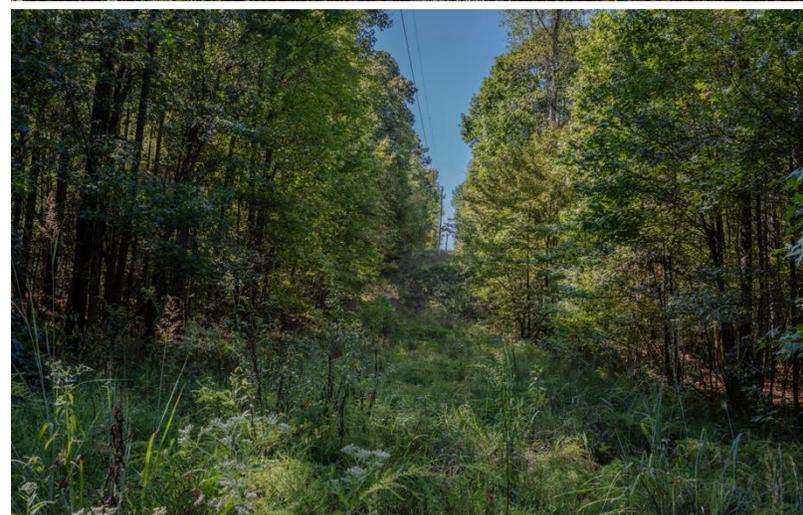
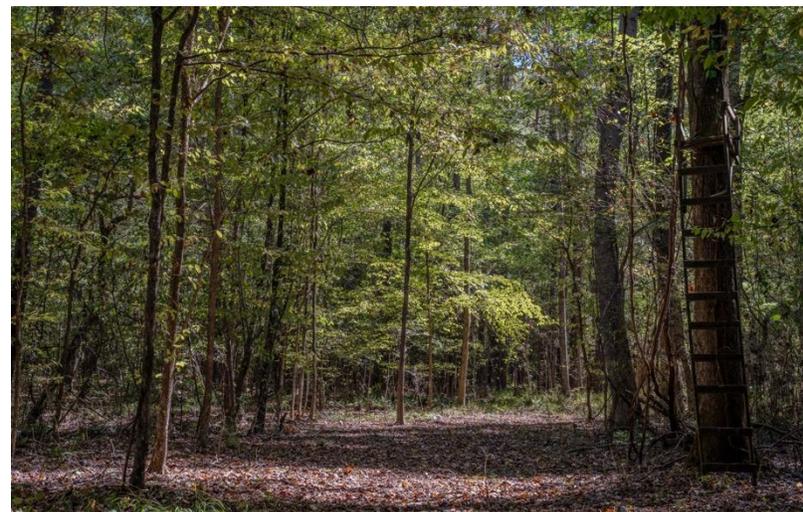
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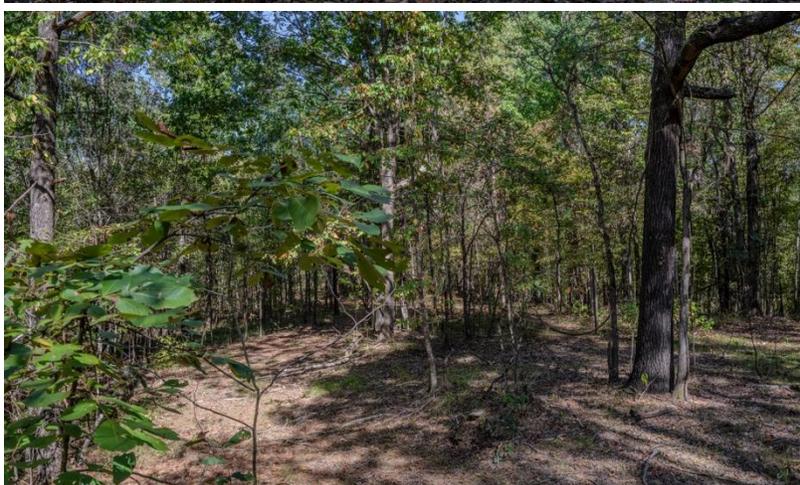
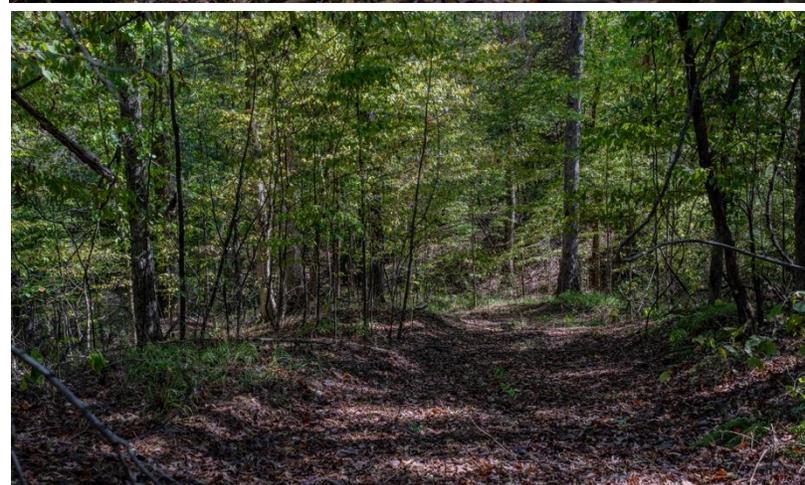
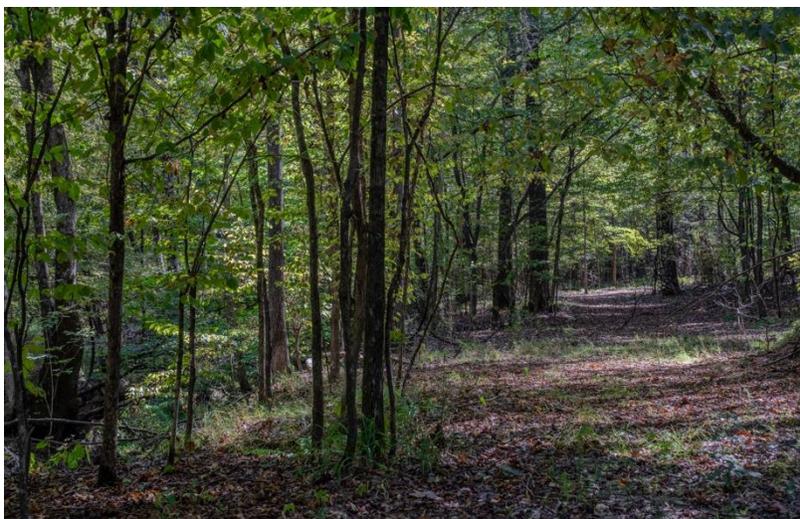
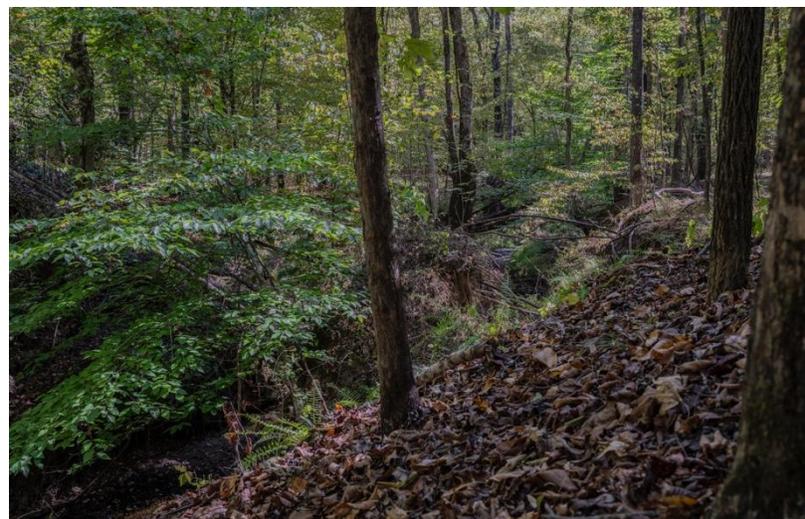
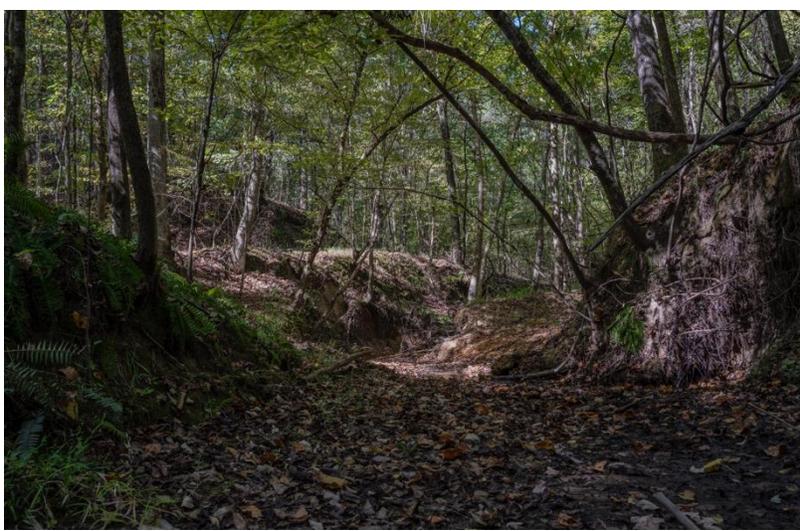
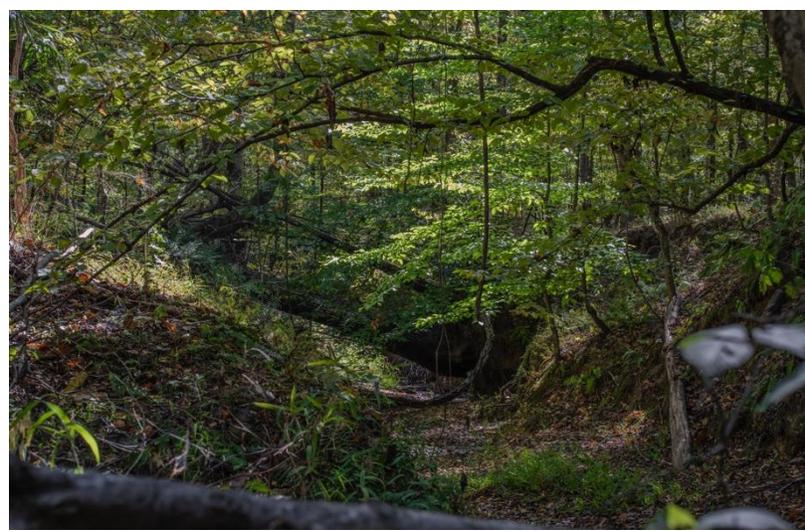
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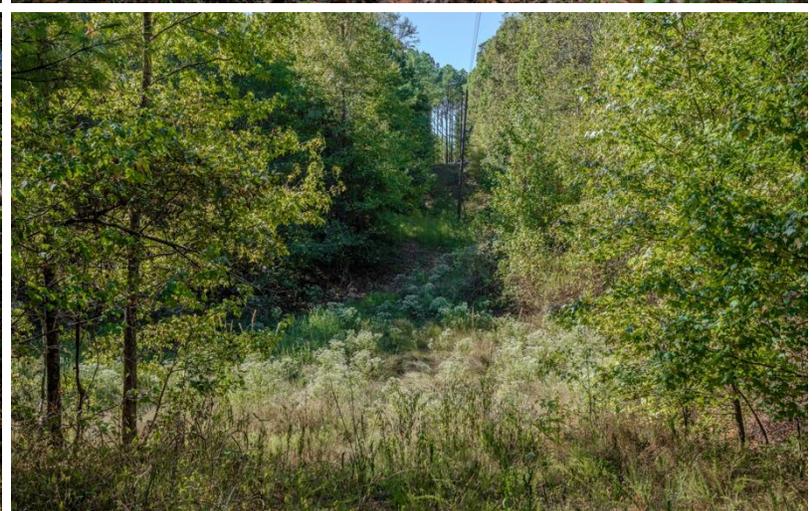
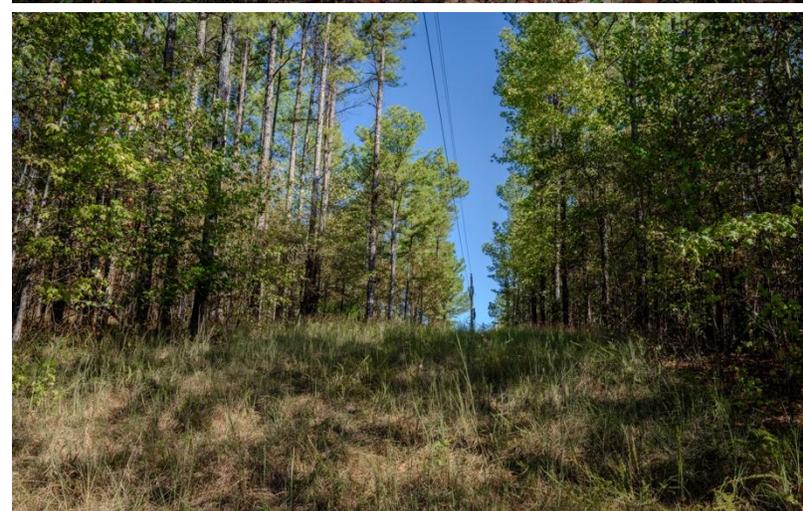
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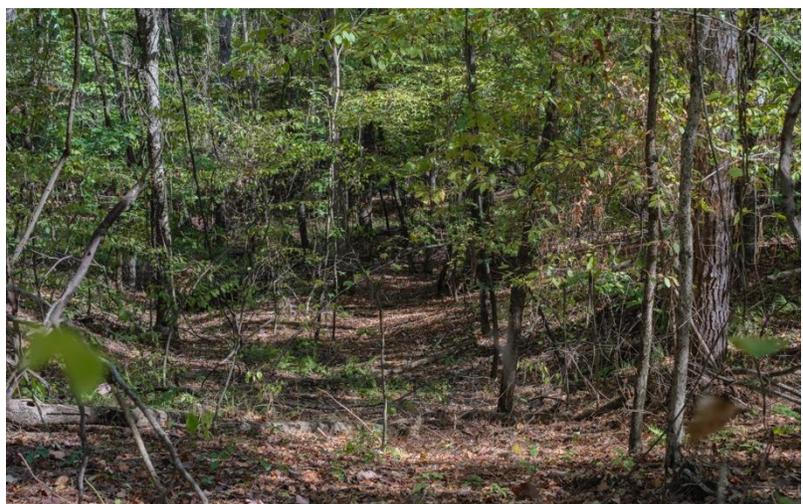
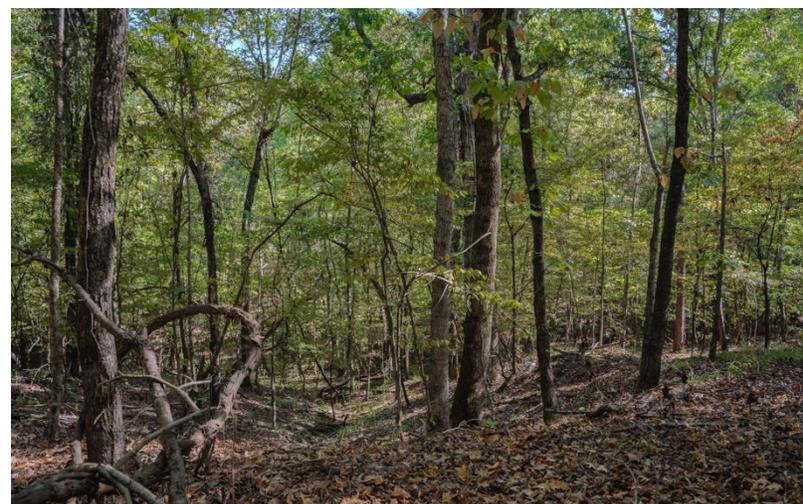
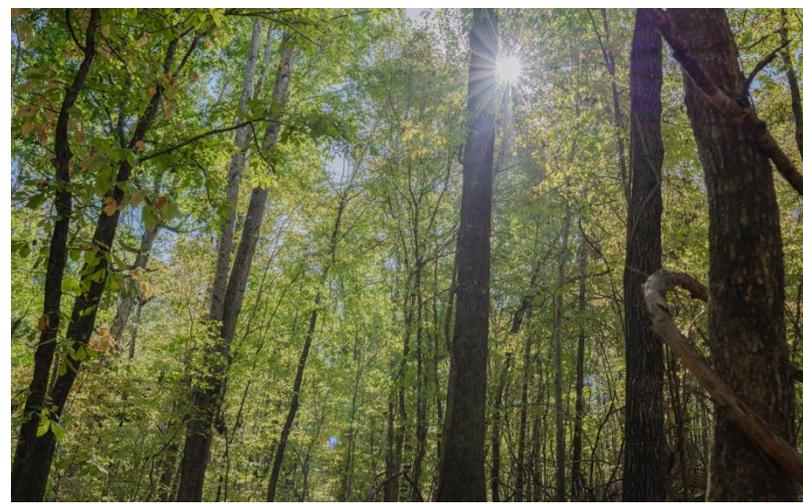
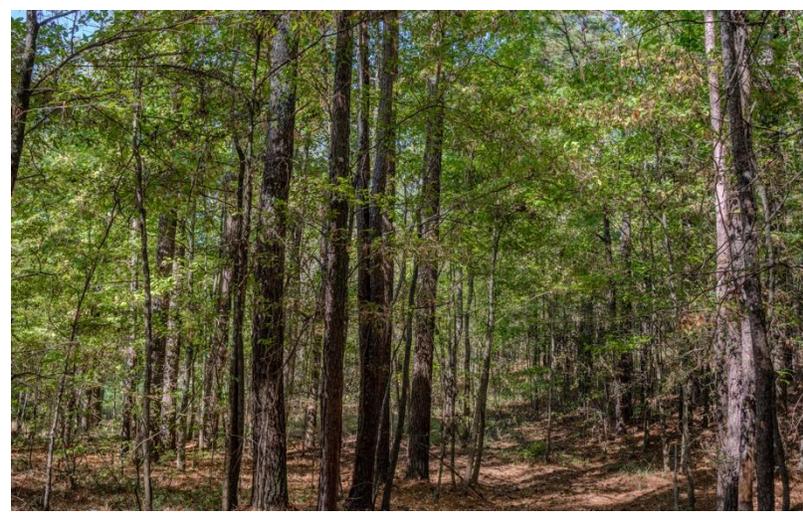
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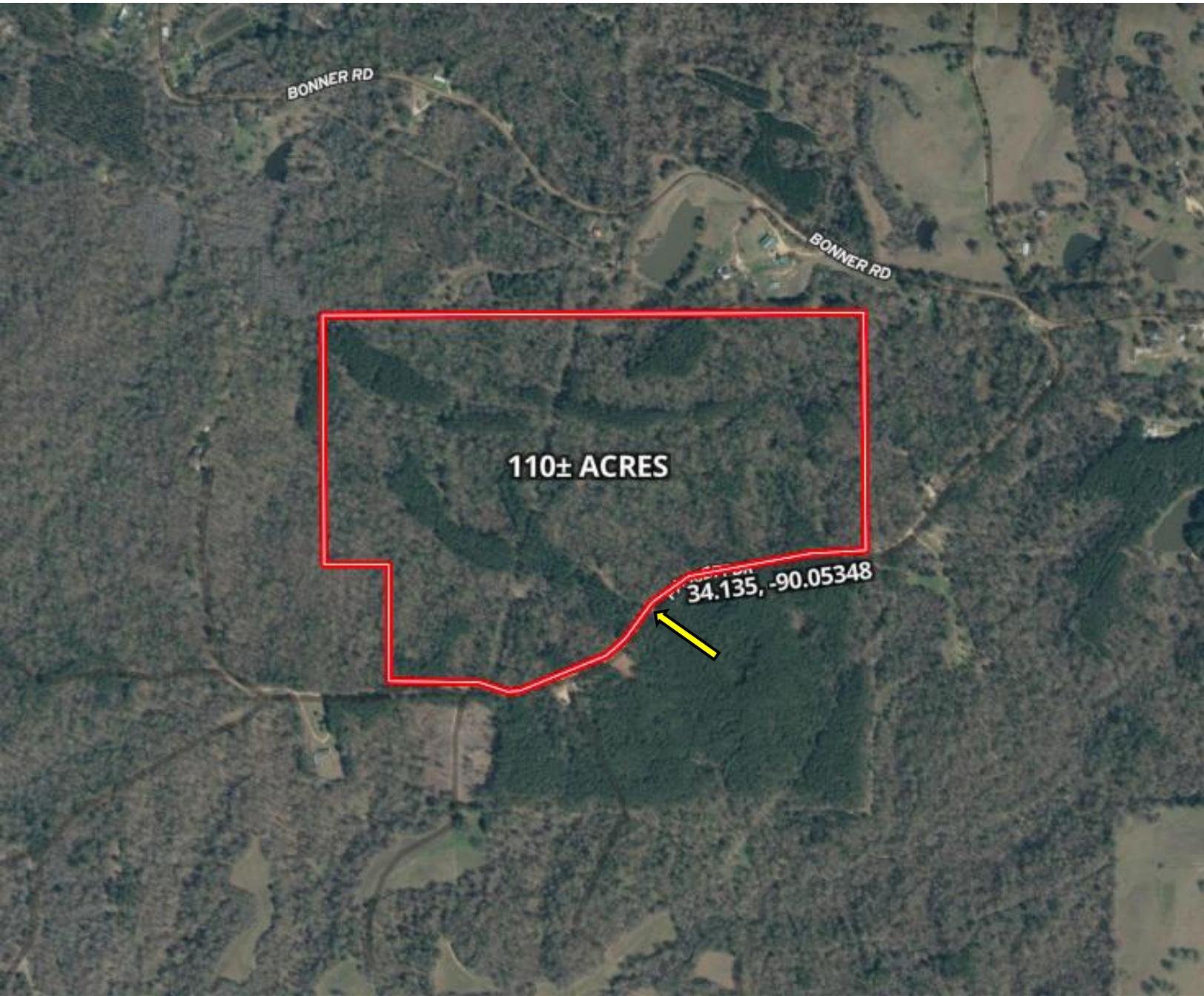
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LandReport
2011-2025
AMERICA'S
BEST
BROKERAGES

AERIAL MAP

[Click for the Interactive Map](#)



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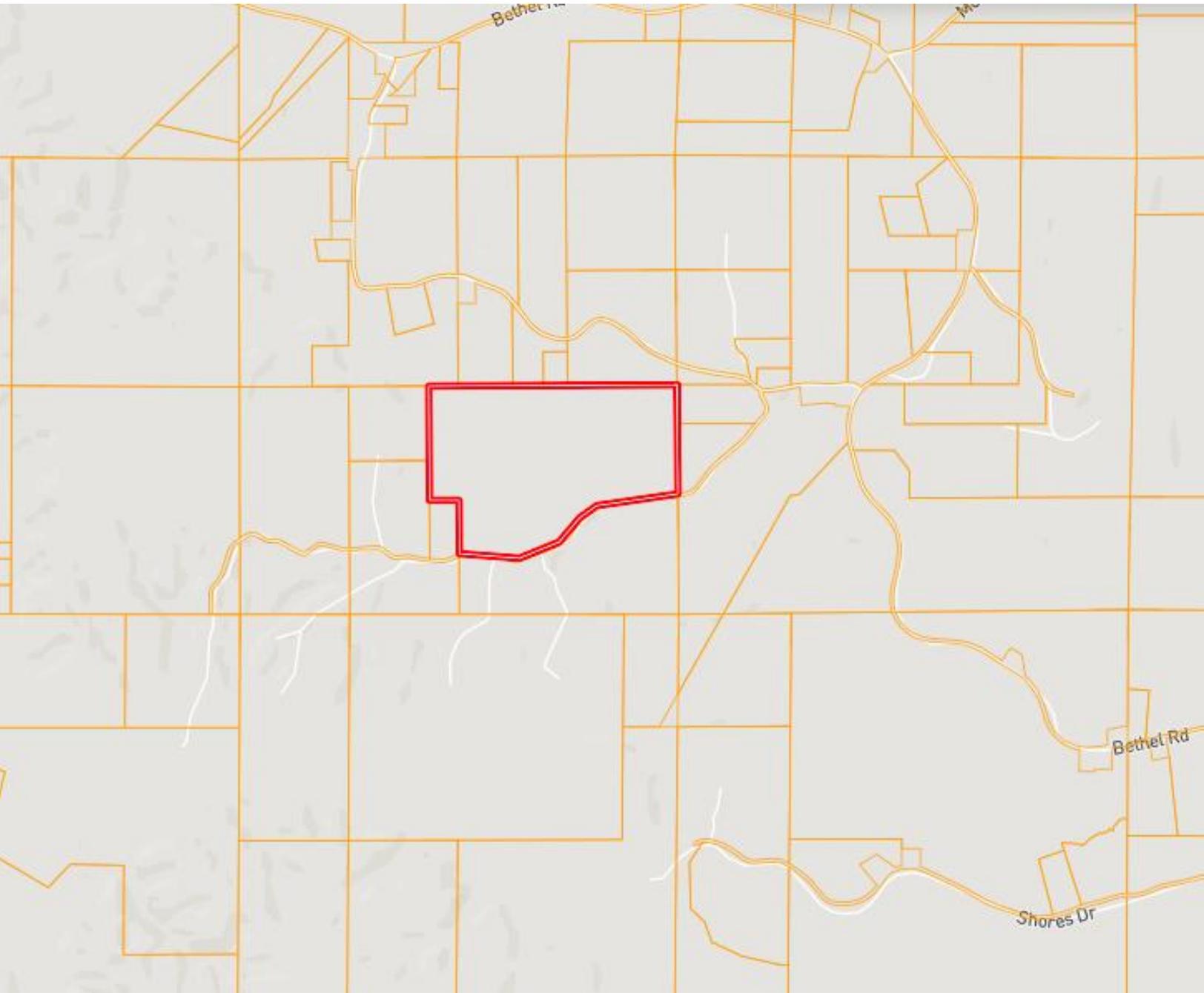


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OWNERSHIP MAP



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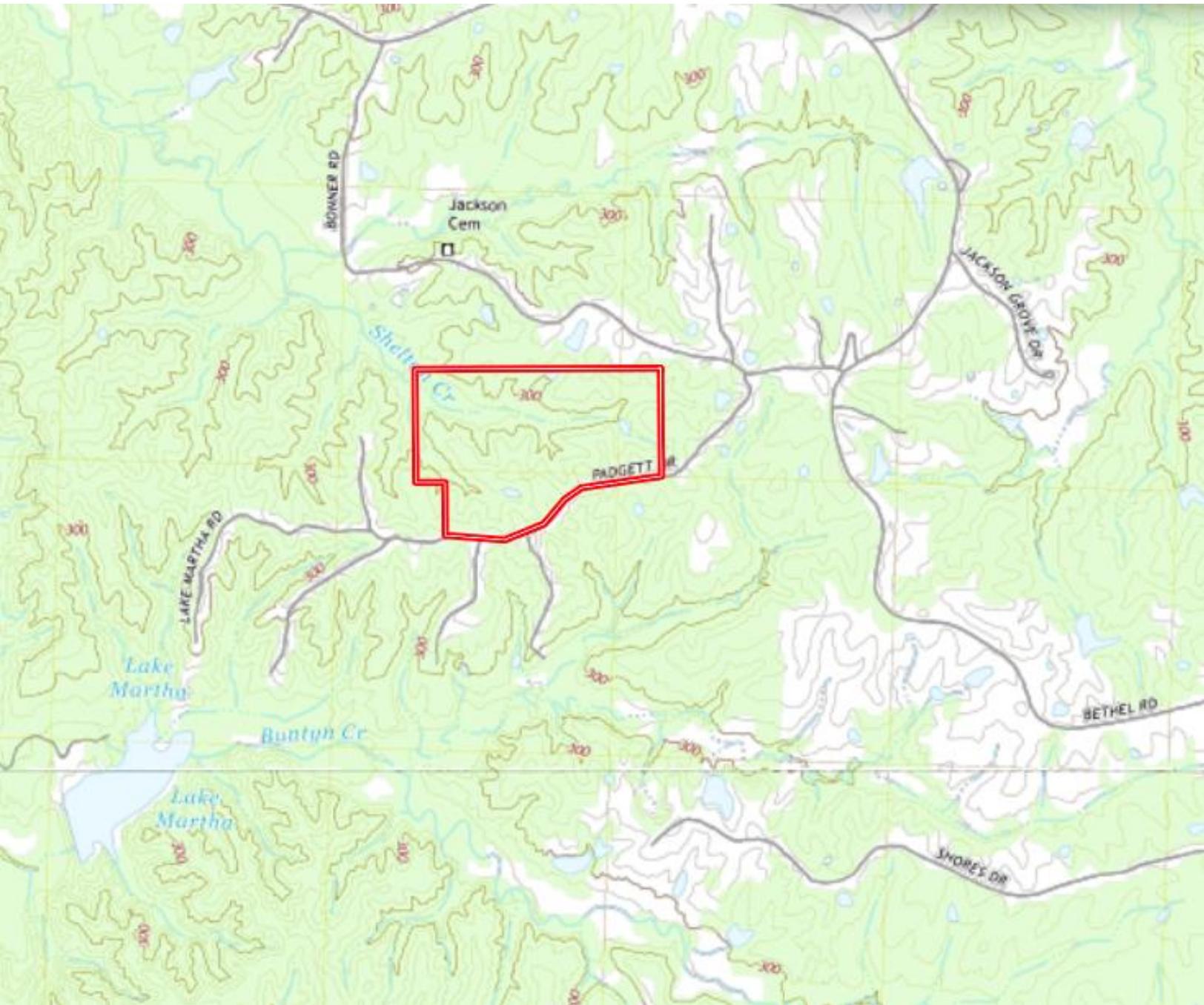


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TOPOGRAPHY MAP



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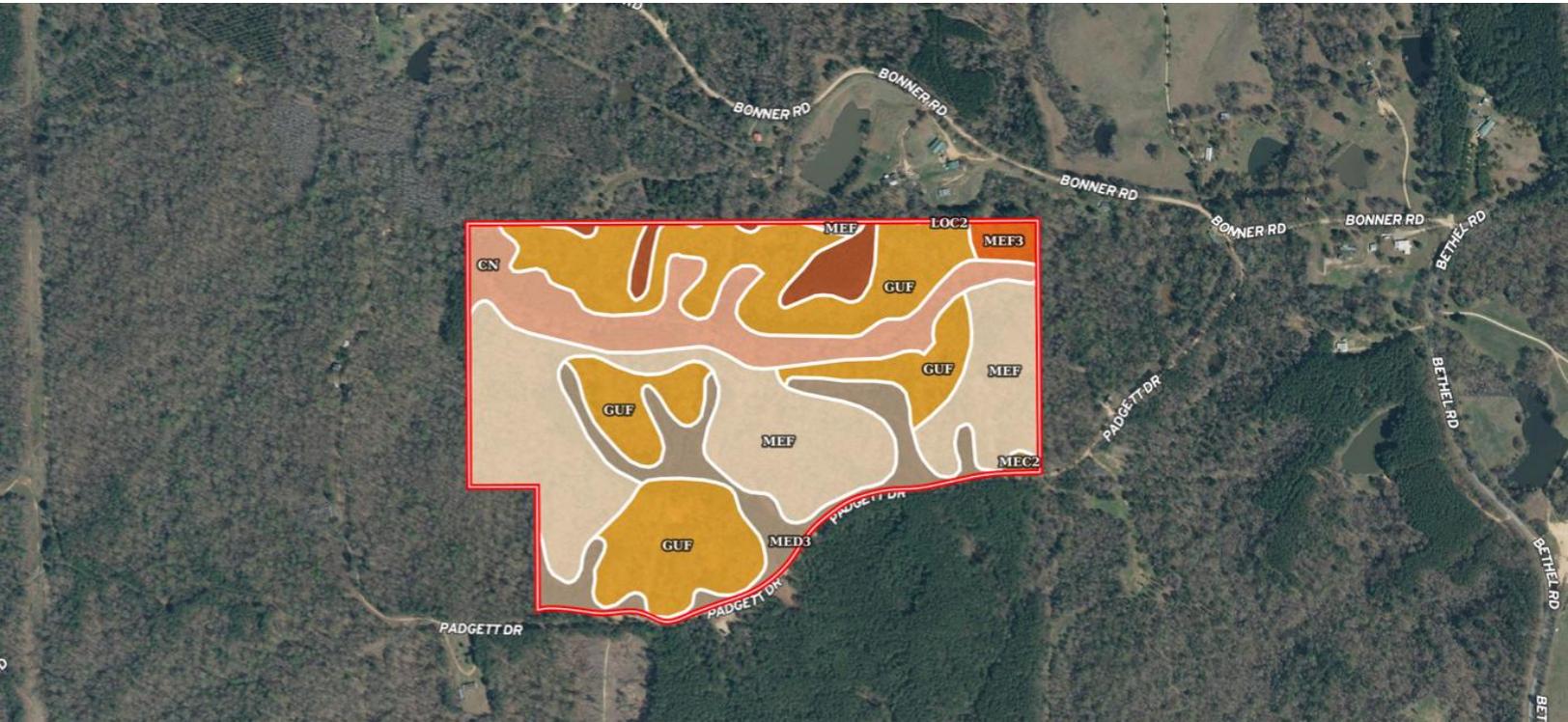


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SOIL MAP



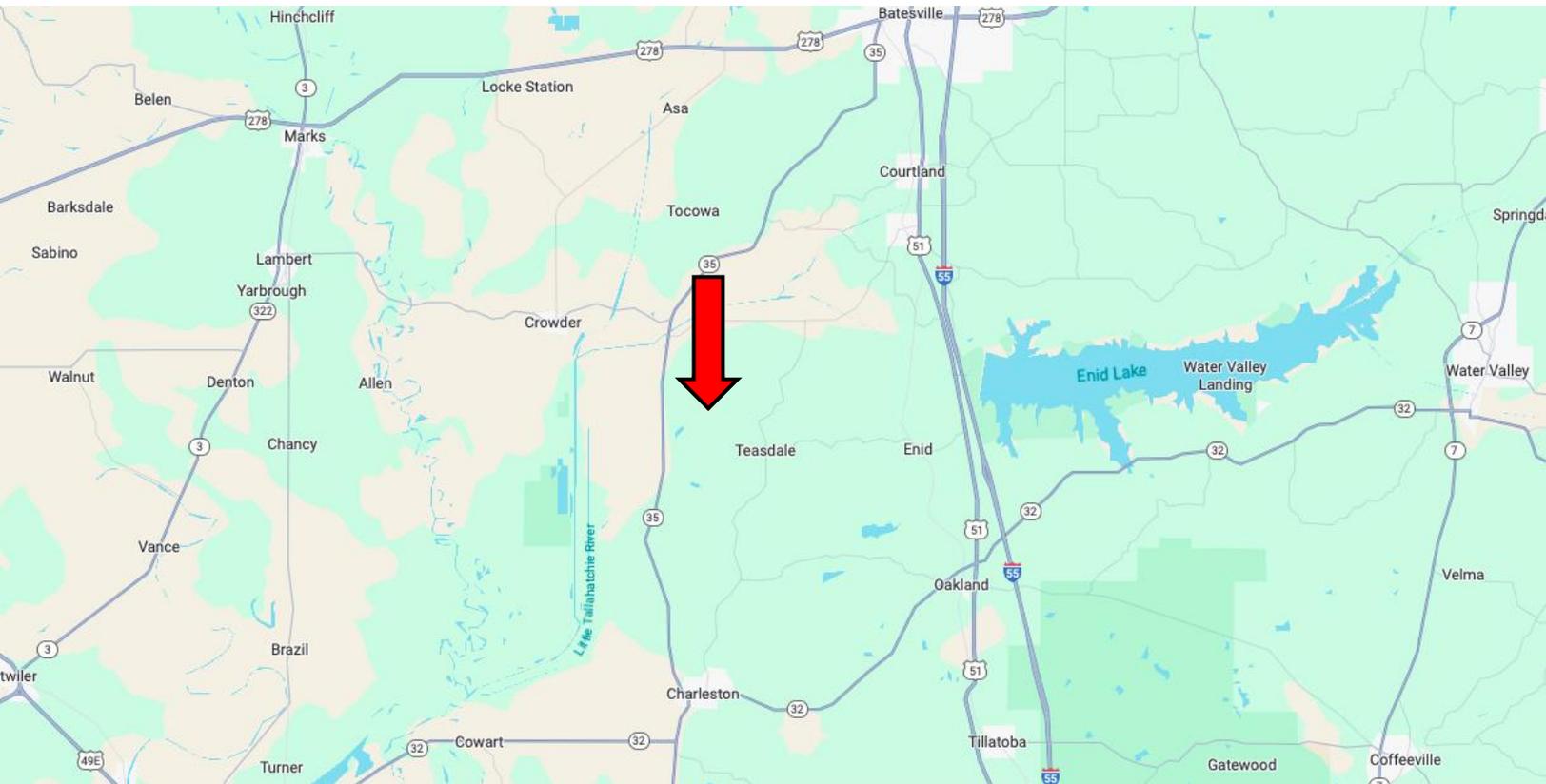
SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
GuF	Gullied land-Memphis complex, 8 to 40 percent slopes	37.43	35.2	0	4	7e
MeF	Memphis silt loam, 17 to 40 percent slopes	36.12	33.97	0	20	7e
Cn	Collins silt loam	14.77	13.89	0	56	2w
MeD3	Memphis silt loam, 5 to 12 percent slopes, severely eroded	12.23	11.5	0	76	4e
LoC2	Loring silt loam, 5 to 8 percent slopes, moderately eroded, central	3.8	3.57	0	48	4e
MeF3	Memphis silt loam, 17 to 40 percent slopes, severely eroded	1.59	1.5	0	18	7e
MeC2	Memphis silt loam, 5 to 8 percent slopes, eroded	0.4	0.38	0	82	3e
TOTALS		106.3 4(*)	100%	-	27.01	5.84

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DIRECTIONAL MAP



Address: Padgett Drive, Charleston, MS 38927

Directions from MS-35 & Hwy 32, Charleston, MS:

Travel west on MS-35 N for 10.5 miles. Turn right onto Bethel Road for 3.1 miles, then turn right onto Bonner Road for 0.2 miles. Turn left onto Padgett Drive. After 0.5 miles, the land will be on the right. [Google Maps Link](#)



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