



# SMALLTOWN

HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**19.6± ACRES**  
**TALLAHATCHIE COUNTY, MS**  
**\$83,300**

OFFICE (662) 846-1425 | [WWW.SMALLTOWNPROPERTIES.COM](http://WWW.SMALLTOWNPROPERTIES.COM)

# THE TALLAHATCHIE 19.6

## PROPERTY PROFILE

### LOCATION:

- Back Road  
Charleston, MS 38921
- Tallahatchie County
- 1± Mile E of the Little  
Tallahatchie River
- 3.5± Miles SE of Crowder
- 6± Miles NE of York Woods
- 11± Miles NW of Charleston

### COORDINATES:

- 34.127894, -90.108974

### TAX INFORMATION:

- \$449.77 (2024)

### PROPERTY USE:

- Agricultural
- Investment
- Hunting

### PROPERTY INFORMATION:

- 19.6± Total Acres
- 12± Tillable Acres
- 7.6± Wooded Acres
- Multiple Species of Oaks
- Deer & Waterfowl



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**FORD TRUE**

LAND SPECIALIST

C: 662-645-1119

O: 662-846-1425

[ford@smalltownproperties.com](mailto:ford@smalltownproperties.com)

701 W. Sunflower Rd - Cleveland, MS 38732

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.

# WELCOME TO THE TALLAHATCHIE 19.6

**WELCOME TO THE TALLAHATCHIE 19.6—A SMALL, AFFORDABLE TRACT IN A GREAT AREA FOR RECREATION.** The Tallahatchie 19.6 is small but packs a big punch. Located just outside of Charleston, Mississippi, in Tallahatchie County, in close proximity to the Little Tallahatchie River, the area produces a lot of trophy whitetail deer and is a known flyway for waterfowl.

This tract offers around 12 acres of tillable farmland, and the remaining acres are wooded. The farm acreage could be either leased out or enrolled in conservation programs such as CRP or WRE for long-term wildlife benefit and income.

If you are in the market for a smaller tract with loads of recreational potential, the Tallahatchie 19.6 may be for you.

**Call Ford True today to schedule a private showing  
and experience #TheSmallTownWay.**



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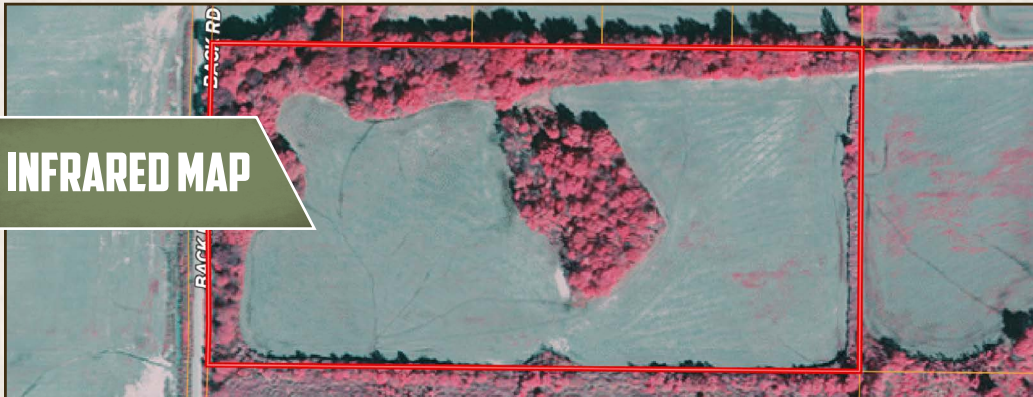
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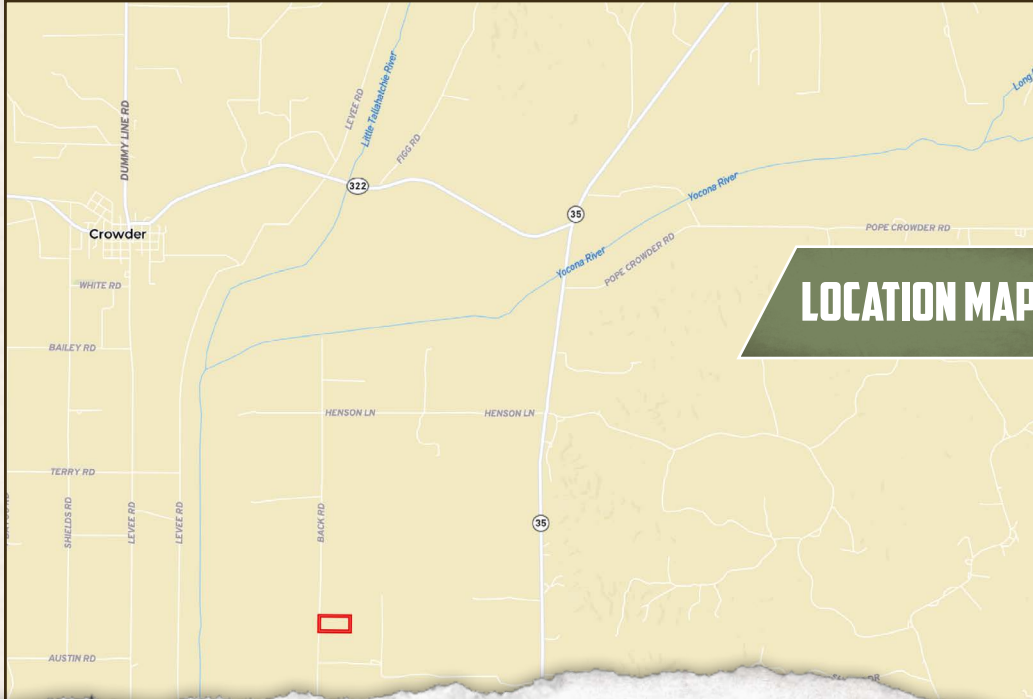
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INFRARED MAP



LOCATION MAP



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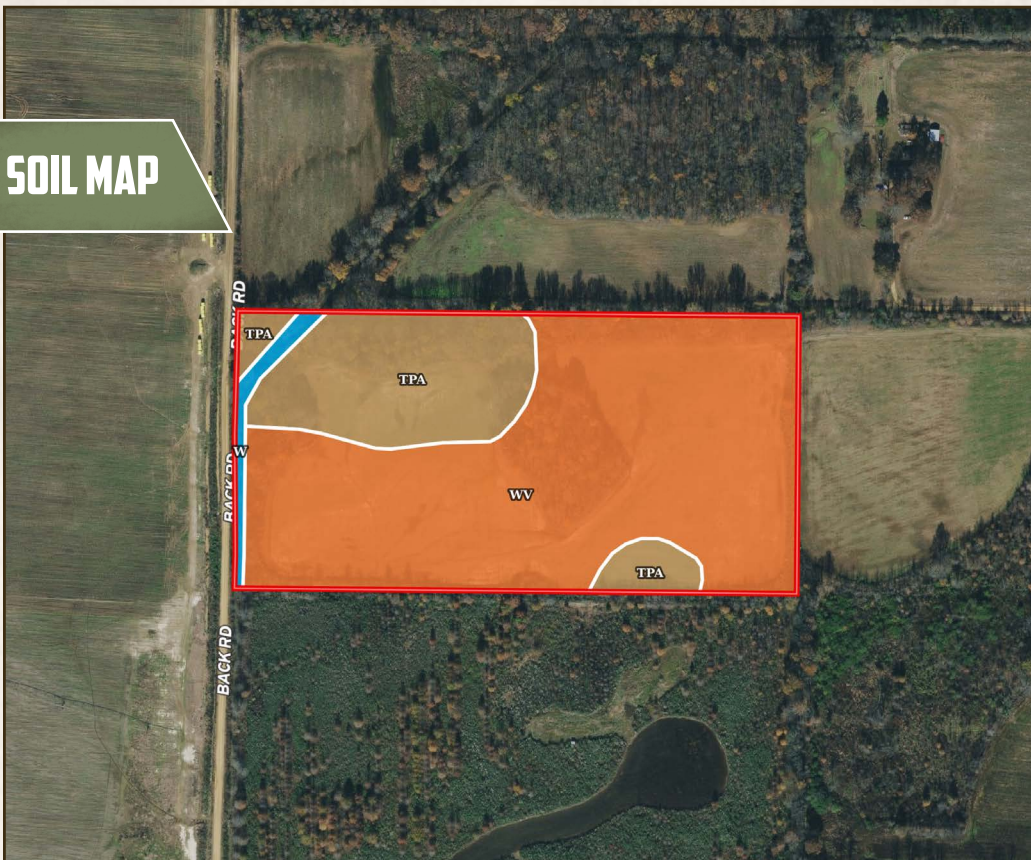
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## SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Wv	Waverly silt loam	14.14	72.44	0	77	3w
TpA	Tippo silt loam, 0 to 2 percent slopes	4.9	25.1	0	88	2w
W	Water	0.48	2.46	0	-	-
TOTALS		19.52(±)	100%	-	77.87	2.74



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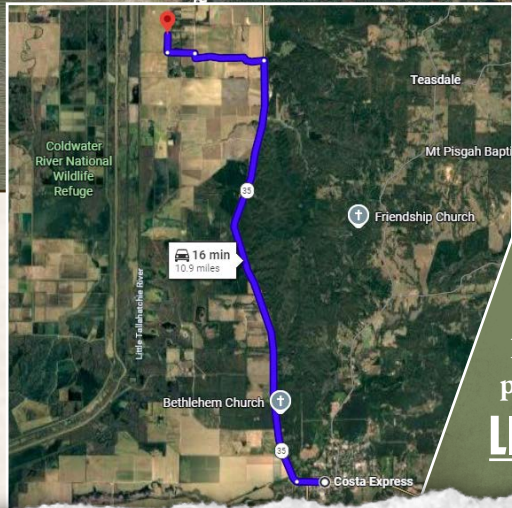
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land id. LINK



Directions From Charleston, MS:  
Travel on MS-35 N for 8.4 miles. Turn left onto Section Road and continue for 1.4 miles. Turn left to stay on Section Road for 0.5 more miles. Turn right onto Back Road, and in about 0.25 miles, the property will be on the right.

**LINK TO GOOGLE MAP DIRECTIONS**



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