

INCOME PRODUCING PROPERTY

37± Acres in Tallahatchie County

Fairview Road, Charleston, MS 38921 | \$168,000



Discover an exceptional opportunity with 37± acres of land available in Tallahatchie County. Situated along Fairview Road in Charleston, this property generates a steady income of \$3,000 annually from the Conservation Reserve Program (CRP). It is in a prime location and is ideal for various ventures. For those looking to expand, there's the potential to acquire an additional 40± acres of neighboring farmland. This extra space could be perfect for developing a duck hole or fulfilling any other agricultural dreams. Don't miss out on this chance!

Contact Anthony Steen today to arrange a private viewing of this property!



**ANTHONY
STEEN**

REALTOR®

Office: 601.898.2772

Cell: 662.645.5151

Anthony@TomSmithLand.com



Expect More. Get More.

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TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





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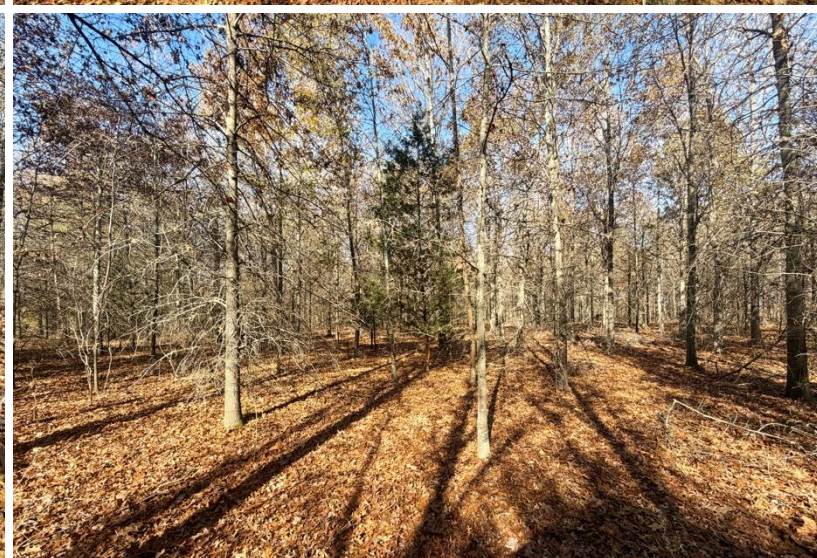
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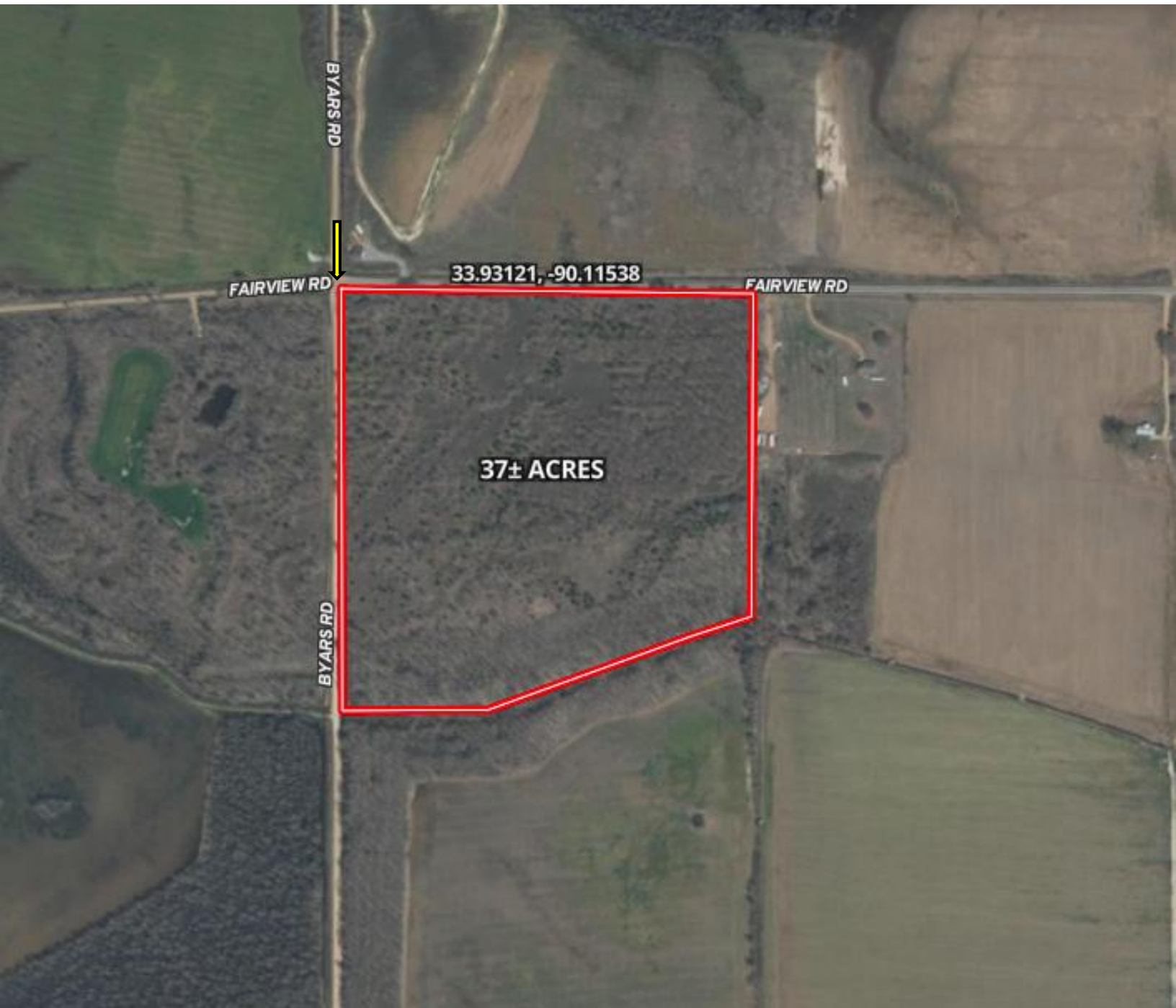


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AERIAL MAP | [Click for the Interactive Map](#)



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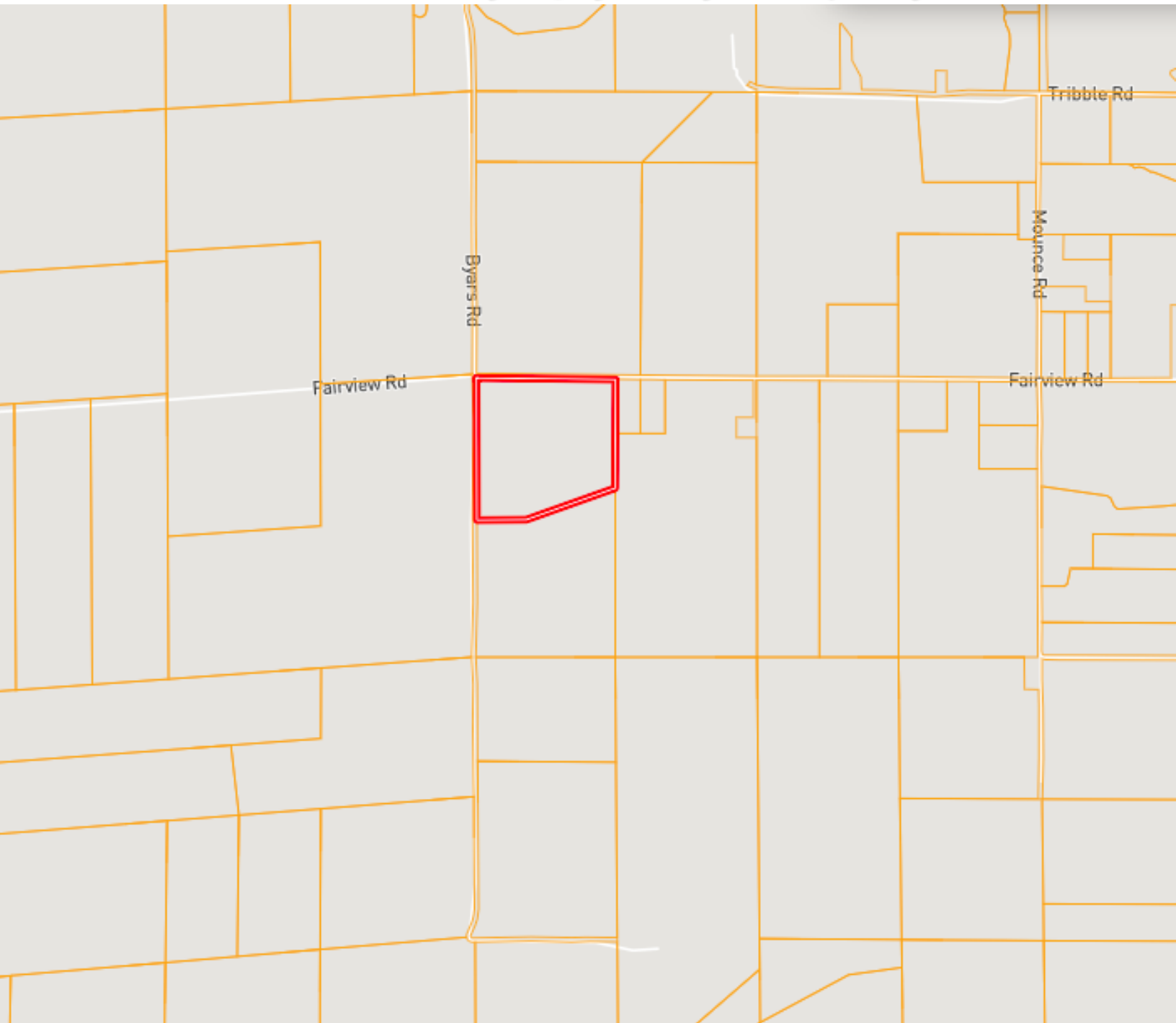


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OWNERSHIP MAP



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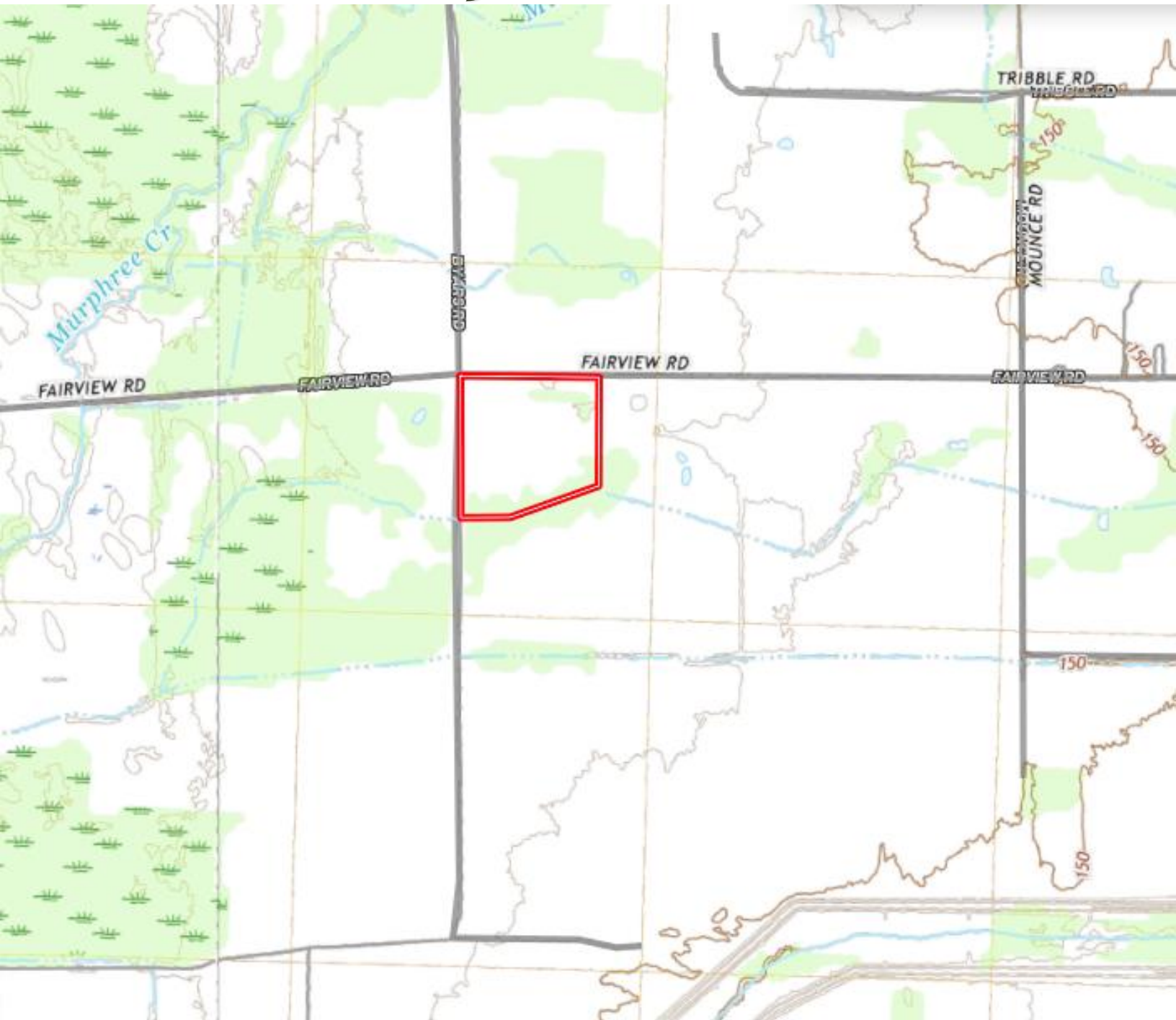


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TOPOGRAPHY MAP



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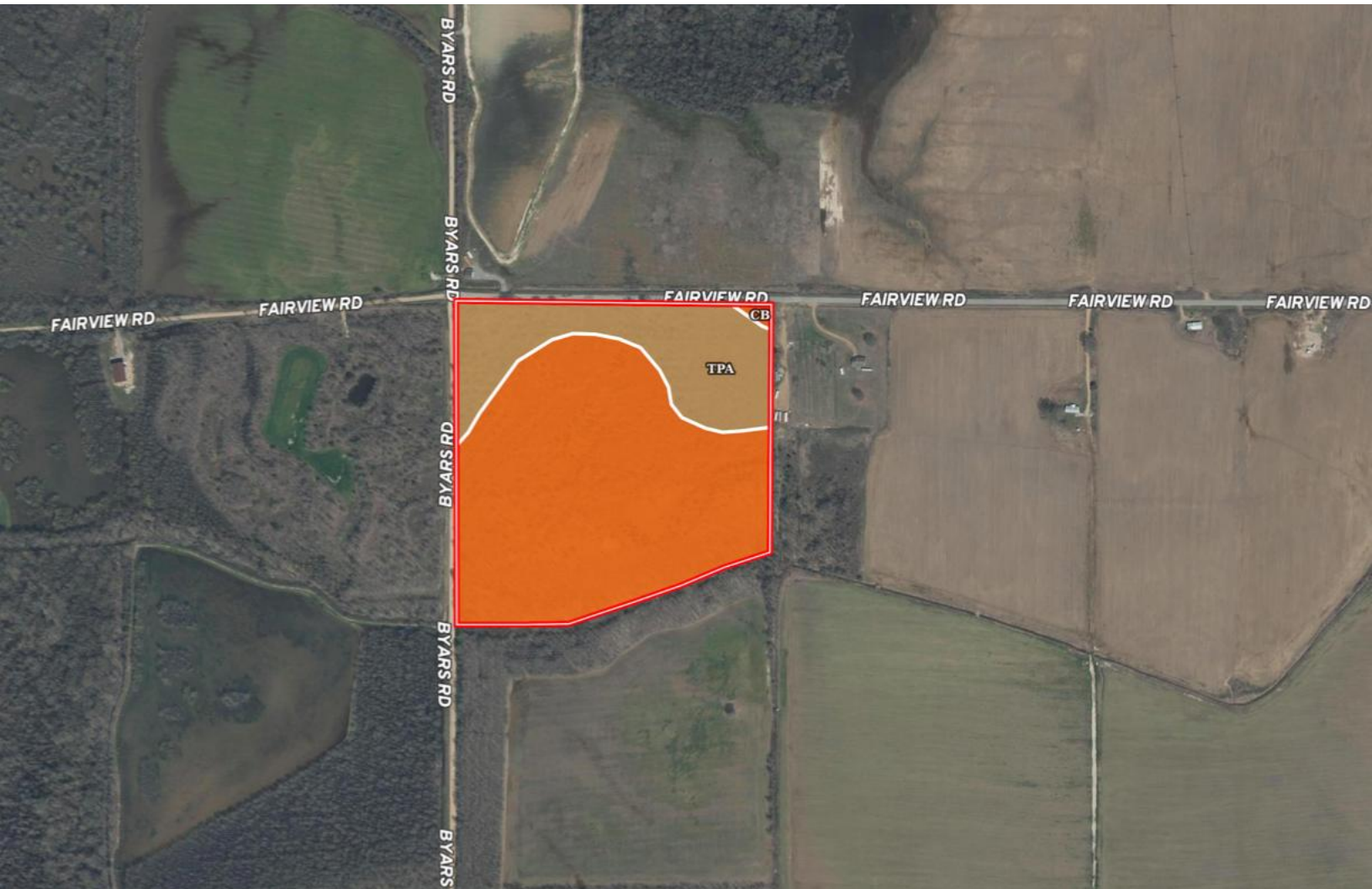


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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Cb	Calhoun-Bonn complex	26.71	73.64	0	67	3w
TpA	Tippe silt loam, 0 to 2 percent slopes	9.56	26.36	0	88	2w
TOTALS		36.27(*)	100%	-	72.54	2.74

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

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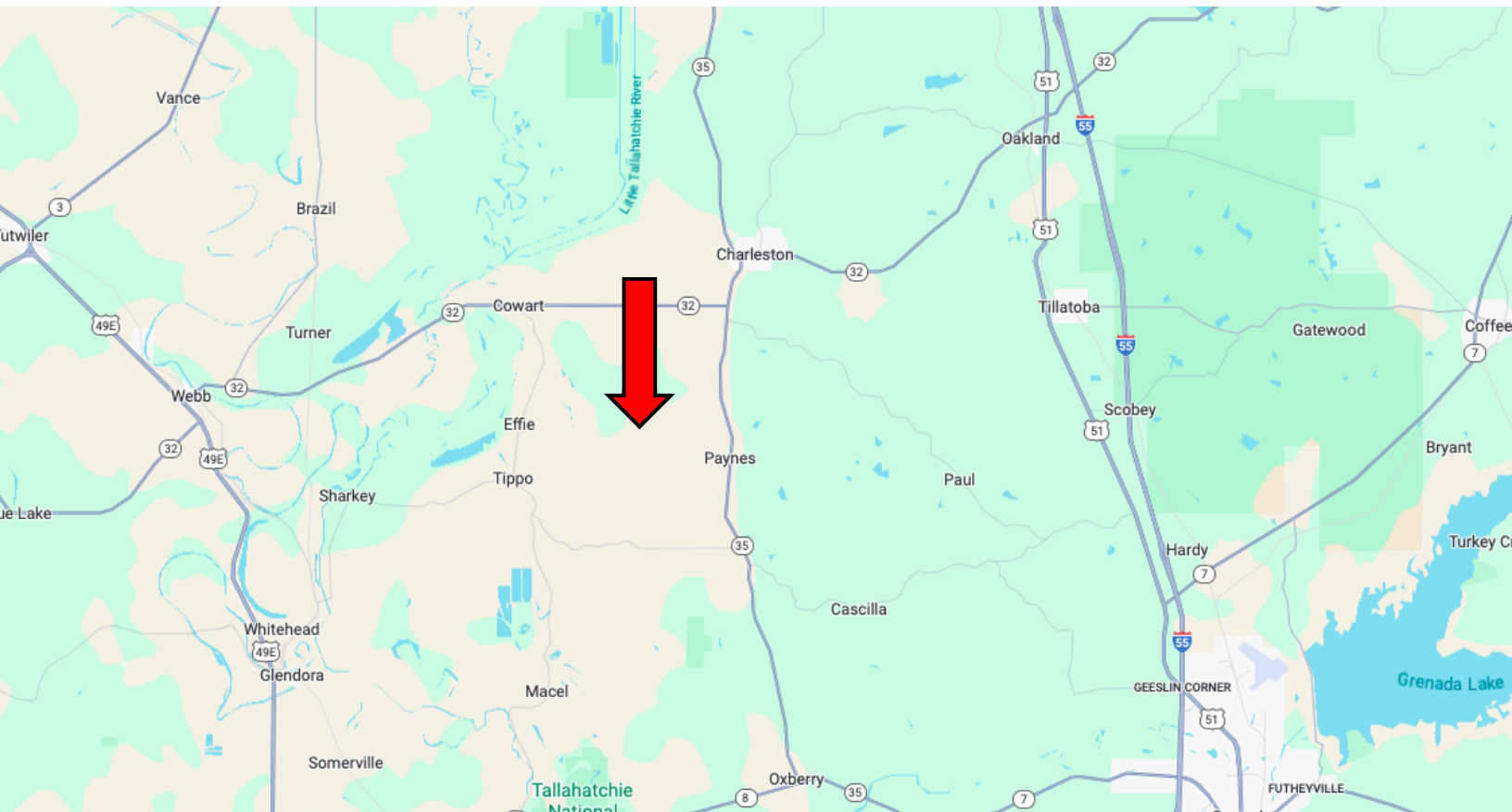
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DIRECTIONAL MAP



Address: Fairview Road, Charleston, MS 38921

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

Travel south on MS-35 S for 5.1 miles.

Turn right onto Fairview Road. After 2.6 miles, the land will be on the left. [Google Maps Link](#)



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