

Prime Hunting Location

40± Acres in Tunica County

Youngblood Road
Dundee, MS 38626



\$220,000

Are you looking to own your own property or expand your portfolio with a prime deer and duck hunting location?

This property could be perfect for you! We have 40± acres for sale on Youngblood Road in Dundee, Tunica County. The land consists of approximately 25± acres of farmland, with the remainder covered in hardwoods, making it ideal for enjoying various recreational activities. With a little effort, you could establish your own duck hole and deer hunting property.

Additionally, the land offers additional income from the farm lease. Located on a dead-end road just west of the Coldwater River, this property is in a prime area where ducks and deer frequently travel year-round. The wooded area is abundant with acorn trees, providing plenty of food for the passing deer. With this property having farmland, you could potentially enroll in the CRP or WRP conservation programs.

Call me today to schedule your private showing!



**ANTHONY
STEEN**

REALTOR®

Office: 601.898.2772

Cell: 662.645.5151

Anthony@TomSmithLand.com



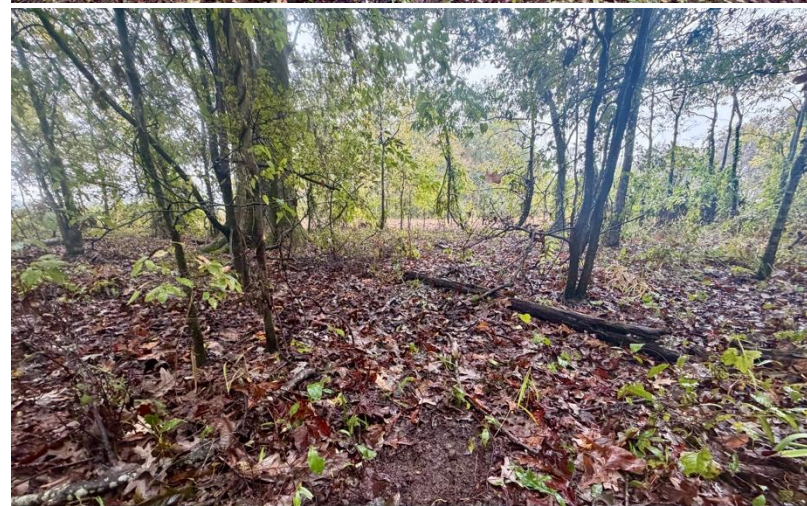
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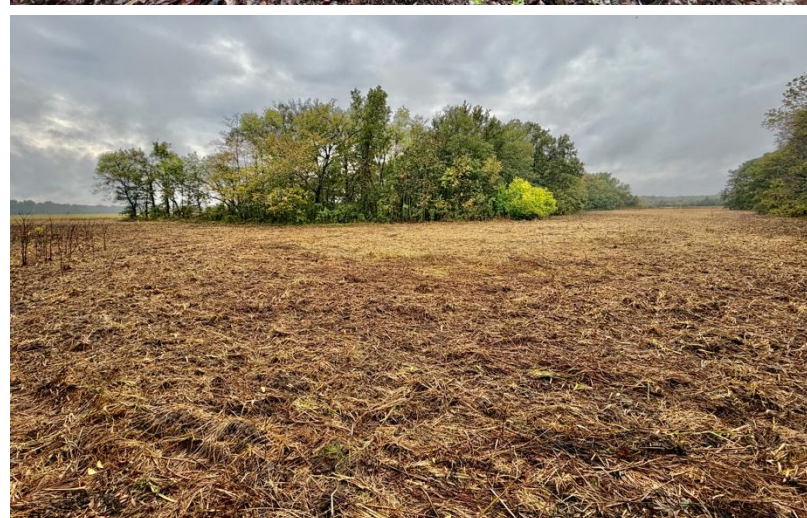
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AERIAL MAP |

[Click for the Interactive Map](#)



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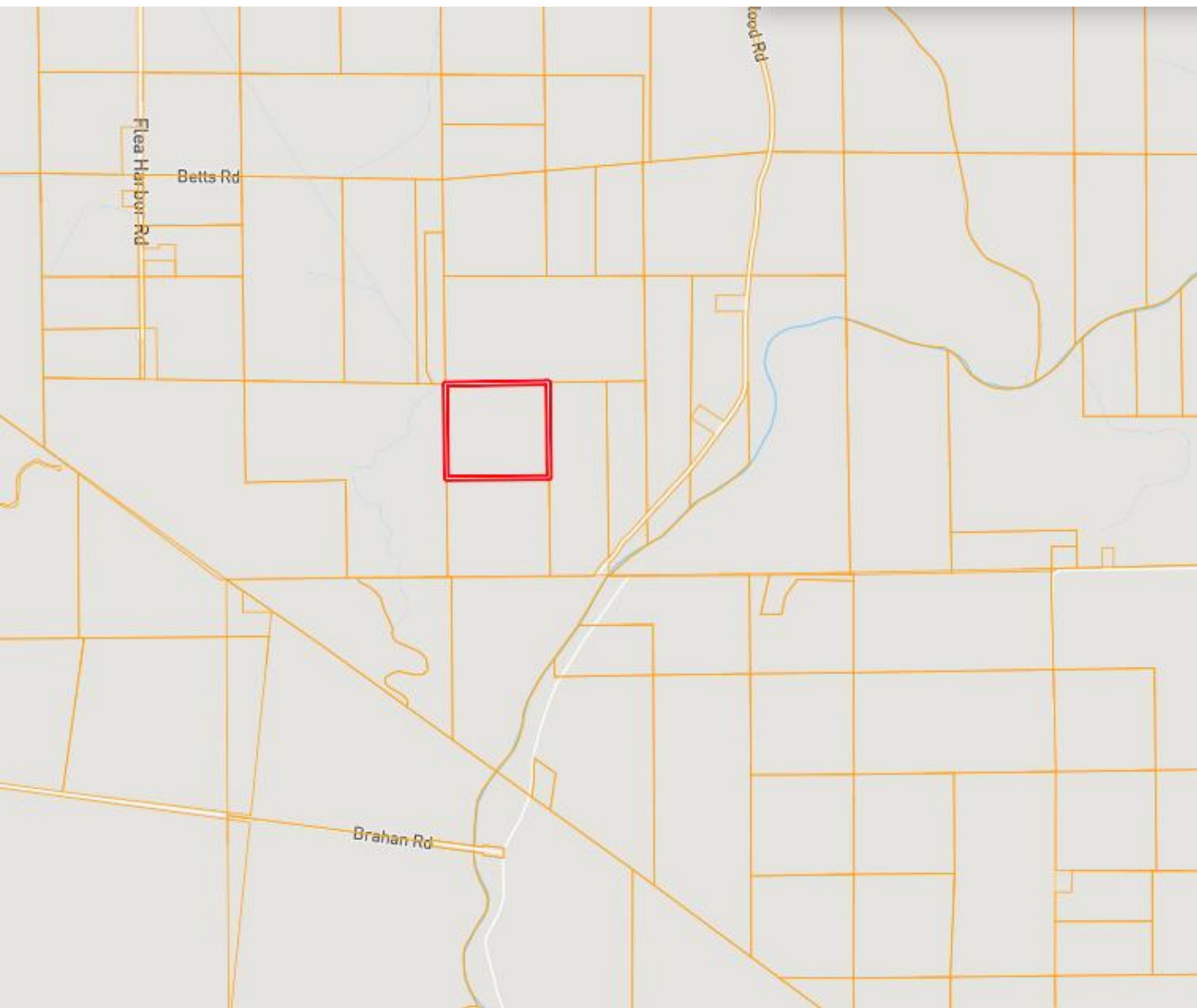


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OWNERSHIP MAP



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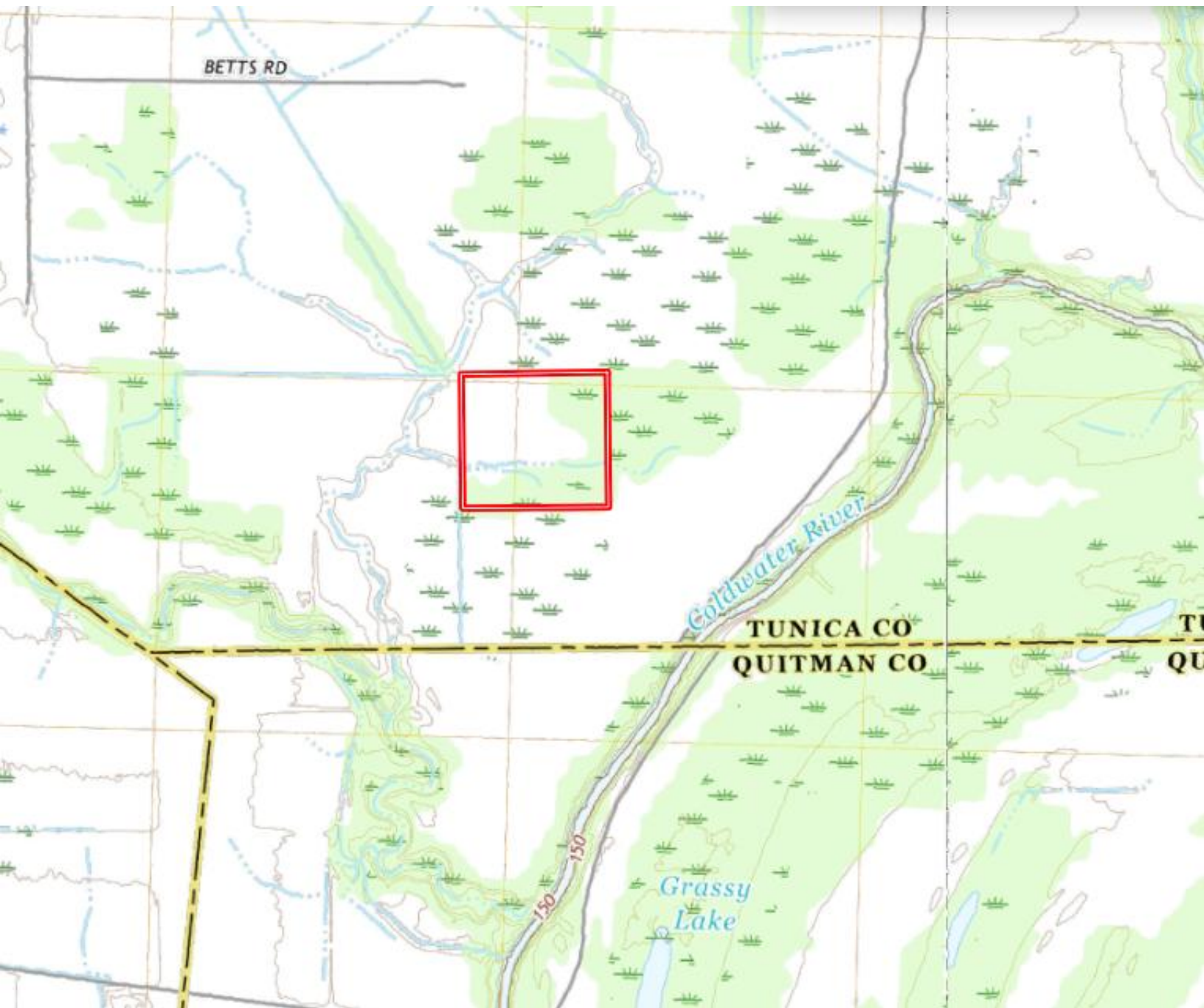


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TOPOGRAPHY MAP



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LandReport
2011-2025
AMERICA'S
BEST
BROKERAGES

SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
270	Sharkey clay, 0 to 1 percent slopes, rarely flooded, south	38.44	100	0	41	3w
TOTALS		38.44(*)	100%	-	41.0	3

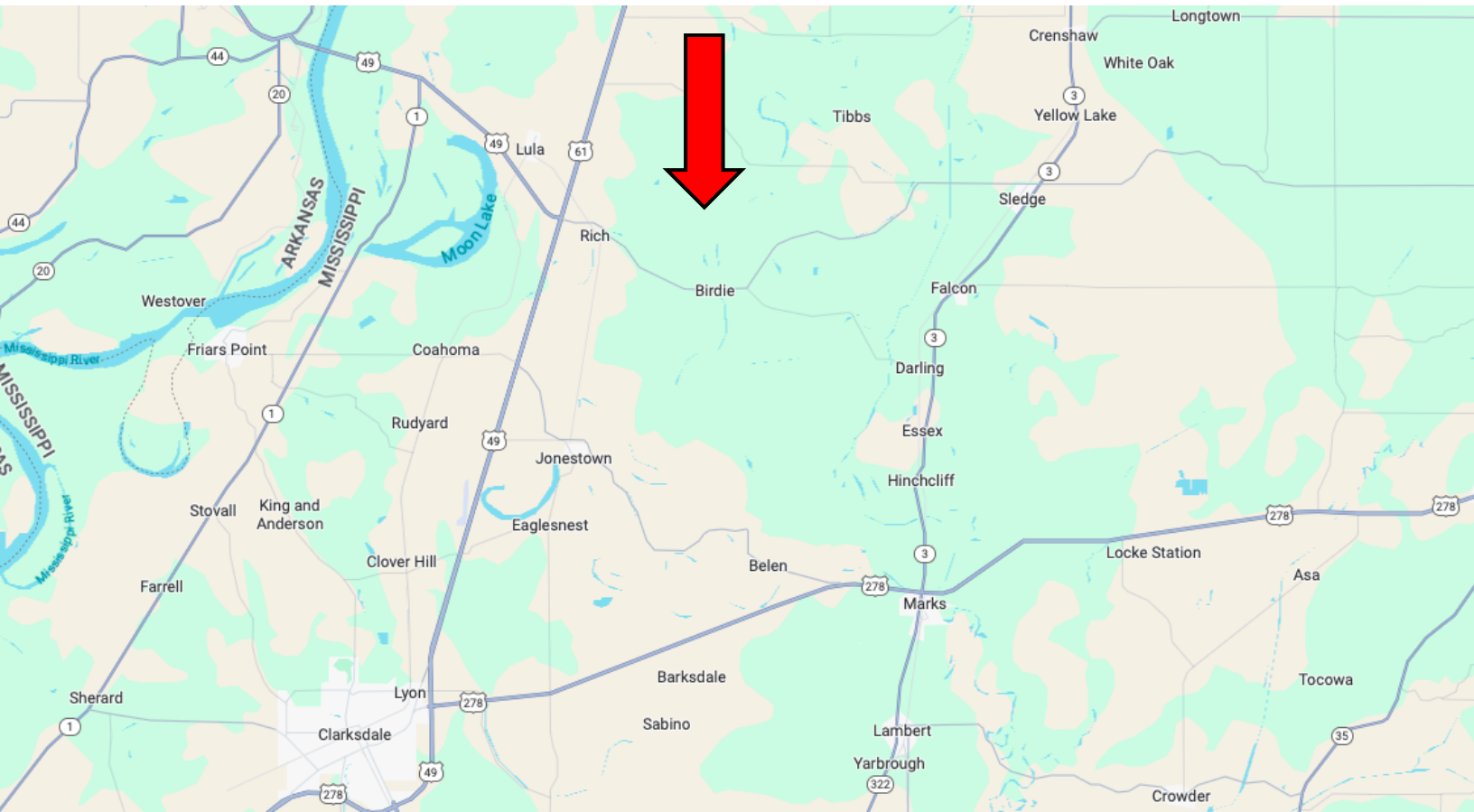
(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

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DIRECTIONAL MAP



Address: Youngblood Rd, Dundee, MS 38626

Directions from US-49 & US-61, Dundee, MS: Travel east on US-61 N for 2.3 miles. Turn right onto Flea Harbor Road for 2.4 miles, then Turn left onto Conway Road for 2.5 miles. Turn right onto Youngblood Road. After 2.3 miles, the land will be on the right. [Google Maps Link](#)



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