



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

21± ACRES
WASHINGTON COUNTY, MS
\$105,000

MISSISSIPPI DELTA FARMLAND

OFFICE (662) 846-1425 | WWW.SMALLTOWNPROPERTIES.COM

THE WASHINGTON 21

PROPERTY PROFILE

LOCATION:

- Highway 1 South
Greenville, MS 38701
- Washington County
- 2± Miles S of the New
Highway 82 Bypass
- 18± Miles E of Lake Village, AR
- 36± Miles SW of Cleveland

COORDINATES:

- 33.30375, -91.0438

PROPERTY USE:

- Agricultural
- Investment
- Commercial Potential

TAX INFORMATION:

- Taxes - \$397.99
- Parcel 398800000
- Parcel 8561500000
- Parcel 8561501000
- Parcel 8561502000
- Parcel 8561503000
- Parcel 8561504000
- Parcel 8561506200

PROPERTY INFORMATION:

- 21± Total Acres
- Currently in Row Crop
Production
- Predominantly Sharkey Clay Soils
- 2,310± Feet of Hwy Frontage
- Utilities Available
- Will Divide
- Additional Acreage Available



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WELCOME TO THE WASHINGTON 21

LOCATED ON HIGHWAY 1 SOUTH IN THE WAYSIDE COMMUNITY JUST SOUTH OF GREENVILLE, MISSISSIPPI, THIS 21± ACRE PROPERTY IN WASHINGTON COUNTY OFFERS AN EXCELLENT OPPORTUNITY FOR AGRICULTURAL USE, RESIDENTIAL, OR COMMERCIAL DEVELOPMENT. The new Highway 82 Bypass is only two miles south of the property, providing convenient access while still maintaining a rural setting. The tract consists of approximately 21 acres that are currently in row crop production and features predominantly Sharkey Clay soils. With roughly 2,310 feet of frontage along Highway 1 and utilities available, the property offers outstanding visibility and accessibility. There is an additional 22± tillable acre parcel adjoining the property on the west side of Highway 1 that is also available for purchase.

Whether you are looking to expand a farming operation, build a business, establish a small farm, or invest in land just outside Greenville, this tract provides multiple possibilities.

For more information or to schedule a visit,
contact **Billy Carpenter** or **Henry Mosco** today!



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9.69± ACRES WASHINGTON COUNTY, MISSISSIPPI



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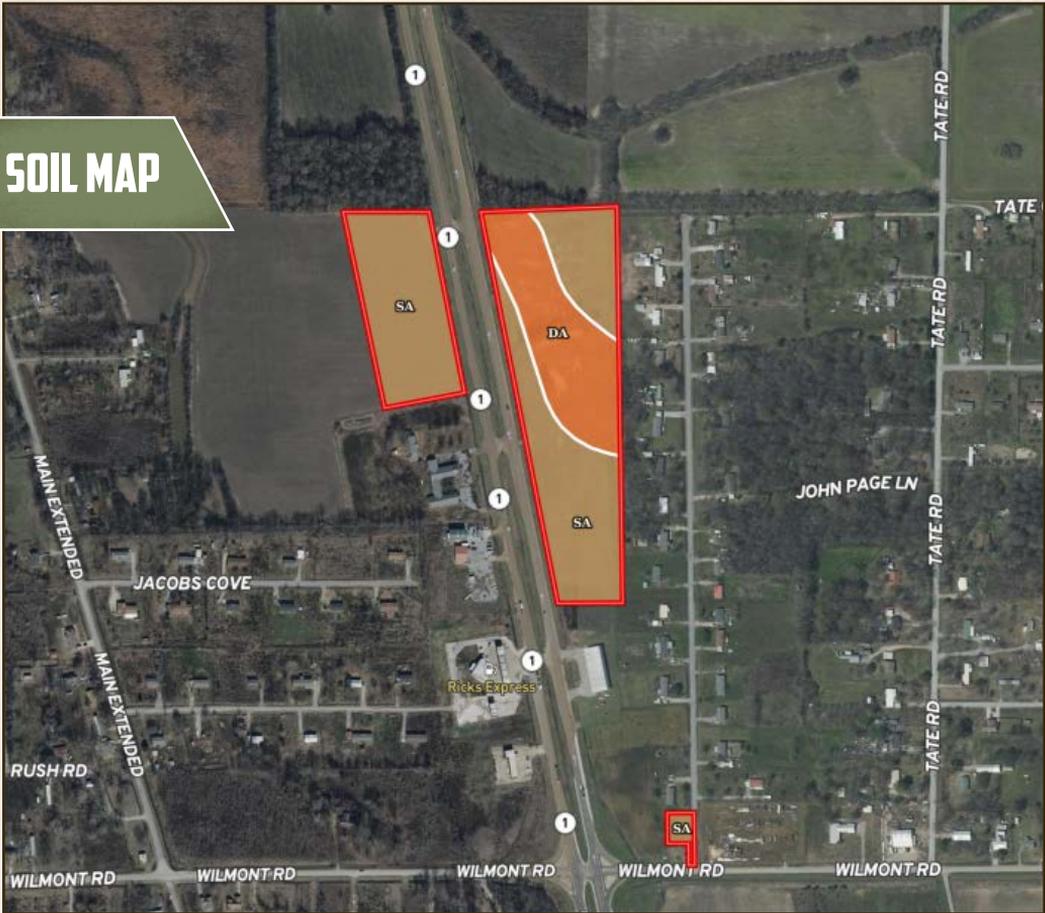


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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Sa	Sharkey clay, 0 to 0.5 percent slopes, rarely flooded	14.69	72.22	0	43	3w
Da	Dowling clay (sharkey), 0 to 2 percent slopes, occasionally flooded	5.65	27.78	0	38	4w
TOTALS		20.34	100%	-	41.61	3.28



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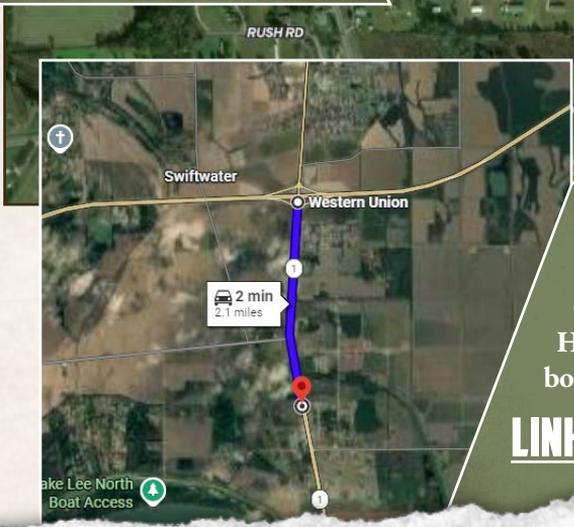


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Additional Acreage Available in Purple



land **id.** LINK



Directions From the Intersection of Highway 1 and Highway 82 Bypass in Greenville, MS: Travel 2 miles south on Highway 1. The property is located on both the east and west sides of the road.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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