



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

20± ACRES
TALLAHATCHIE COUNTY, MS
\$110,000

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

THE TALLAHATCHIE 20

PROPERTY PROFILE

LOCATION:

- 3163 Campbell Road
Tutwiler, MS 38963
- Tallahatchie County
- 17± Miles SE of Clarksdale
- 32± Miles NE of Cleveland

COORDINATES:

- 33.9952, -90.43435

PROPERTY USE:

- Agricultural
- Potential Home Site
- Investment

PROPERTY INFORMATION:

- 20± Total Acres
- 16± Acres in Row
Crop Production
- 3.5± Acres of Timber
- Alligator Soils
- Small Pond
- Utilities Available
- Campbell Road Frontage

TAX INFORMATION:

- 2025 Taxes: \$257.84
- Parcel: 049-31004



HENRY MOSCO | MANAGING BROKER
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WELCOME TO THE TALLAHATCHIE 20

INTRODUCING THE TALLAHATCHIE 20, LOCATED JUST SOUTH OF TUTWILER!
This 20± acre property is located in Tallahatchie County, Mississippi. With 16± acres currently in row crop production and 3.5± acres of trees, this tract offers an excellent opportunity for agricultural income, a future homesite, or a long-term investment.

The property features productive Alligator soils, a small pond, and Campbell Road frontage. Utilities are available, making it well suited for those looking to build a home while maintaining farming income or expand an existing operation. Its convenient location provides easy access to Clarksdale, Cleveland, and surrounding Delta communities.

Whether you're looking for a country homesite, productive farmland, or an investment property, the Tallahatchie 20 offers a combination of location, utilities, and potential that is hard to find.

Call Billy Carpenter or Henry Mosco today to schedule a private showing and experience #TheSmallTownWay!



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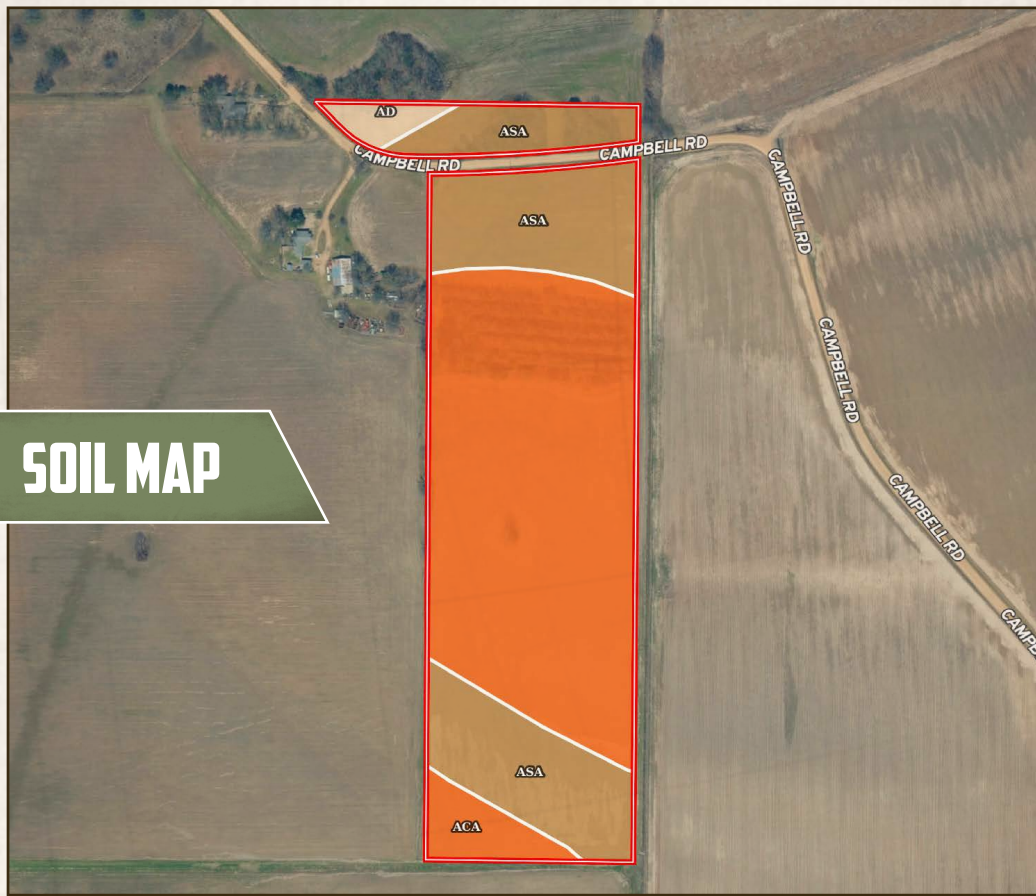
FSA MAP



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SOIL MAP

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
AcA	Alligator clay, 0 to 2 percent slopes	12.22	62.96	0	49	3e
AsA	Alligator silty clay loam, 0 to 2 percent slopes	6.72	34.62	0	55	3e
Ad	Alligator clay, depressional	0.46	2.37	0	49	3e
TOTALS		19.4(*)	100%	-	51.05	3.0



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Directions from the Dollar General in Tutwiler, MS: Travel south on Highway 49 for 0.9 miles. Turn left onto Campbell Road and continue for 0.6 miles to the property.

[**LINK TO GOOGLE MAP DIRECTIONS**](#)



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