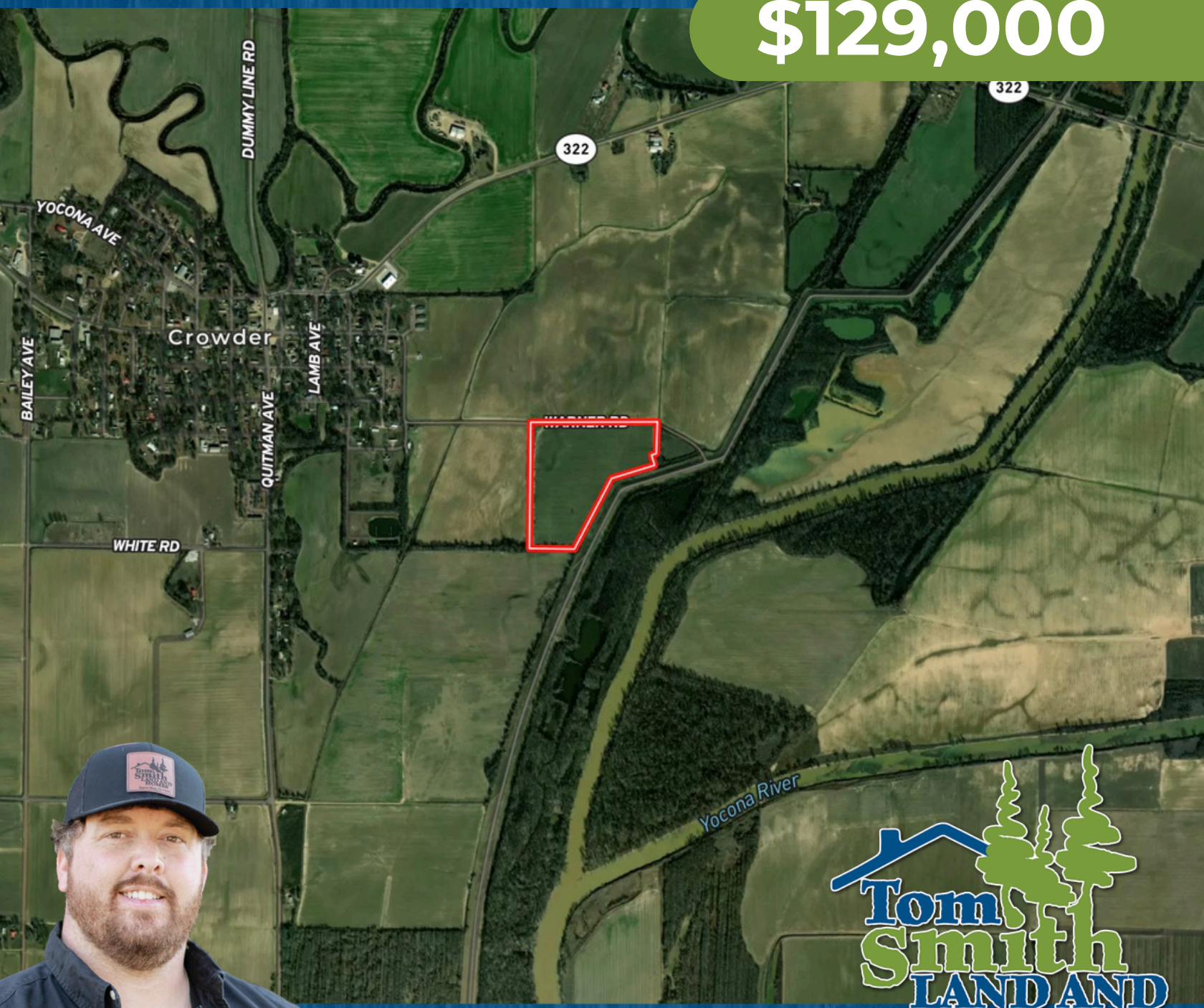
28± Acres of Farmland

Panola County

268 Warner Road, Crowder, MS 38670

$129,000



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Property Information

Location:

- 25 Minutes to Batesville, MS (18.4 Miles)

Property Use:

- Hunting, Farming, Recreation, etc.

Coordinates:

- 34.16840, -90.12570

Property Highlights

- Annual Farm Income
- Currently farmed in cotton
- Several water furrows
- Ideal for creating own duck hole
- Located by the Little Tallahatchie River

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The Property

28± Acres

Prime farmland in the Mississippi Delta offering the opportunity for annual farm income along with recreational hunting potential. This 28± acre farm tract is currently being farmed in cotton and rotated with soybeans. The property features several water furrows that drain the field to the south, west, and north.

The existing drainage makes this property an ideal candidate for installing a water-control gate to create your very own duck hole. Located directly along the Little Tallahatchie River, the property is also positioned in an excellent area for wildlife traveling along the river corridor.

Whether you're looking for productive farmland, recreational hunting opportunities, or a combination of both, this 28± acre tract offers a great opportunity in the Mississippi Delta.

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The Property

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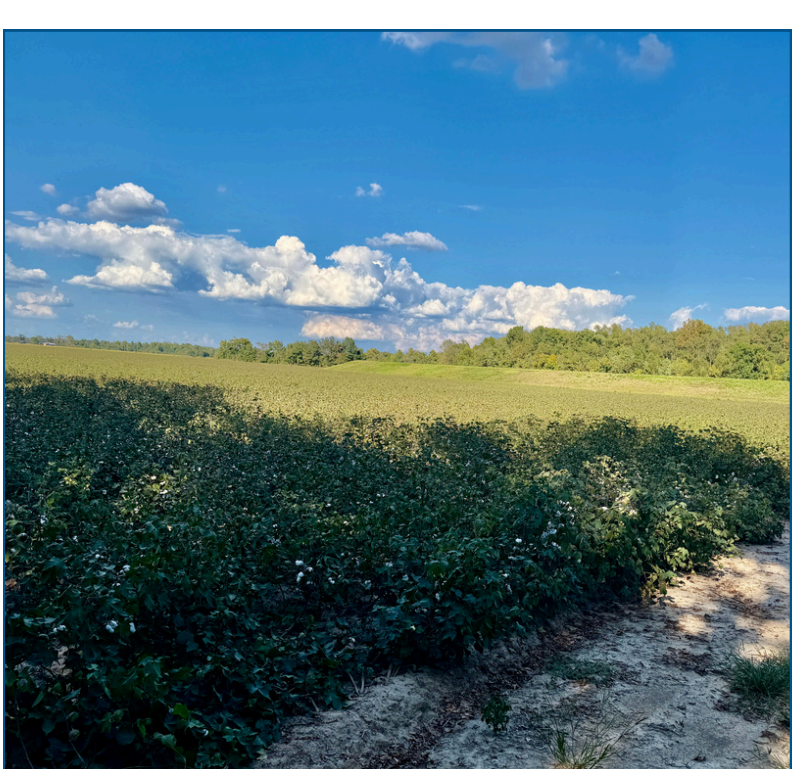
The Property



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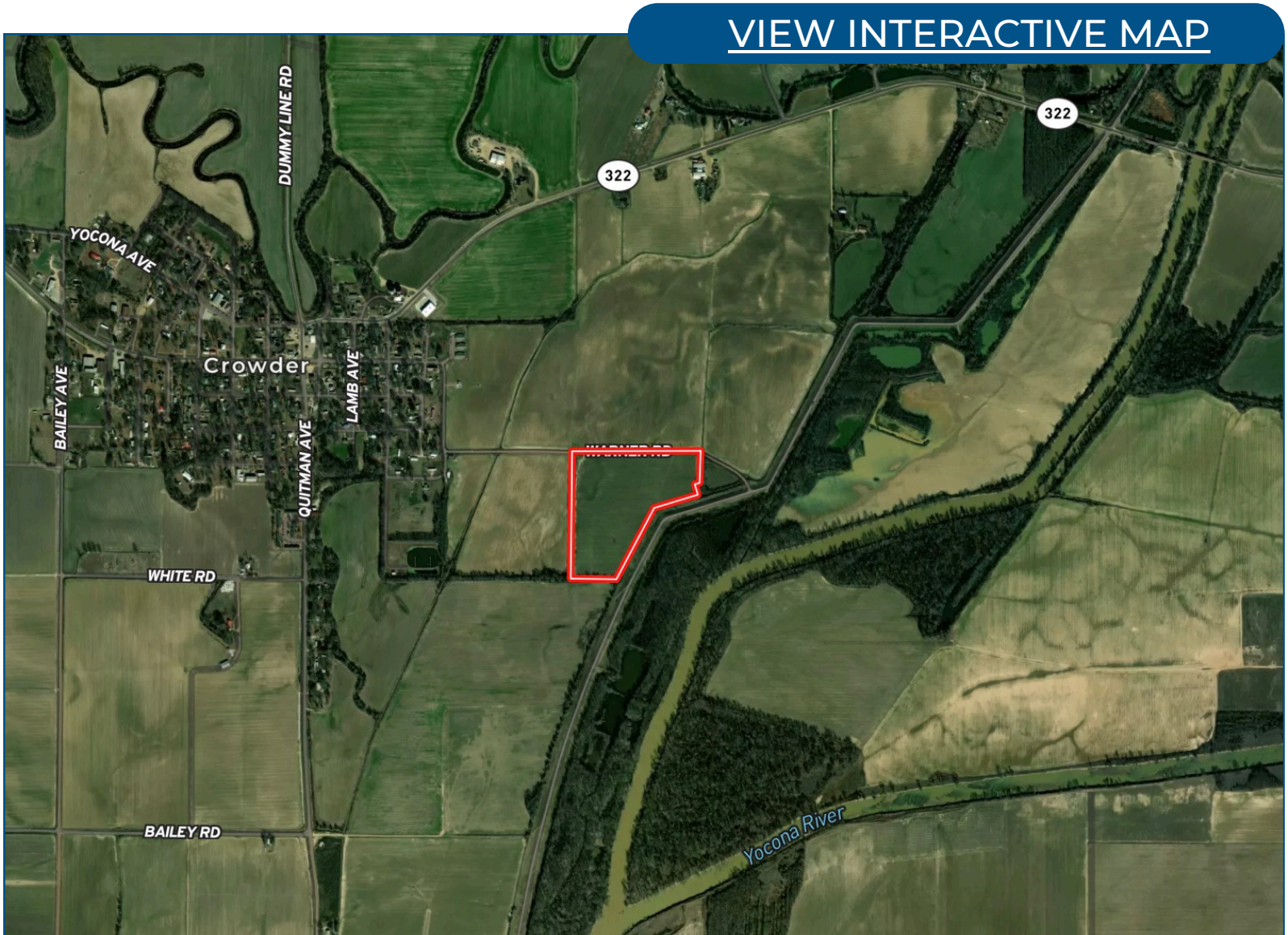
Aerial Map

VIEW INTERACTIVE MAP



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Ownership Map

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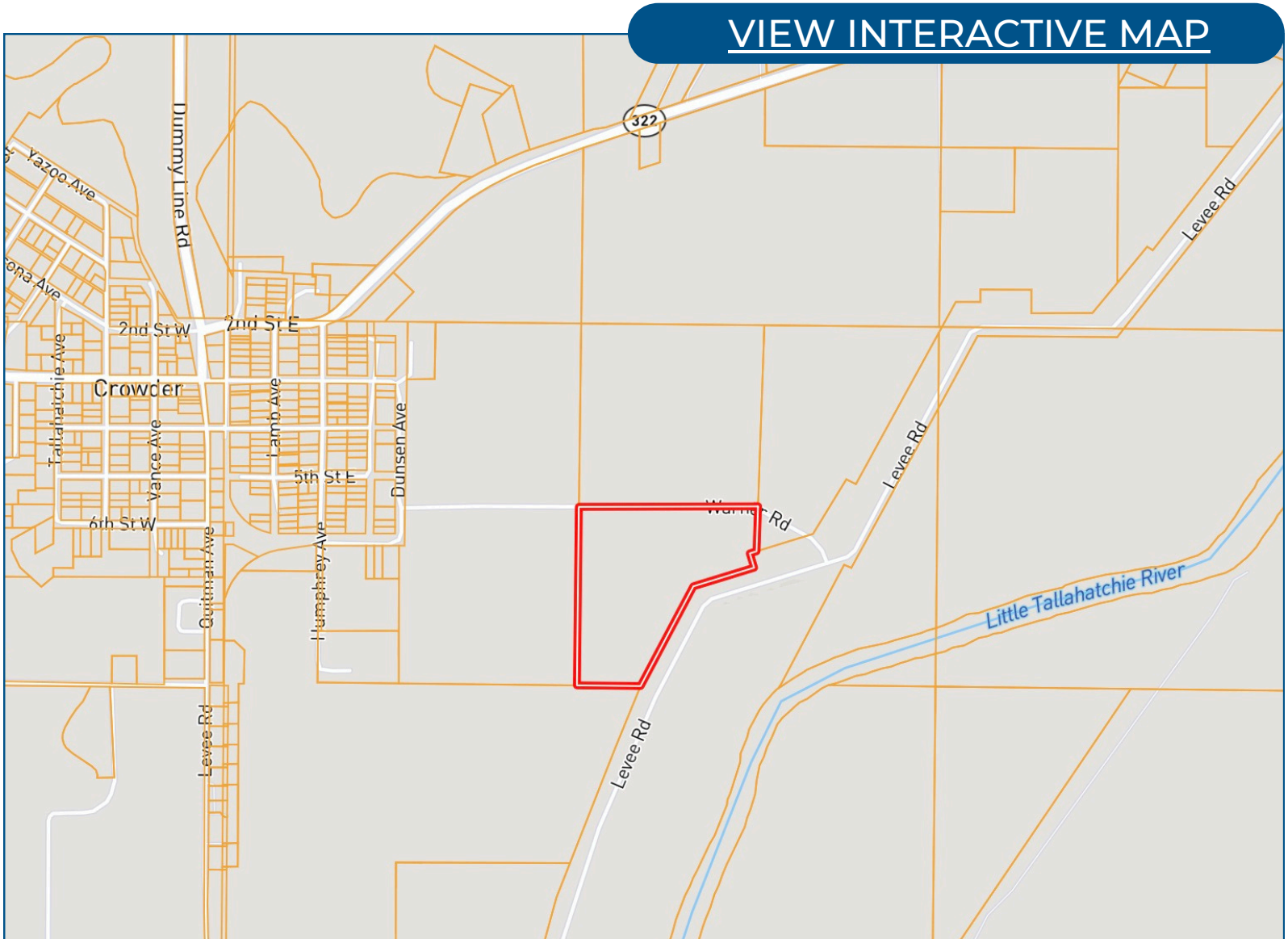

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Topo Map

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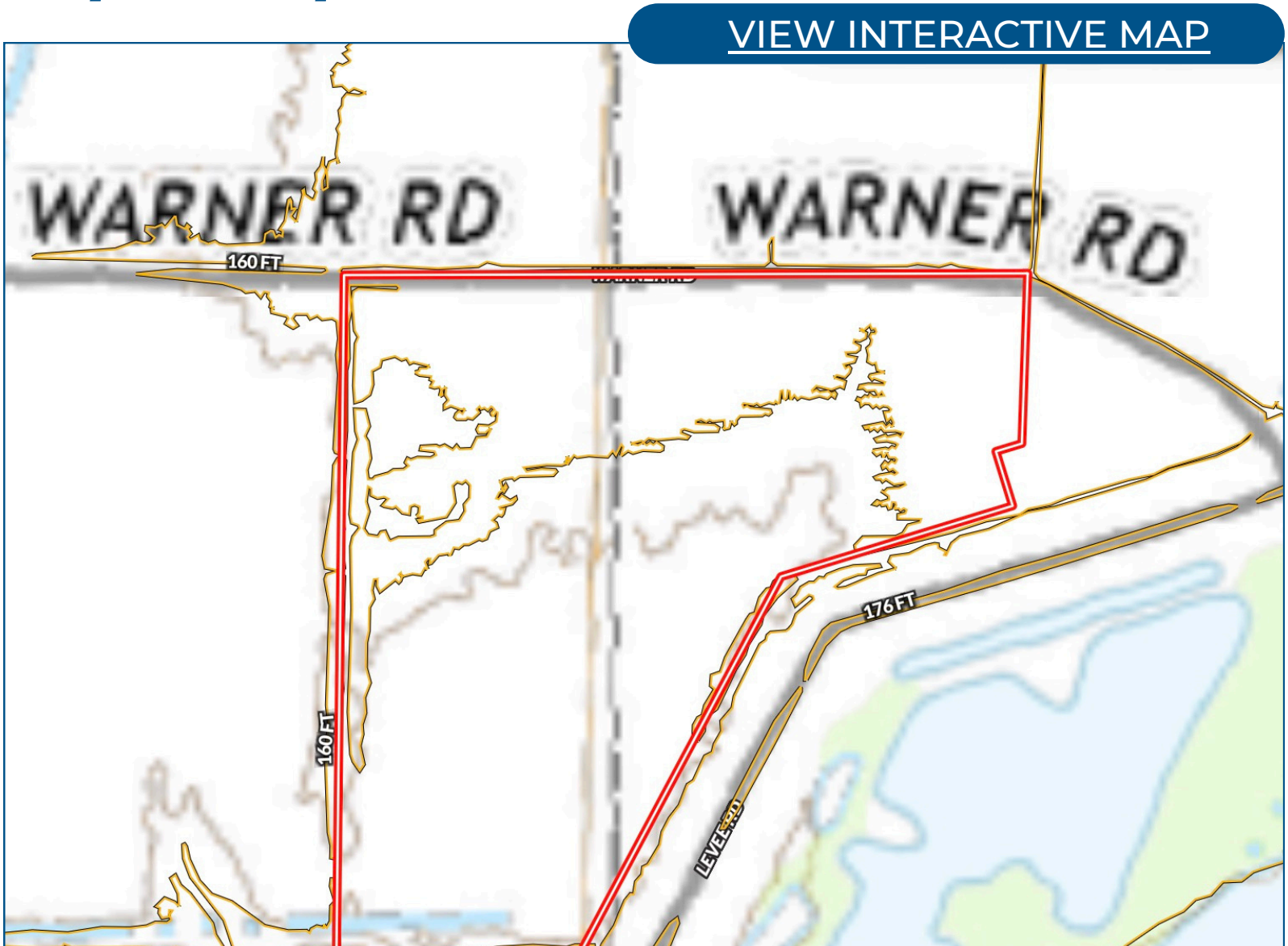

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Soil Map

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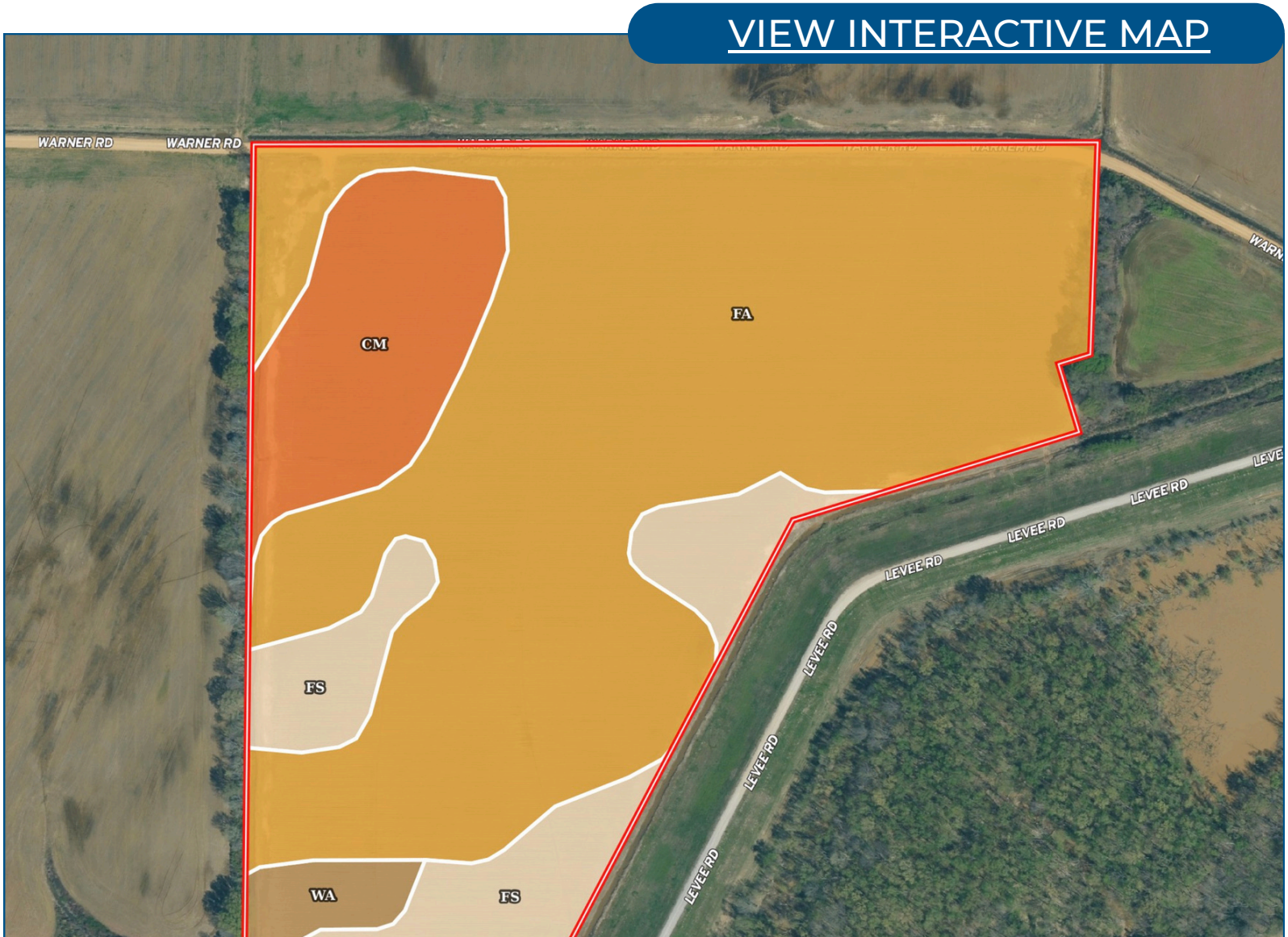

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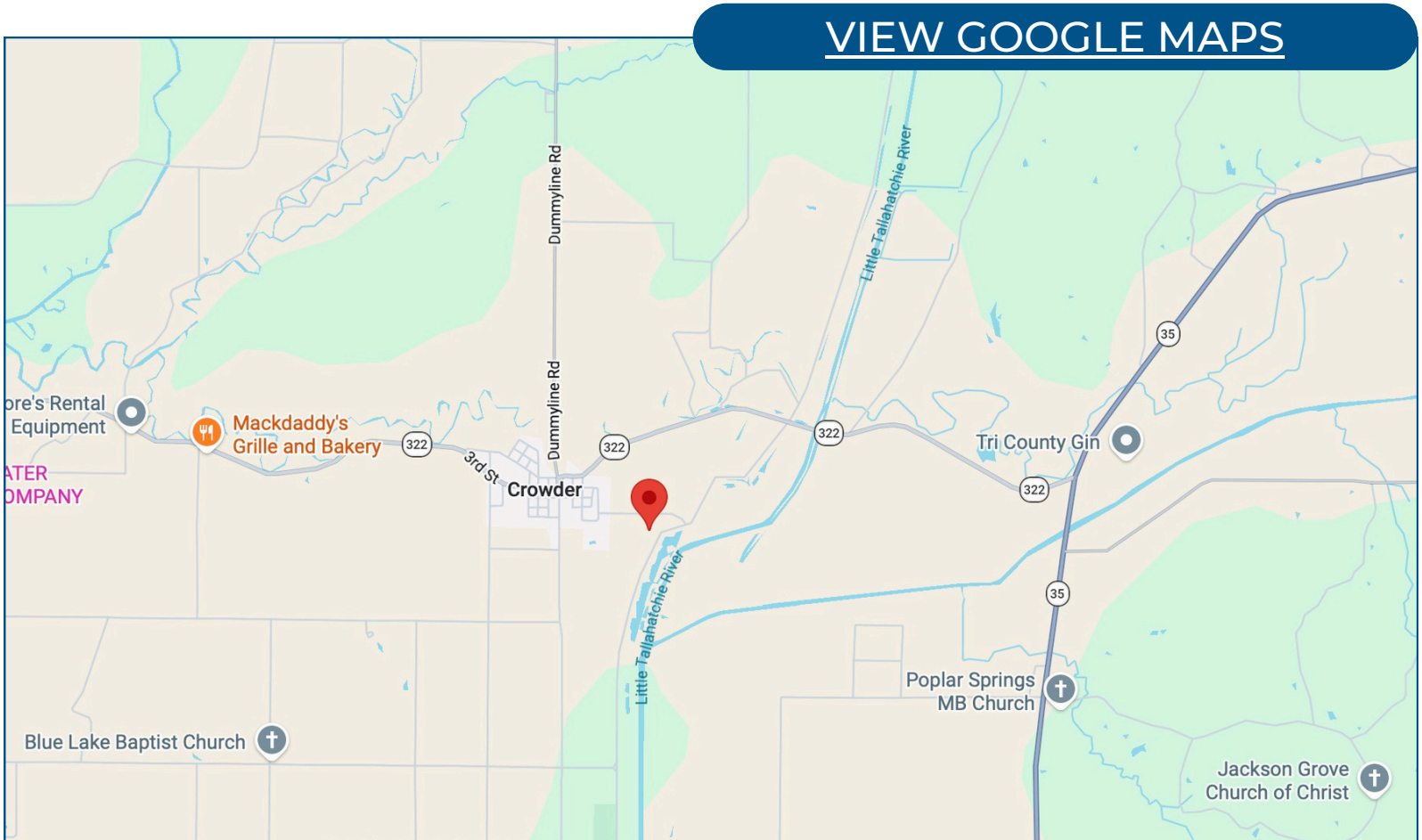
Directional Map

VIEW GOOGLE MAPS



Directions from Exit 243 Batesville, MS 38606

Travel West on US-278 W for 2.5 Miles, then take a left onto MS-35 S for .1 Miles then take a right to stay on MS-35 S. Continue for 12.3 Miles, then take a right onto MS-322 W. After 2.1 Miles, take a left onto Levee Road and continue for 1.1 Miles. Turn right onto Warner Road; after .3 Miles the land will be on the left.

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Listing Agent

Anthony Steen

ALC, Realtor & Land Specialist

Anthony was born in Bolivar County, but his family moved shortly after to Clarksdale, MS. He spent his primary educational and athletic years attending and playing sports at Lee Academy. As a child, he played baseball, football, basketball, soccer and even threw shot put and disc for track. After graduating in 2009, Anthony continued his education and athletic career for the next five years at the University of Alabama on a football scholarship. He majored in Health Environmental Science and completed his bachelor's degree and was a part of two SEC Championship and three National Championship teams with the Crimson Tide. After college, Anthony played for the Arizona Cardinals and the Miami Dolphins in the National Football League for 4 years until he decided to retire and come back to the Mississippi Delta where he grew up.

Growing up, Anthony was an avid hunter and fisherman who loved spending time helping his grandfather on the farm growing cotton and soybeans. His father and grandfather helped instill the importance of and a love for taking care of the land and wildlife around him. He enjoys all types of hunting from deer, duck, and turkey, to hogs, frogs, and pheasant. After retiring from the NFL, Anthony knew he wanted to come back home to the land he loved so much as a child.

Anthony currently resides in Tallahatchie County where he farmed soybeans with his family for a few years. After much deliberation and praying, Anthony knew it was time to start a new career path. He was certain he wanted to find a way to share his passion for the outdoors with others while staying true to his country roots. As a college athlete, Anthony learned hard work, dedication, discipline, trust, and how to work with others. These traits along with Anthony's personality, honesty, and knowledge of the land make him the perfect agent for you.

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