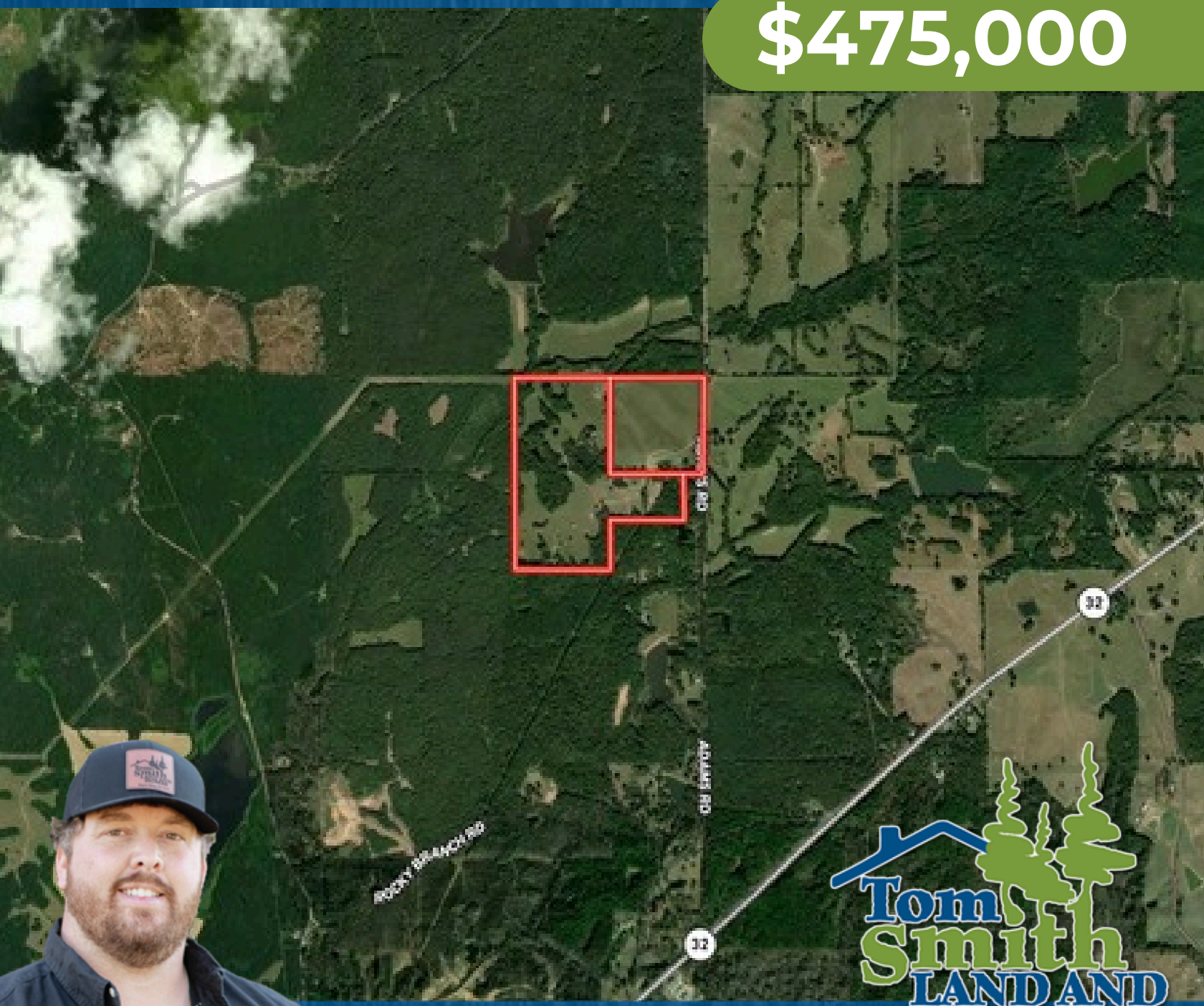
139± Acres

Tallahatchie County

Adams Road, Oakland, MS 38948



$475,000

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ALC®, REALTOR®
Office: 662.441.2500
Cell: 662.645.5151
Anthony@TomSmithLand.com

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2011-2026 BEST BROKERAGES

Property Information

Location:

- 6 Minutes to Oakland, MS (4.4 Miles)

Coordinates:

- 34.02510, -89.98475

Property Use:

- Hunting, Farming, Recreation, etc.

Property Highlights

- 139.5± Acres in Tallahatchie County
- Established Cattle Farm
- Approximately 65% Pasture
- Perimeter & Cross Fencing
- 5 Stocked Ponds — Crappie, Bass & Bream
- Excellent Whitetail Deer & Turkey Hunting
- Established Road System
- Excellent Road Frontage
- Community Water Available
- Electricity Available through Tallahatchie Valley EPA



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The Property

139± Acres

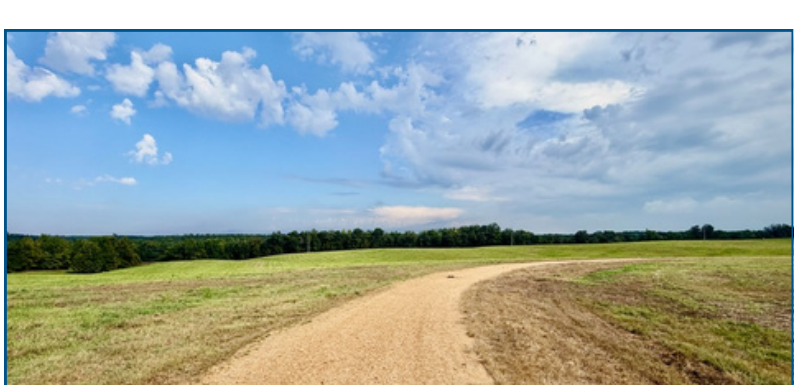
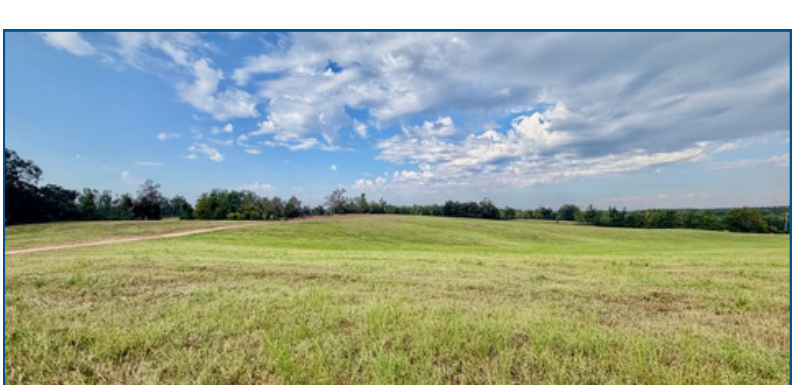
139.5± acres of beautiful rolling hills of pastureland in Oakland, Mississippi, located in Tallahatchie County. This property is already established as a cattle farm with perimeter and cross fencing in place. The property is approximately 65% pasture ground, and the rest is woods and ponds. There are 5 ponds on the property that already have crappie, bass, and bream. This particular piece of property also has some of the best hunting around, including whitetail deer and turkey. There are also 640± acres of 16th section school land along its northern border, which could also be leased in the future for additional hunting ground. There are established roads through the property and excellent road frontage along the eastern property line. You could also build your future forever home or build a hunting camp at the road. There is also an old gravel pit on the property that still has gravel that could be used to maintain your road system. There is community water available along the eastern property line, and electric is provided by Tallahatchie Valley EPA. There is also a home and shop located on the property that is not included in the sale or acreage, but the seller is willing to provide a right of first refusal to purchase the house and shop to the buyer of this land. This property speaks for itself and offers a little bit of everything!

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The Property





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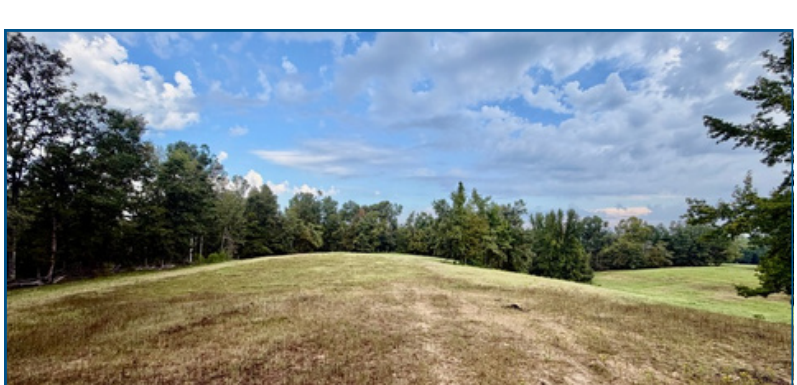
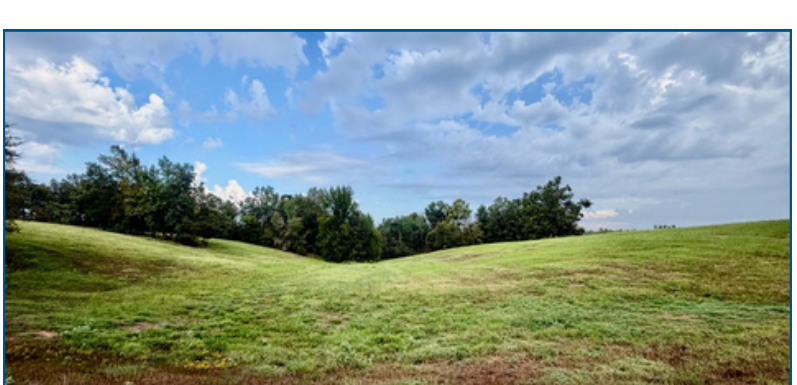



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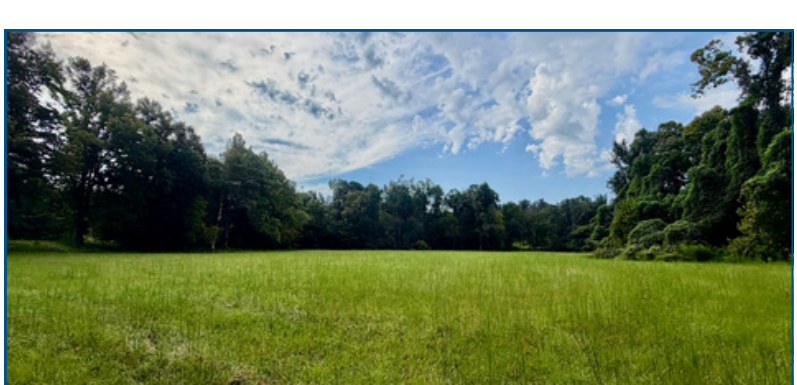
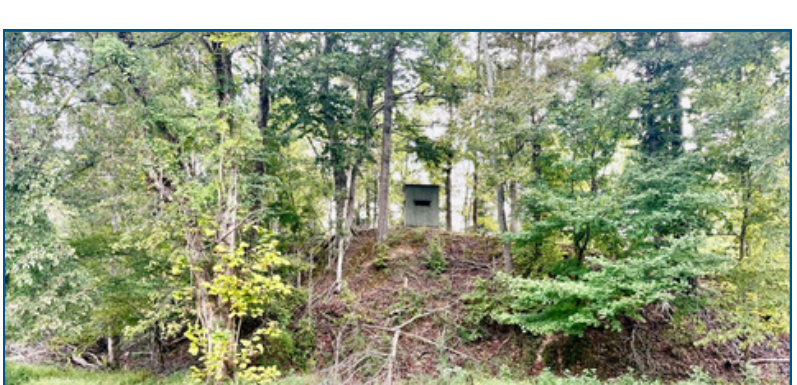


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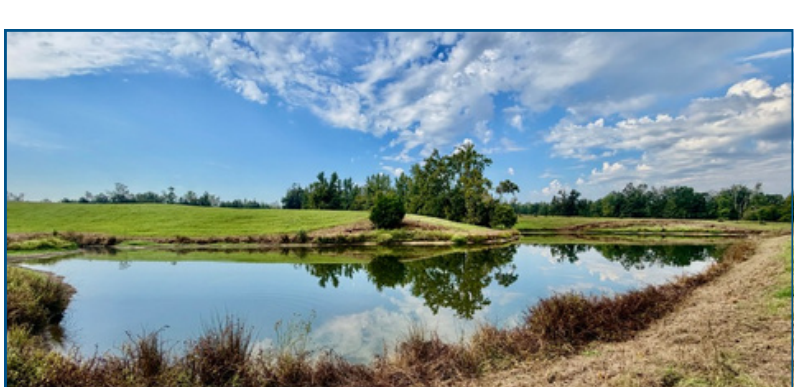


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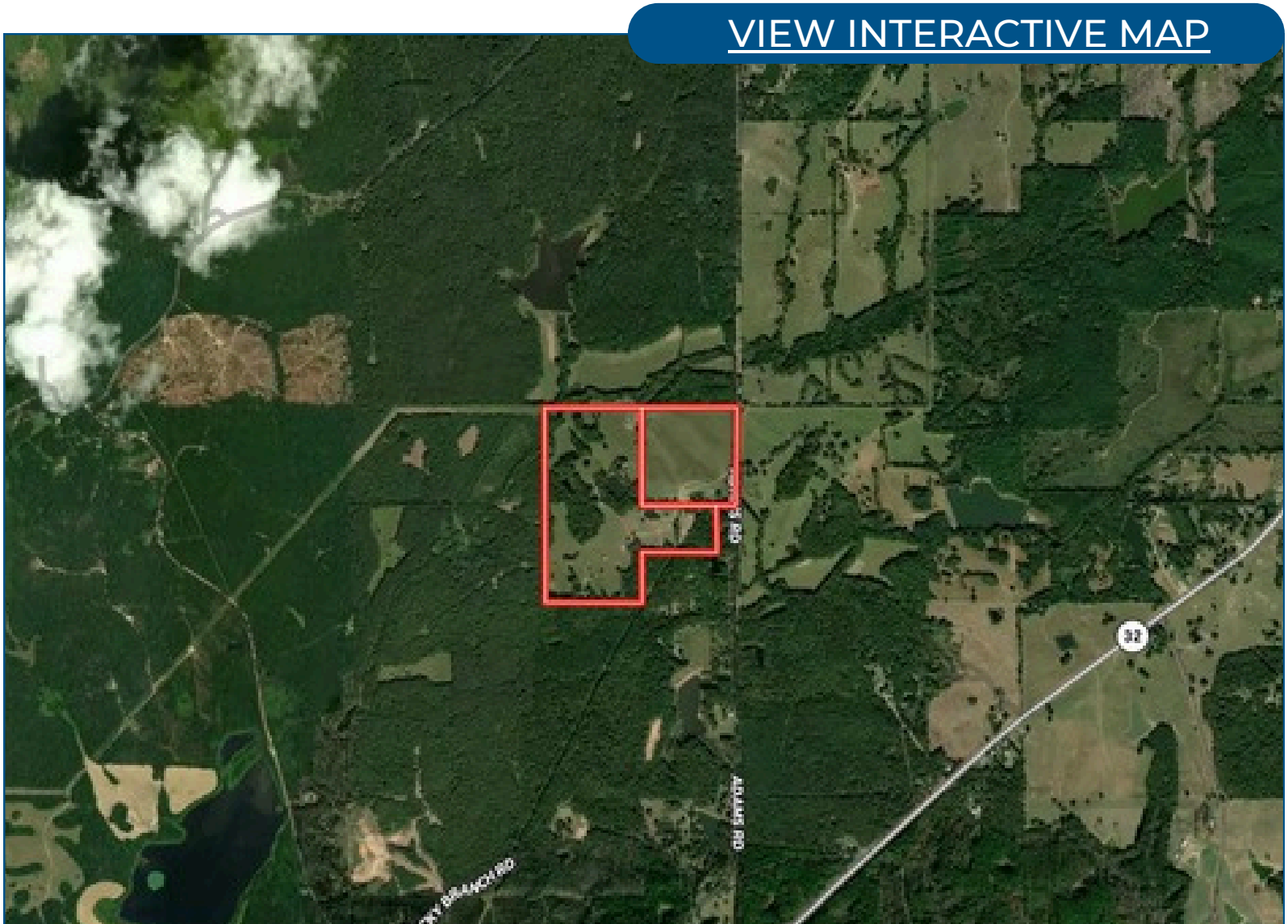

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Aerial Map

VIEW INTERACTIVE MAP



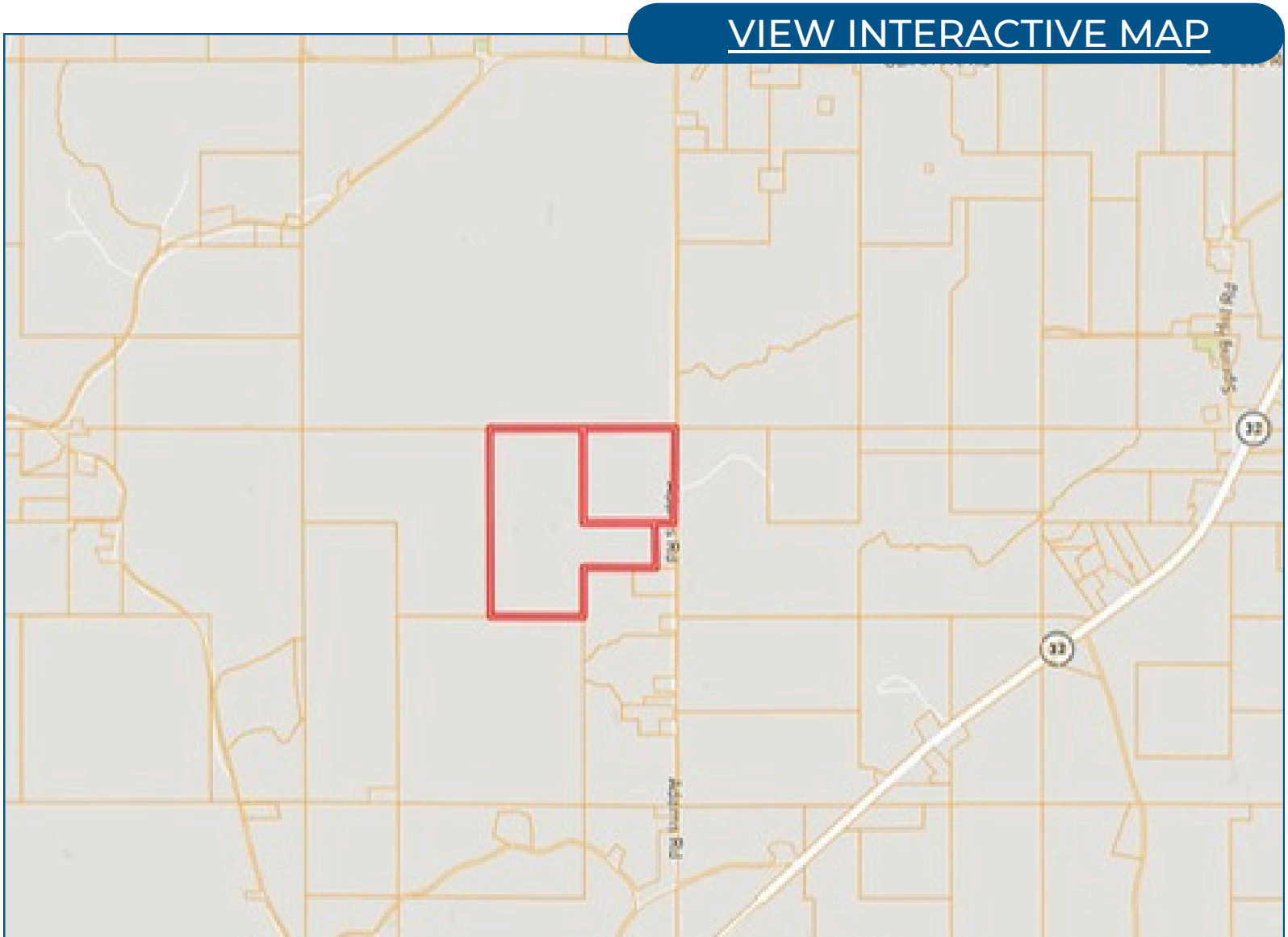
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Ownership Map

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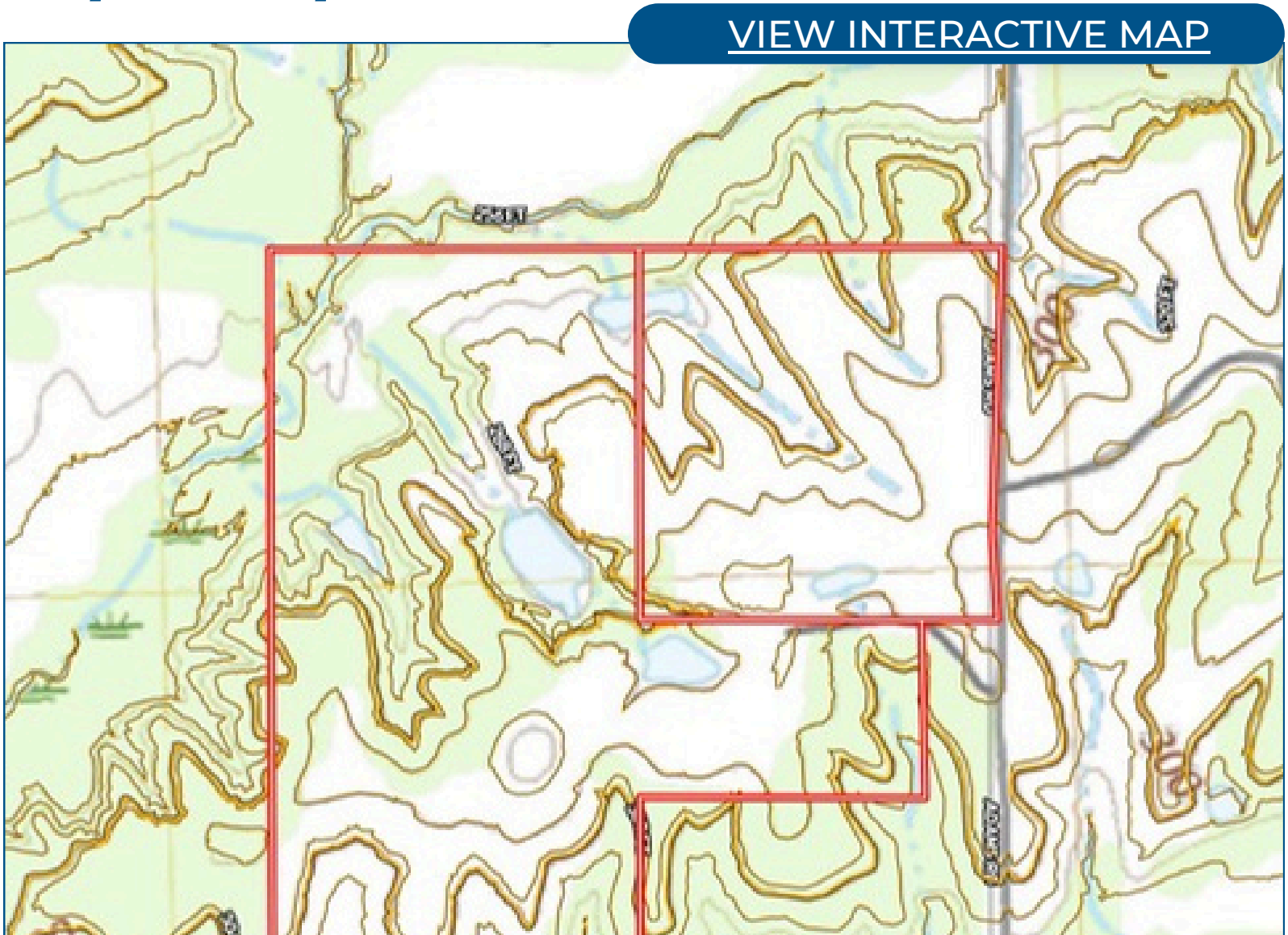
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Topo Map

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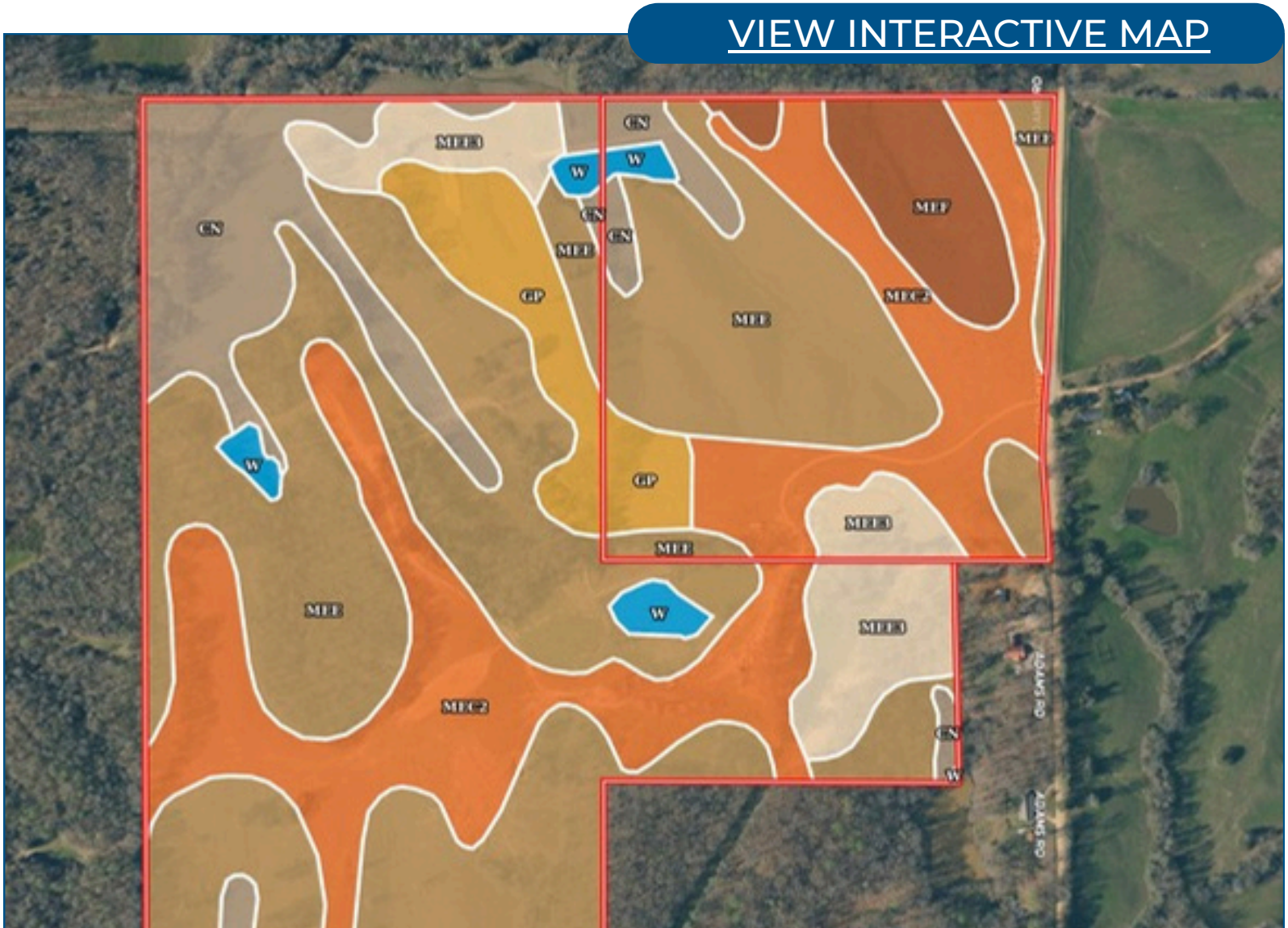
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Soil Map

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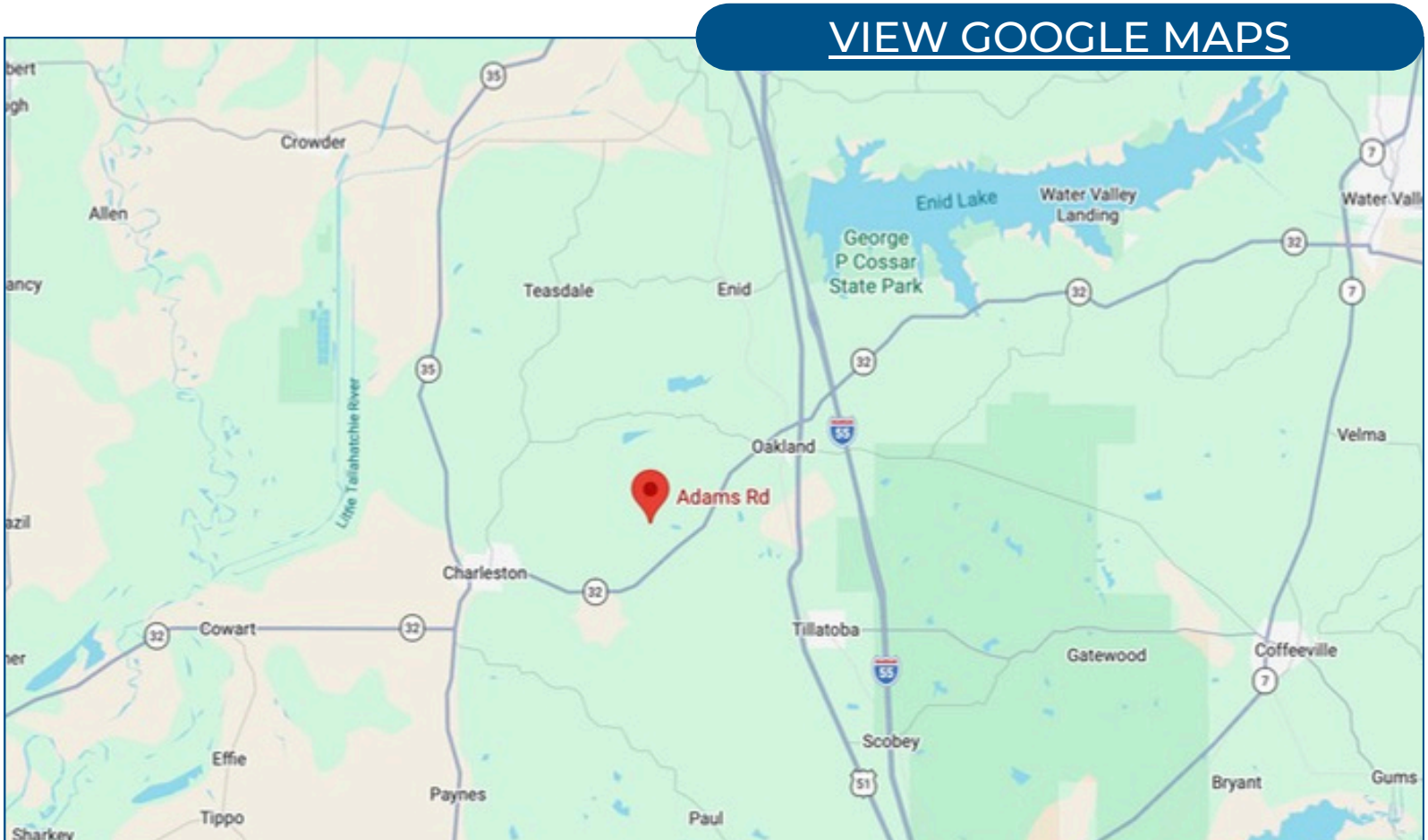
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Directional Map

VIEW GOOGLE MAPS



Directions from I-55 Exit 227 Oakland/Water Valley Exit

Travel West on Highway 32 for 6.5 miles to Rounsaville Drive. Drive along Rounsaville Drive for 0.30 miles to the intersection of Adams Road. Turn North onto Adams Road and continue for 0.85 miles and property will be on your 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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