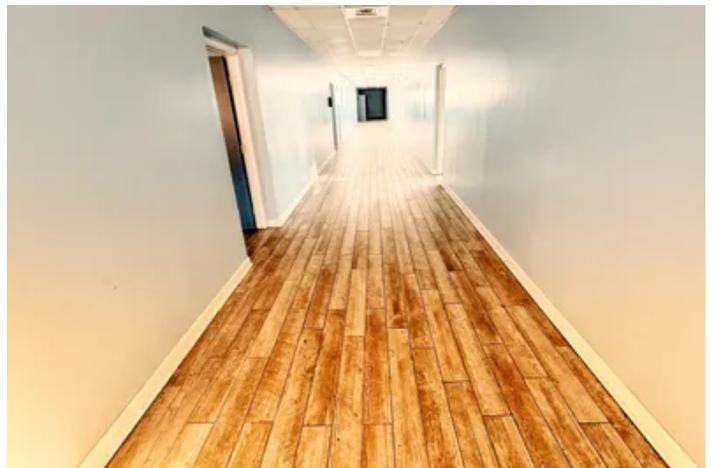


Sunflower Landing – Endless Possibilities in the Mississippi Delta!
2950 US-49 South
Clarksdale, MS 38963

\$350,000
8± Acres
Coahoma County



**Sunflower Landing – Endless Possibilities in the Mississippi Delta!
Clarksdale, MS / Coahoma County**

SUMMARY

Address

2950 US-49 South

City, State Zip

Clarksdale, MS 38963

County

Coahoma County

Type

Commercial, Business Opportunity, Horse Property

Latitude / Longitude

34.066636 / -90.483417

Dwelling Square Feet

14,351

Bedrooms / Bathrooms

16 / 8

Acreage

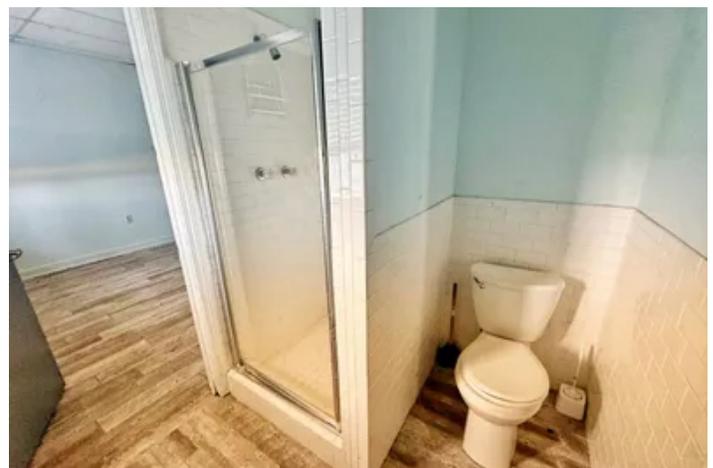
8

Price

\$350,000

Property Website

<https://www.mossoakproperties.com/property/sunflower-landing-endless-possibilities-in-the-mississippi-delta-/coahoma/mississippi/90637/>



Sunflower Landing – Endless Possibilities in the Mississippi Delta! Clarksdale, MS / Coahoma County

PROPERTY DESCRIPTION

Sunflower Landing - Endless Possibilities in the Mississippi Delta

2950 US 49 South, Tutwiler, MS 38963

Property Overview

- Total Acreage: ~ 8 acres
- Heated & Cooled Space: ~ 21,471 sq. ft.
- Additional Gymnasium Space: ~6,290 sq. ft.
- Historic Use: Originally established in the 1950s as Dublin School, this property later evolved into Sunflower Landing - a residential treatment center focused on holistic care and wellness. Beginning in the early 2000s, the facility served as a peaceful residential program accommodating up to 32 individuals at a time. Residents engaged in nature-based activities, counseling, art, meditation, and more. Today, the updated multi-building campus remains a versatile property - ready to write its next chapter. Here's what's included...

Three Primary Buildings:

Lodging Building - ~14,351 sq. ft.

- 16 bedrooms | 8.5 bathrooms | Sleeps 32
- Renovated within the last 2 years
- New roof (2 years old, 20-year warranty)
- Central heat & air
- Space includes: Large Commercial Kitchen with new appliances, Dining Hall, Lounge, Study Hall/Classroom, Nursery, Large Laundry Room, and an office
- Private bathrooms adjoining each room - creating a retreat-style layout ideal for group lodging and separated by a Men's and Women's side

Gymnasium - ~6,290 sq. ft.

- Full-court space with tall ceilings
- Brick construction
- A blank canvas for events, performances, recreational use, or additional lodging build-out

Office Building - ~7,120 sq. ft.

- (8) private offices, (4) Classrooms/Meeting Rooms, (1) Break-room, and (1) Fitness Room
- (2) Men's and Women's Restrooms with walk in showers



- Renovated within the last 2-5 years
- Central heat & air
- Roof less than 5 years old

Grounds & Setting

- ~8 acres of open, versatile land with space for expansion or new amenities
- Peaceful Delta landscape with mature trees and wide-open skies
- Former site of equestrian therapy - ideal for pasture, gardens, or outdoor recreation
- Room for outdoor event spaces, walking trails, campground, and future construction

Potential Uses - Reinvent to Fit Your Vision

With its size, layout, and extensive infrastructure, Sunflower Landing offers limitless potential and is truly a blank canvas ready for reinvention. Possible uses include:

- **Retreat & Wellness Center:** Continue the property's legacy as a place for renewal and healing - perfect for wellness programs, group workshops, or holistic retreats.
- **Hunting Lodge or Outfitter's Base:** Proximity to Tallahatchie County's prime hunting grounds makes this property an ideal headquarters for outfitters, private lodges, or group hunting retreats.
- **Short-Term Rental or Airbnb Compound:** Tap into the Delta's growing tourism market by hosting hunting groups, music festival visitors, or corporate retreats. In addition to the 32+ person lodging capacity, there is ample room for RV spaces, glamping sites, or additional cabins.
- **Cultural or Event Venue:** Transform the gymnasium into a Delta blues event space, performing arts center, or community venue - a respectful nod to the region's rich cultural heritage.
- **Camp, Ministry, or Institutional Use:** With extensive lodging, dining, and group facilities, the site naturally suits churches, non-profits, educational programs, or specialized residential services.

Investment Potential

- Large, updated commercial campus with significant infrastructure already in place
- Attractive opportunity for institutional buyers, investors, developers, or owner-operators
- Rare chance to acquire a substantial, versatile property with endless possibilities for repurposing and revenue generation

Sunflower Landing is more than a property - it's a blank canvas in the heart of the Mississippi Delta. Whether your vision involves hospitality, hunting, wellness, culture, or commerce, this one-of-a-kind site is ready to become whatever you imagine.

*The address shows as Tutwiler, MS but the property is actually in Coahoma County. Sunflower Landing is located just between Dublin and Tutwiler but the address as shown above will give the correct directions.

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Sunflower Landing – Endless Possibilities in the Mississippi Delta!
Clarksdale, MS / Coahoma County



Locator Map



Locator Map



Satellite Map



DISCLAIMERS

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