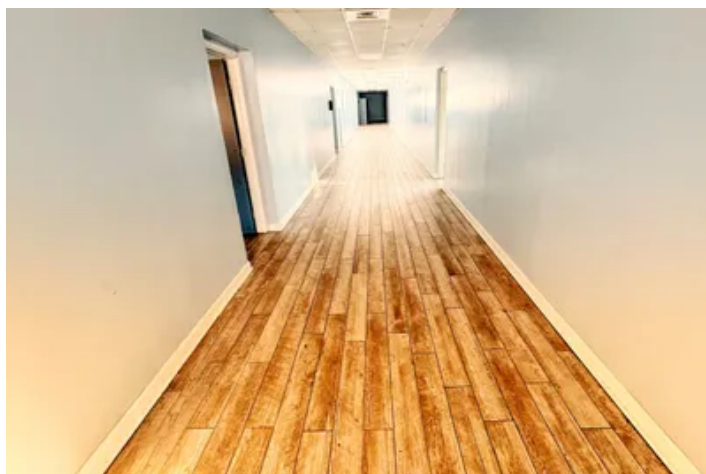


**Sunflower Landing – Endless Possibilities in the
Mississippi Delta!**
2950 US-49 South
Tutwiler, MS 38963

\$350,000
8± Acres
Tallahatchie County



Sunflower Landing – Endless Possibilities in the Mississippi Delta! Tutwiler, MS / Tallahatchie County

SUMMARY

Address

2950 US-49 South

City, State Zip

Tutwiler, MS 38963

County

Tallahatchie County

Type

Commercial, Business Opportunity, Horse Property

Latitude / Longitude

34.066636 / -90.483417

Dwelling Square Feet

14351

Bedrooms / Bathrooms

16 / 8.5

Acreage

8

Price

\$350,000

Property Website

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



Sunflower Landing – Endless Possibilities in the Mississippi Delta!

Tutwiler, MS / Tallahatchie 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.

Presented by:

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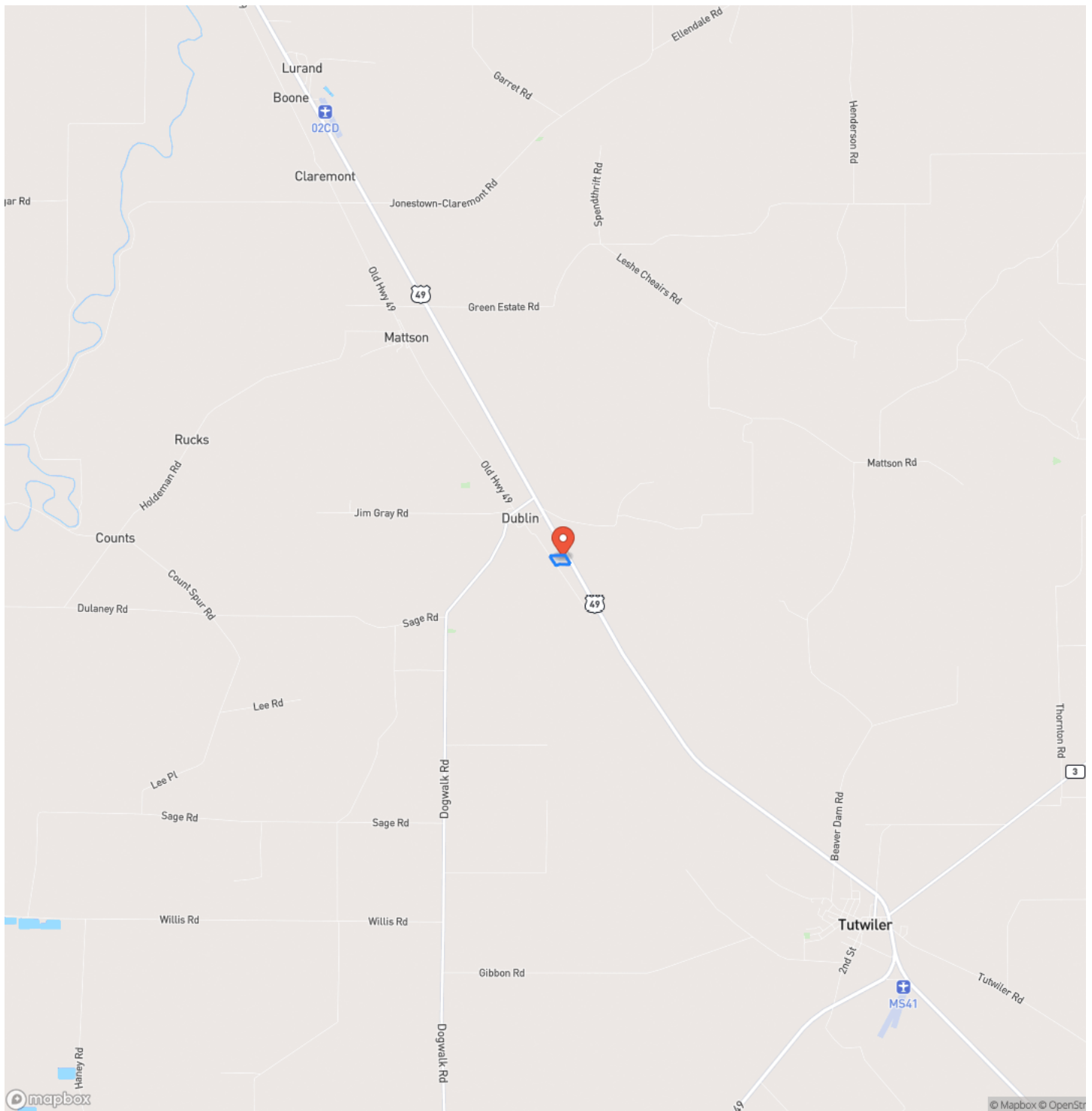
Email jluster@mossyoakproperties.com



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Tutwiler, MS / Tallahatchie County

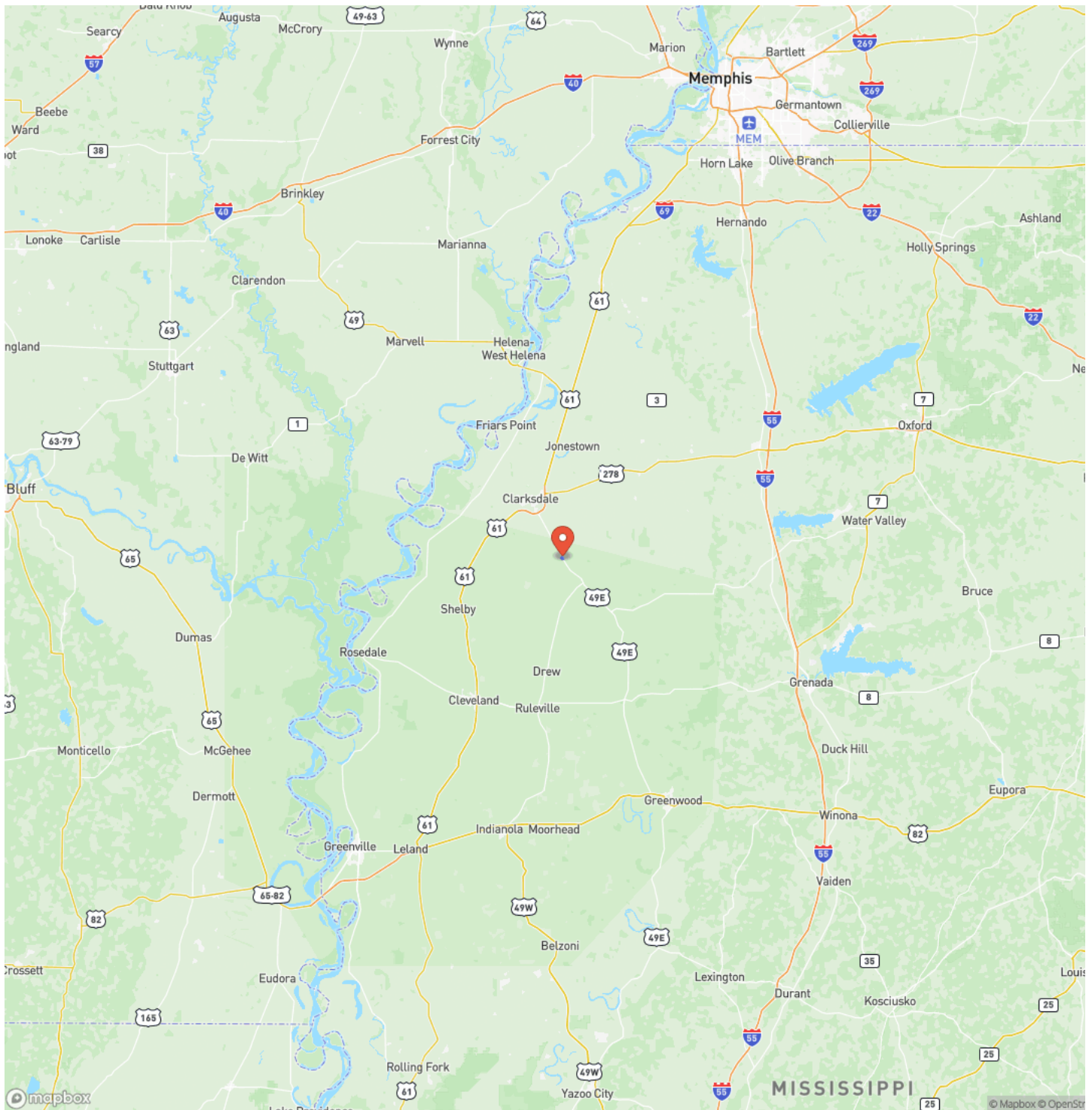


Locator Map

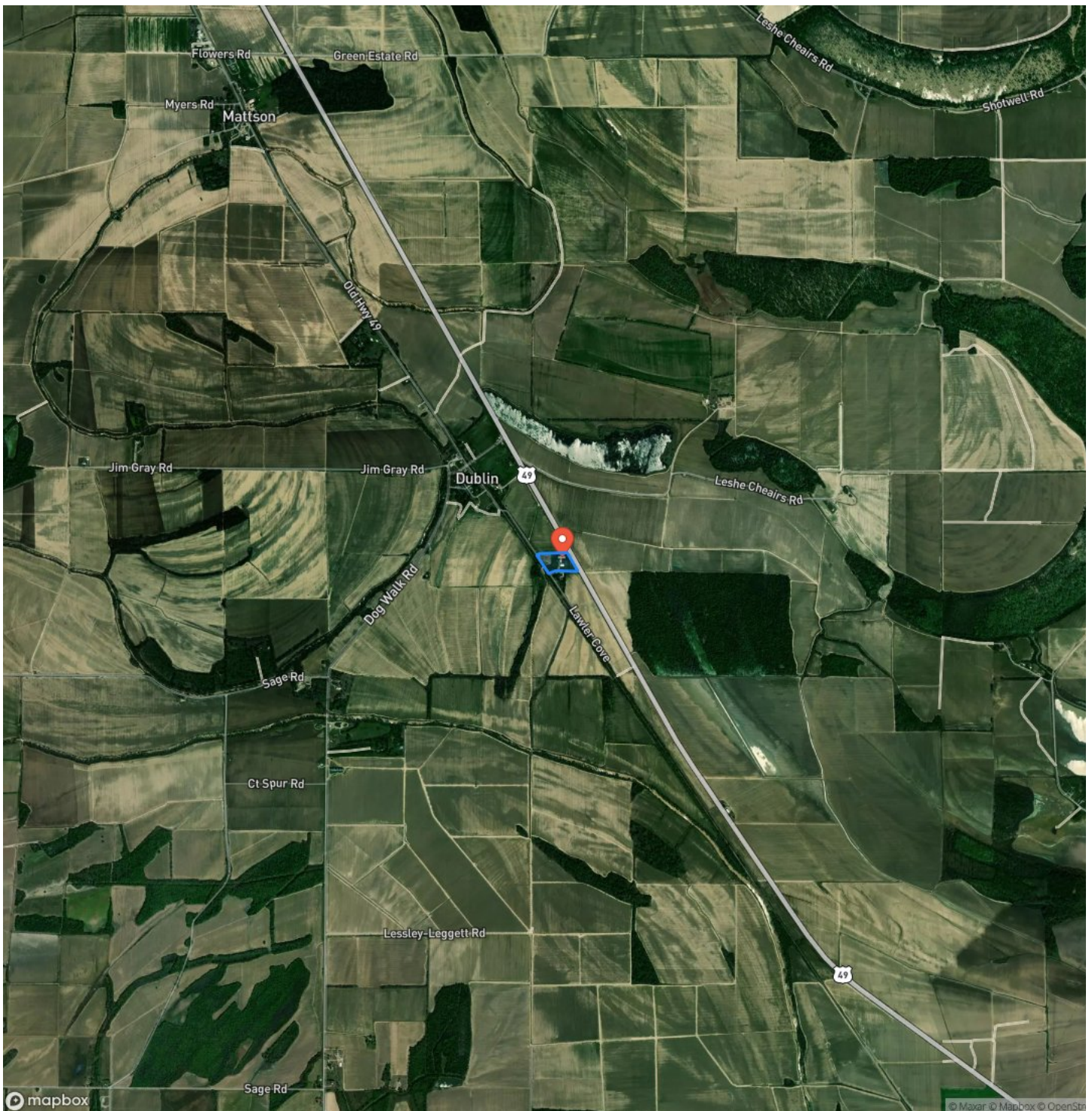


Sunflower Landing – Endless Possibilities in the Mississippi Delta!
Tutwiler, MS / Tallahatchie County

Locator Map



Satellite Map



Sunflower Landing - Endless Possibilities in the Mississippi Delta!

LISTING REPRESENTATIVE

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NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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