117.33± ACRES
TUNICA COUNTY, MS

$495,000

MISSISSIPPI DELTA FARMLAND

SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

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THE TUNICA 117.33

PROPERTY PROFILE

LOCATION:

- Old Highway 61
  Dundee, MS 38626
- Tunica County
- 11± Miles SW of Tunica
- 46± Miles SW of Memphis, TN

COORDINATES:

- 34.5472, -90.4415

TAX INFORMATION:

- Parcel 6126 23000 0000203
- Parcel 6126 23000 0000201
- $1,551.03 (2025)

PROPERTY USE:

- Agricultural
- Recreational
- Investment
- Hunting

PROPERTY INFORMATION:

- 117.33± Acres
- Irrigated & Dryland Farmland
- Electric Well
- Lake Frontage
- Duck & Deer

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4848 Main St. - Flora, MS 39071 | O: 769-888-2522

701 W. Sunflower Rd - Cleveland, MS 38732 | O: 662-846-1425

Information is believed to be accurate but not guaranteed.

WELCOME TO THE TUNICA 117.33

WELCOME TO THE TUNICA 117.33, A SMALL FARM AND RECREATIONAL PROPERTY LOCATED JUST NORTHEAST OF DUNDEE, MISSISSIPPI, IN TUNICA COUNTY. Conveniently situated along Old Highway 61, the Tunica 117.33 offers easy access while being only 10± miles southwest of Tunica and approximately 46 miles southwest of Memphis, Tennessee—making it an ideal investment for both local and out-of-area buyers.

This 117.33± acre property features 50± acres of irrigated farmland and 27± acres of dryland farmland, with soils consisting predominantly of Class 2 and 3 types. An electric well is in place along the north end of the property, supporting the irrigated acreage. The farm was leased for $13,100 for the 2025 crop year, with no lease in place for 2026—providing flexibility for an owner-operator or an investor looking to negotiate new terms.

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MORE ABOUT THE TUNICA 117.33

In addition to its farming potential, the remaining 40.33± acres consist of woods and lake frontage, offering duck and deer hunting opportunities. The combination of income-producing farmland and recreational appeal makes the Tunica 117.33 a well-rounded Mississippi Delta property.

Whether you're looking to expand your farming operation, add to your investment portfolio, or secure a versatile property with both income and outdoor enjoyment, give Ford True or Michael Oswalt a call for your private tour of the Tunica 117.33.

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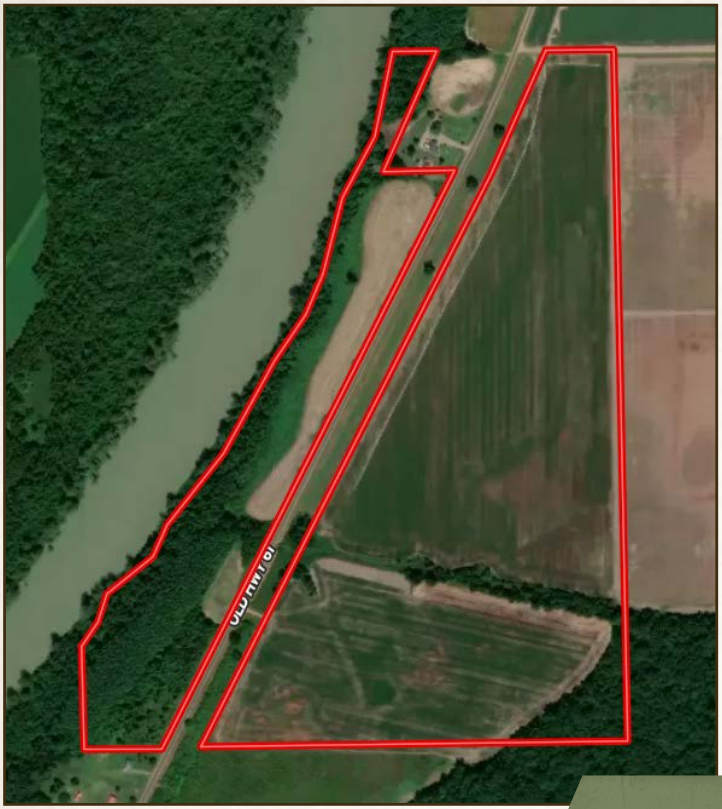
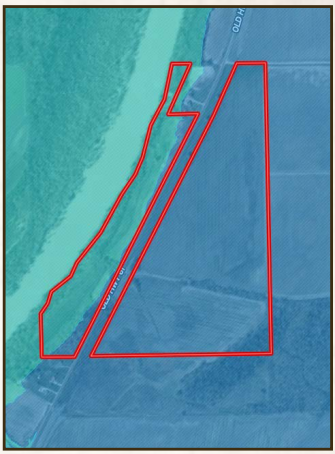


FLOOD MAP



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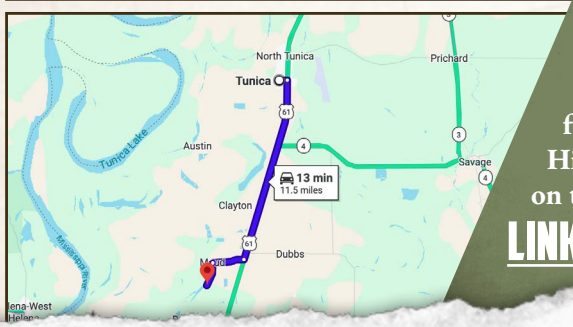
LINK



Directions From Tunica, MS: Travel on US-61 South for 8.6 miles. Turn right onto Maude Road and continue for 1.5 miles. Turn left onto Old Highway 61, and the destination will be on the left in 1.1 miles.

LINK TO GOOGLE MAP DIRECTIONS

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