



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

16.6± ACRES
WASHINGTON COUNTY, MS
\$70,000

THE WASHINGTON 16.6

PROPERTY PROFILE

LOCATION:

- Main Extended
Greenville, MS 38701
- Wayside Community
- Washington County
- 2± Miles S of the Hwy 82 Bypass
- 18± Miles E of Lake Village, AR
- 43± Miles SW of Cleveland

COORDINATES:

- 33.3033, -91.04595

PROPERTY USE:

- Agricultural
- Investment
- Potential Home/Cabin Site

PROPERTY INFORMATION:

- 16.6± Total Acres
- 12± Acres in Row Crop
Production
- 2.5± Acre Build Site
- 277'± Road Frontage
- Sharkey Clay Soils
- Small Pond
- Utilities Available
- Additional Acreage Available

TAX INFORMATION:

- Taxes TBD
- Parcel: 398860000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

BILLY CARPENTER

LAND SPECIALIST

C: 662-820-2007

O: 662-846-1425

billy@smalltownproperties.com

701 W. Sunflower Rd - Cleveland, MS 38732

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE WASHINGTON 16.6

WELCOME TO THE WASHINGTON 16.6. Located on Main Extended in the Wayside Community, just south of Greenville, Mississippi, this 16.6± acre property in Washington County offers an excellent combination of residential, agricultural, and investment potential. Situated just 2± miles south of the new Highway 82 Bypass, the Washington 16.6 provides convenient access while maintaining a rural setting.

The tract currently includes 12± acres in row crop production, making it ideal for continued farming or income potential. The soil is made up of predominantly Sharkey clay. A 2.5± acre homesite provides plenty of space for a residence, shop, or additional improvements.



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

BILLY CARPENTER

LAND SPECIALIST

C: 662-820-2007

O: 662-846-1425

billy@smalltownproperties.com

701 W. Sunflower Rd - Cleveland, MS 38732

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

MORE ABOUT THE WASHINGTON 16.6

A small pond adds both character and recreational appeal to the property. With 277± feet of frontage on Main Extended and utilities available, the Washington 16.6 offers easy access and straightforward development opportunities.

The Washington 16.6 would work well for someone looking to build a home with acreage, establish a small farm, or invest in land just outside Greenville. Additional acreage is available.

Give Billy Carpenter a call for more information or to schedule a visit.



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

BILLY CARPENTER

LAND SPECIALIST

C: 662-820-2007

O: 662-846-1425

billy@smalltownproperties.com

701 W. Sunflower Rd - Cleveland, MS 38732

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

16.6± ACRES WASHINGTON COUNTY, MISSISSIPPI



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

BILLY CARPENTER

LAND SPECIALIST

C: 662-820-2007

O: 662-846-1425

billy@smalltownproperties.com

701 W. Sunflower Rd - Cleveland, MS 38732

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

16.6± ACRES

WASHINGTON COUNTY, MISSISSIPPI



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

BILLY CARPENTER

LAND SPECIALIST

C: 662-820-2007

O: 662-846-1425

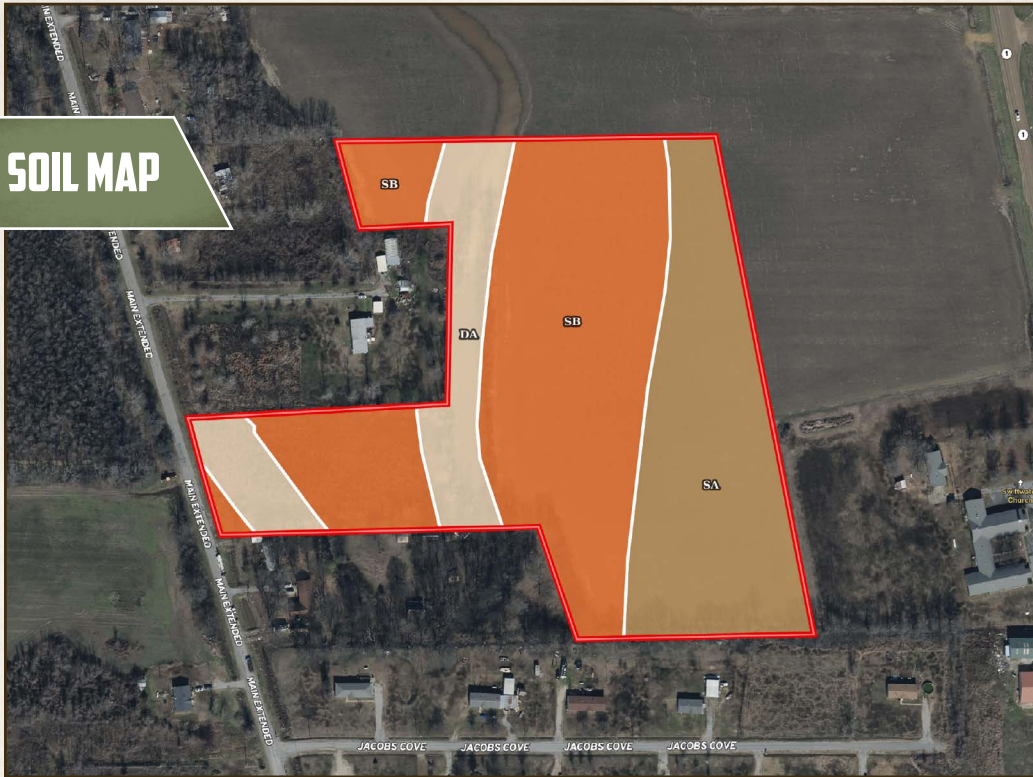
billy@smalltownproperties.com

701 W. Sunflower Rd - Cleveland, MS 38732

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Sb	Sharkey clay, 0.5 to 2 percent slopes	8.8	53.11	0	56	3e
Sa	Sharkey clay, 0 to 0.5 percent slopes, rarely flooded	5.21	31.44	0	43	3w
Da	Dowling clay (sharkey), 0 to 2 percent slopes, occasionally flooded	2.56	15.45	0	38	4w
TOTALS		16.57(*)	100%	-	49.13	3.15

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

BILLY CARPENTER
LAND SPECIALIST
C: 662-820-2007
O: 662-846-1425
billy@smalltownproperties.com
701 W. Sunflower Rd - Cleveland, MS 38732
smalltownproperties.com

land id. LINK



Directions from the Dollar General in Greenville, MS: Travel on MS-1 South for 0.9 miles. Turn right onto MS-454 West and continue for 0.4 miles. Turn left onto Main Extended and continue 0.8 miles until the property on the left.

LINK TO GOOGLE MAP DIRECTIONS



ST SMALLTOWN

HUNTING PROPERTIES & REAL ESTATESM

BILLY CARPENTER
LAND SPECIALIST
C: 662-820-2007
O: 662-846-1425
billy@smalltownproperties.com
701 W. Sunflower Rd - Cleveland, MS 38732
smalltownproperties.com

Information is believed to be accurate but not guaranteed.