

88± ACRES
TUNICA COUNTY, MS
\$465,000

MISSISSIPPI DELTA FARMLAND



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (662) 846-1425 | WWW.SMALLTOWNPROPERTIES.COM

THE TUNICA 88

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:

- Part of Parcel:
6126 23000 0000203
- Taxes: TBD

PROPERTY USE:

- Agricultural
- Recreational
- Investment
- Hunting

PROPERTY INFORMATION:

- 88± Acres
- Irrigated & Dryland Farmland
- Electric Well
- Hunting Opportunities
- Additional Acreage Available



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

Information is believed to be accurate but not guaranteed.

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

WELCOME TO THE TUNICA 88

WELCOME TO THE TUNICA 88, A SMALL FARM AND RECREATIONAL PROPERTY LOCATED JUST NORTHEAST OF DUNDEE, MISSISSIPPI, IN TUNICA COUNTY. Conveniently situated along Old Highway 61, the Tunica 88 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 88± acre property features 50± acres of irrigated farmland and 26± 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 is currently leased on a year-to-year basis. In addition to its farming the additional 10± acres consist of woods, offering deer hunting opportunities. Additional Acreage Available.

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 Oswald a call for your private tour of the Tunica 88.



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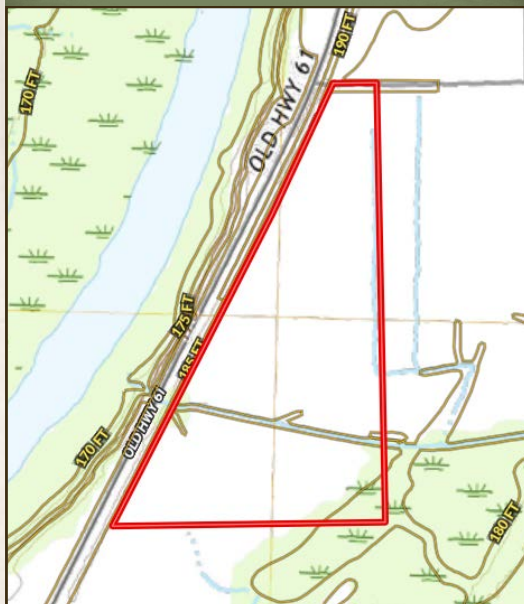
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TOPOGRAPHY MAP



SOIL MAP



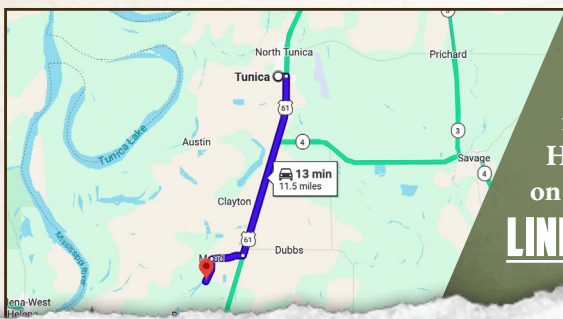
SOIL MAP LEGEND

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
270	Sharkey clay, 0 to 1 percent slopes, rarely flooded, south	71.88	81.65	0	41	3w
115	Dundee silt loam, 0 to 2 percent slopes, rarely flooded	13.9	15.79	0	88	2w
130	Askew very fine sandy loam, 0 to 2 percent slopes	1.65	1.87	0	85	1
120	Tensas silty clay loam, 0 to 2 percent slopes	0.61	0.69	0	74	3w
TOTALS		88.04(*)	100%	-	49.48	2.8

(*) 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.



land id. 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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