



# SMALLTOWN

HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**9.69± ACRES**  
**WASHINGTON COUNTY, MS**  
**\$43,605**

**MISSISSIPPI DELTA FARMLAND**

OFFICE (662) 846-1425 | [WWW.SMALLTOWNPROPERTIES.COM](http://WWW.SMALLTOWNPROPERTIES.COM)

# THE WASHINGTON 9.69

## PROPERTY PROFILE

### LOCATION:

- Highway 1 South  
Greenville, MS 38701
- Wayside Community
- Washington County
- 2± Miles S of the New  
Highway 82 Bypass
- 18± Miles E of Lake Village, AR
- 36± Miles SW of Cleveland

### COORDINATES:

- 33.30375, -91.0438

### PROPERTY USE:

- Agricultural
- Investment

### PROPERTY INFORMATION:

- 9.69± Acres
- All in Row Crops
- Sharkey Clay Soils
- Utilities Available
- Additional Acreage Available

### TAX INFORMATION:

- Parcel: 398870000: \$116.63



**HENRY MOSCO** | MANAGING BROKER  
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**BILLY CARPENTER** | LAND SPECIALIST  
C: 662-820-2007 | billy@smalltownproperties.com

# WELCOME TO THE WASHINGTON 9.69

LOCATED IN THE WAYSIDE COMMUNITY, JUST SOUTH OF GREENVILLE, MISSISSIPPI, THIS 9.69± ACRE PROPERTY IN WASHINGTON COUNTY IS A GREAT LITTLE AGRICULTURAL TRACT. All of the acreage is currently in row crop production, making it ideal for continued farming or income potential. The soil is made up of predominantly Sharkey Clay.

Situated just two miles south of the new Highway 82 Bypass, the Washington 9.69 sits between two tracts that are currently on the market and available for purchase. There is no direct access to the property, but if you combine the tracts to the west and east of the Washington 9.69, you will have a nice 32± acre tract with access from Highway 1 and Main Extended. There is also an additional 15± acres available on the east side of Highway 1.

**Give Billy Carpenter or Henry Mosco a call today  
for more information or to schedule a showing.**



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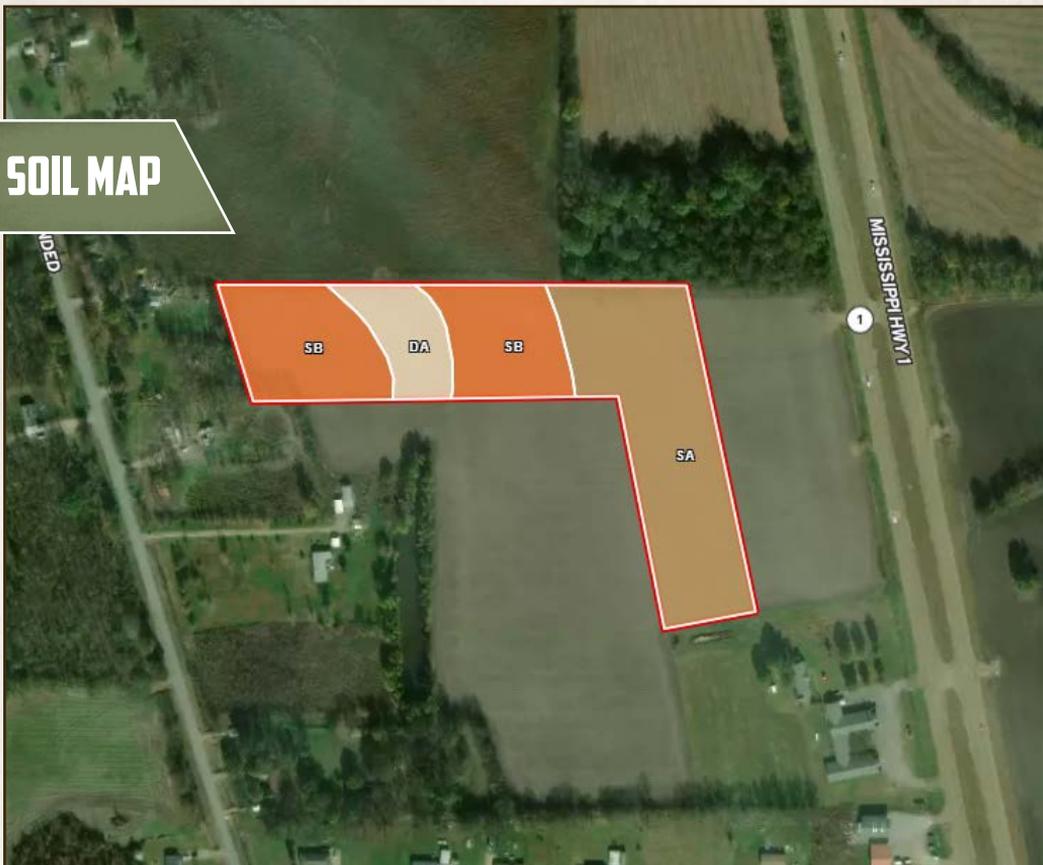


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# SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Sa	Sharkey clay, 0 to 0.5 percent slopes, rarely flooded	4.66	48.95	0	43	3w
Sb	Sharkey clay, 0.5 to 2 percent slopes	3.79	39.81	0	56	3e
Da	Dowling clay (sharkey), 0 to 2 percent slopes, occasionally flooded	1.07	11.24	0	38	4w
<b>TOTALS</b>		<b>9.52(*</b>	<b>100%</b>	<b>-</b>	<b>47.61</b>	<b>3.11</b>



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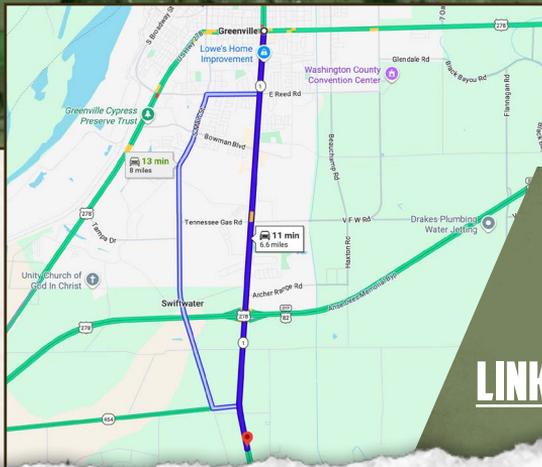


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9.69± ACRES

WASHINGTON COUNTY, MISSISSIPPI

# Additional Acreage Available in PURPLE



Directions From Greenville, MS:  
Travel on MS-1 South for 6.6 miles  
to the property on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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