

170± ACRES
TUNICA COUNTY, MS
\$935,000

MISSISSIPPI DELTA FARM LAND



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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THE TUNICA 170

PROPERTY PROFILE

LOCATION:

- 1486 Hot Thornton Road
- Tunica, MS 38676
- Tunica County
- 3± Miles SE of Tunica
- 21± Miles W of I-55
- 39± Miles S of Memphis

COORDINATES:

- 34.6344, -90.2513

PROPERTY USE:

- Farming
- Recreational
- Income-Producing
- Potential Cabin/Home Site

PROPERTY INFORMATION:

- 170± Total Acres
- 162.03± Tillable Acres
- Multiple Access Points
 - Off Highway 3
 - Off Hot Thornton Road
- Utilities Available at the Road

TAX INFORMATION:

- Parcel #1: 5105 22000 0000500
- Parcel #2: 510522000 0000700
- 2024 Taxes: \$2,392.26



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MICHAEL OSWALT, ALC

PRINCIPAL BROKER, MS
EXECUTIVE BROKER, AR
DESIGNATED BROKER, MO


C: 662-719-3967

O: 769-888-2522

michael@smalltownproperties.com

4848 Main St. - Flora, MS 39071

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Information is believed to be accurate but not guaranteed.

WELCOME TO THE TUNICA 170

WELCOME TO THE TUNICA 170, A PRODUCTIVE MISSISSIPPI DELTA FARM, LOCATED ALONG HOT THORNTON ROAD AND HIGHWAY 3, APPROXIMATELY EIGHT MILES SOUTHEAST OF TUNICA. The 170± acre tract consists of 162.03± tillable acres per the Farm Service Agency, featuring predominantly Class III Sharkey and Alligator clay soils, well known for Delta row-crop production.

The property offers excellent access with an entrance along the east side of Hot Thornton Road, as well as access on both the east and west sides of Highway 3. The farm has been leased in the past but will be open for the 2026 farming season with no current lease obligations. An old well is on the property; however, it is not functional.



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MORE ABOUT THE TUNICA 170

Approximately 145 acres on the west side of Highway 3 lie in FEMA Flood Zone X, while the remaining 25± acres on the east side of the highway are in FEMA Flood Zone A.

You will find an old home place on the southwest portion of the farm that, while no longer usable, presents an excellent potential cabin or home site. Power and water appear to be available along Hot Thornton Road but should be verified by the buyer.

Whether you are a local operator looking to expand or an investor seeking a solid Mississippi Delta tillable tract, the Tunica 170 is worth considering.

Contact Michael Oswalt today to schedule your private tour and experience #TheSmallTownWay!



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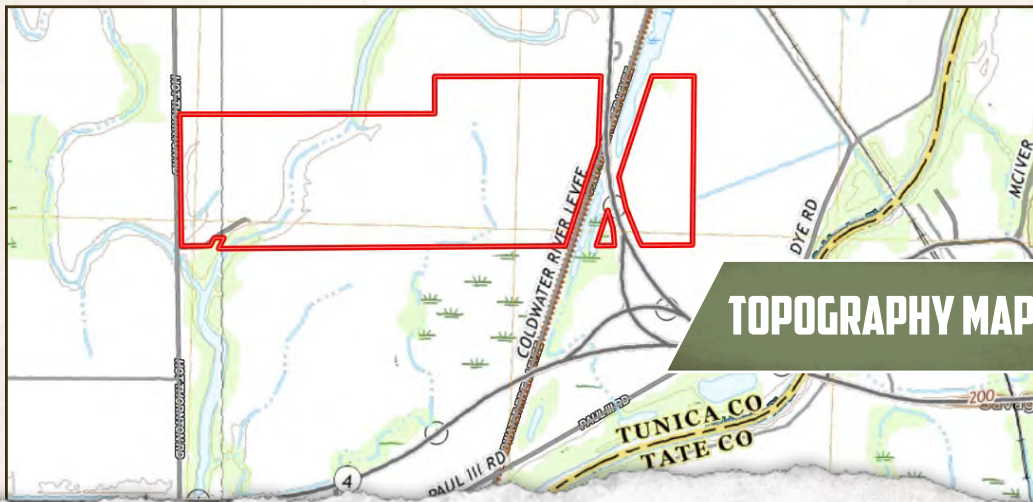
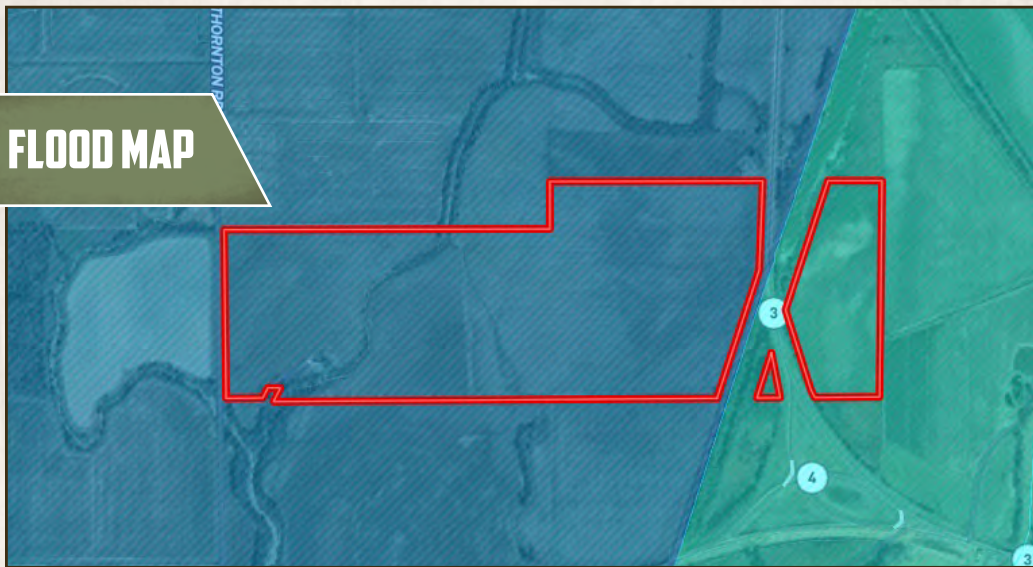
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FLOOD MAP



TOPOGRAPHY MAP



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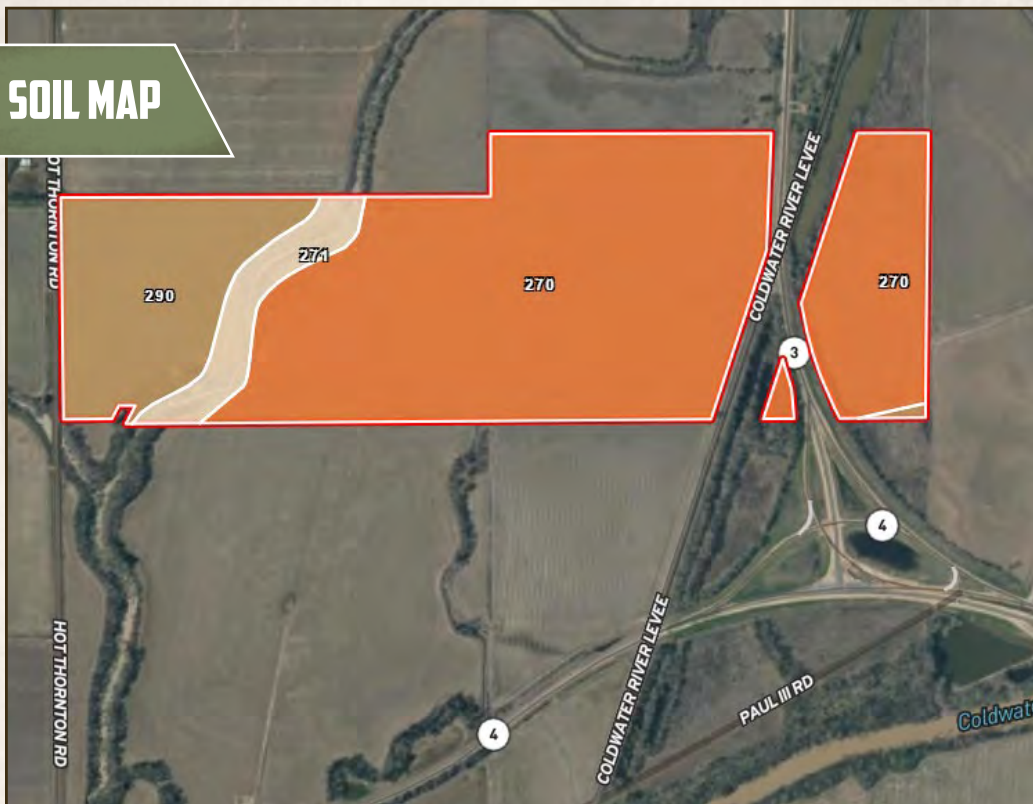
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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
270	Sharkey clay, 0 to 1 percent slopes, rarely flooded, south	126.75	75.39	0	41	3w
290	Alligator clay, 0 to 1 percent slopes, rarely flooded, east	31.42	18.69	0	39	3w
271	Sharkey clay, 0 to 2 percent slopes, frequently flooded	9.97	5.93	0	21	4w
TOTALS		168.14(*)	100%	-	39.44	3.06



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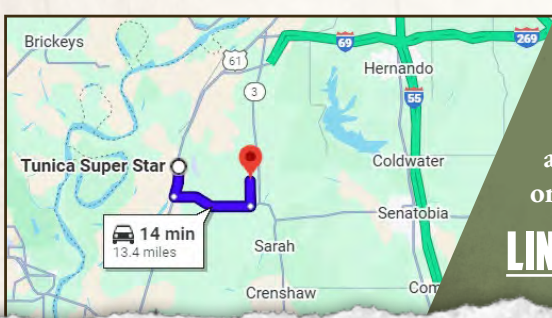
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land id. LINK



Directions From US-61 S in Tunica, MS: Travel 3 miles south on US-61 S. Turn left on MS-4 E and continue 7.8 miles. Turn left on Hot Thornton Road and proceed 2.5 miles to the destination on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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