

343± ACRES WITH A CAMP TALLAHATCHIE COUNTY, MS

\$1,050,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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THE TALLAHATCHIE 343

PROPERTY PROFILE

LOCATION:

- Shook Road
Cascilla, MS 38920
- Tallahatchie County
- 20± Miles NW of Grenada
- 57± Miles SW of Oxford

COORDINATES:

- 33.93256, -90.0344

PROPERTY USE:

- Recreational
- Deer, Turkey, and Small Game Hunting
- Timber Investment
- Residential
- Potential Home Site

PROPERTY INFORMATION:

- 343± Total Acres
- CRP Contracts: \$3,473 Annually
 - (Expires 9/30/2031)
- 5 Established Food Plots
- Box Stands
- Mature Mixed Hardwoods
- Creek & Multiple Ponds
- Small Hunting Camp
 - 1 Bedroom/1 Bath
 - Utilities Connected
- Road Frontage

TAX INFORMATION:

- 2024 Total Taxes \$1,530.24
- Parcel 9024006: \$742.22
- Parcel 9725001: \$788.02



WILSON BRITT | LAND SPECIALIST
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Information is believed to be accurate but not guaranteed.

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50 CR 401 | Oxford, MS 38655

WELCOME TO THE TALLAHATCHIE 343

THE TALLAHATCHIE 343 OFFERS THE PERFECT MIX OF HUNTING LAND AND TIMBER INVESTMENT. Located just two miles from the Mississippi Delta, this area is known for big deer and strong turkey populations. The Tallahatchie County property features 343± acres of multiple water sources, mixed hardwoods, and several food plots that hold plenty of wildlife. Box stands are already in place, allowing the new owner to start hunting right away.

A small CRP tract provides an annual income of \$3,473, which expires 9/30/2031. There are multiple hardwood ridges and beautiful ponds surrounded by mature cypress trees. A year-round creek runs through the property, perfect for swimming, fishing, or trail riding.



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MORE ABOUT THE TALLAHATCHIE 343

A small hunting camp offers one bedroom and one bath, suitable for a weekend stay. Running water and electricity are connected, and there is also a propane tank in place. Fiber can also be connected from a line on Shook Road.

If you're looking for a large recreational tract near the Mississippi Delta with great hunting and timber value, the Tallahatchie 343 is a strong choice.

Contact Wilson Britt or Hunter Pridgen today for your private showing and experience #TheSmallTownWay!



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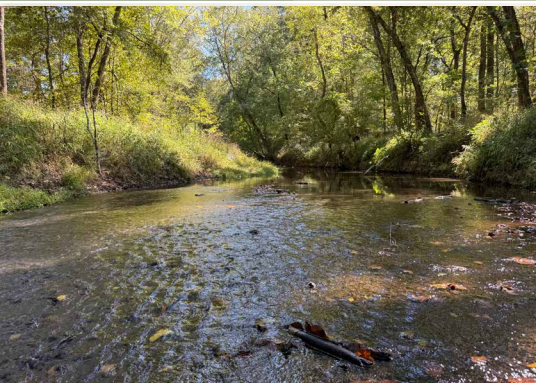


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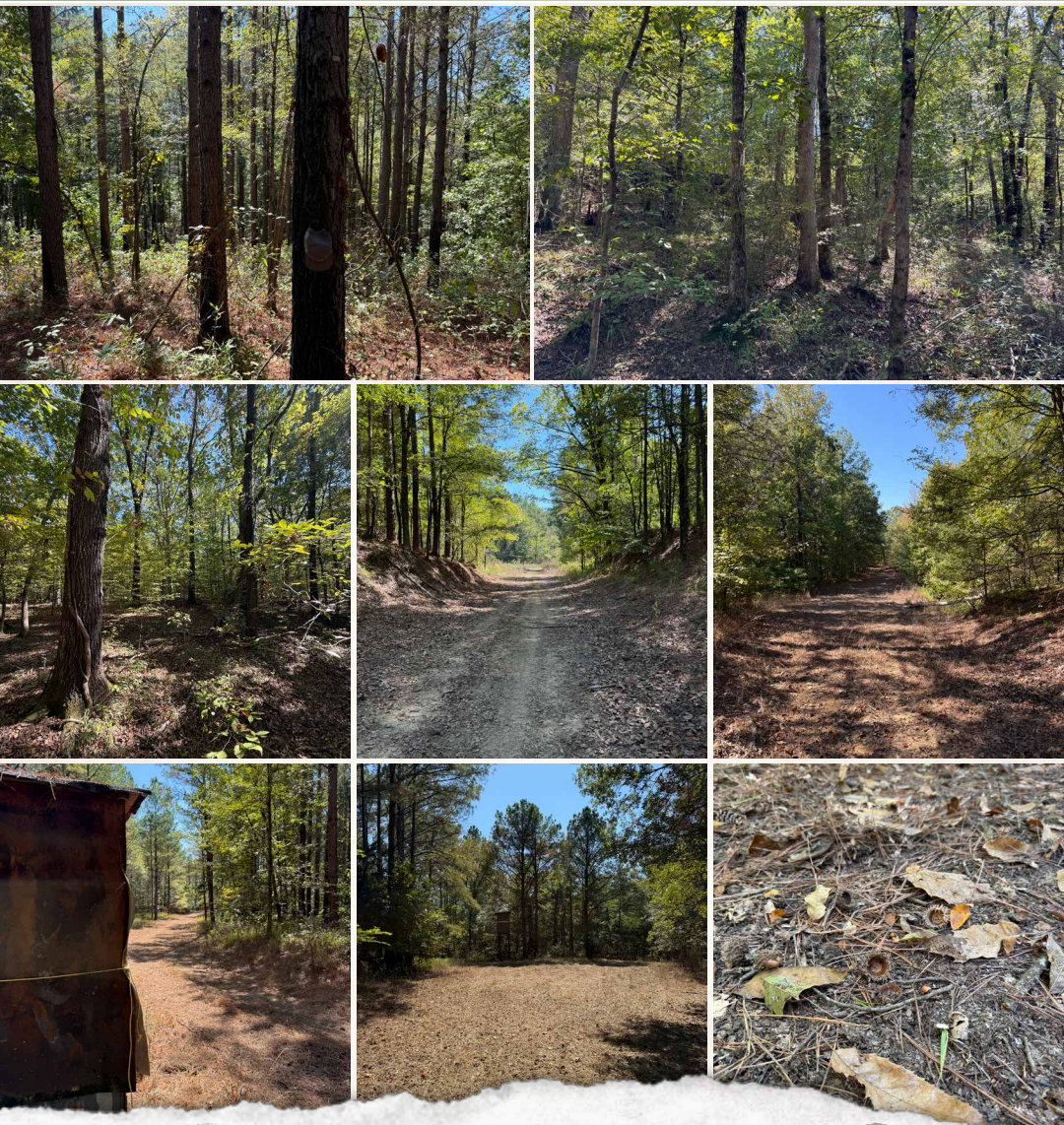
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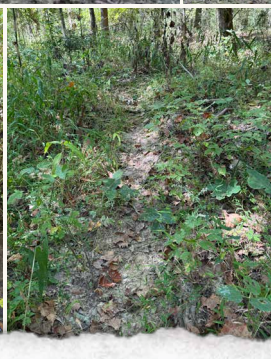


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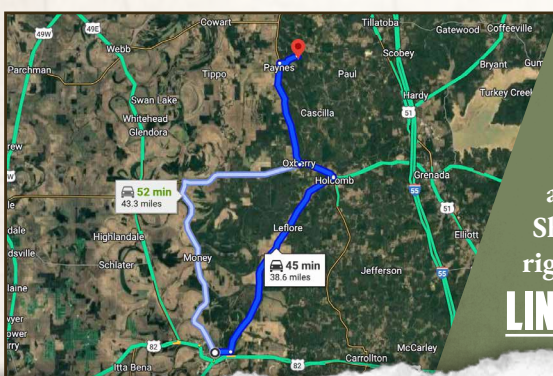
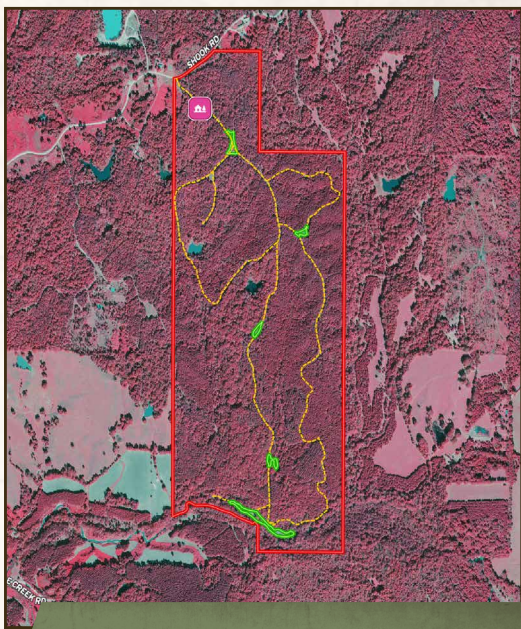
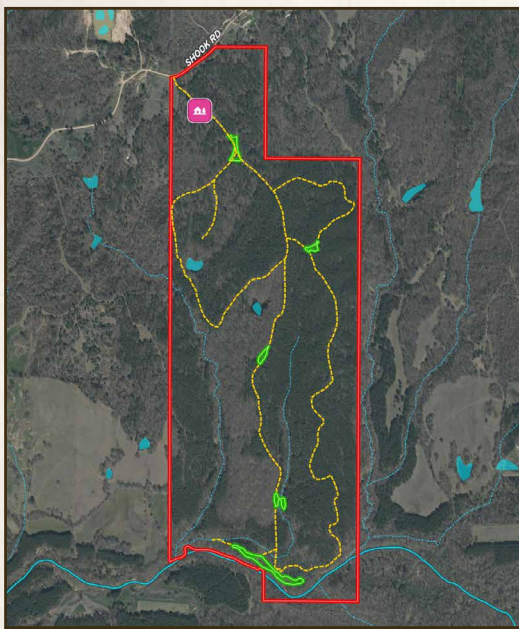
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land id. LINK

INFRARED MAP



Directions from Greenwood, MS:
Travel 20.7 miles north on MS-7. Turn left on Pascal Street and then make a left on MS-35 N/MS-8 W and drive 3.6 miles. Turn right on MS-35 N and continue 10.4 miles. Turn right on Shook Road and proceed 2.1 miles. Turn right after 0.1 miles to your destination.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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