

220± ACRES
ISSAQUENA COUNTY, MS
\$990,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (769) 888-2522

THE ISSAQUENA 220

PROPERTY PROFILE

LOCATION:

- Goose Lake Road
Rolling Fork, MS 39159
- Issaquena County
- South Mississippi Delta
- 3± Miles SW of Onward
- 25± Miles NW
of Vicksburg
- 131± Miles NE
of Baton Rouge

COORDINATES:

- 32.6979, -90.9858

PROPERTY USE:

- Recreational
- Hunting
- Cabin/Homesite

PROPERTY INFORMATION:

- 220± Acres
- Timber
- MS Delta Hunting: Deer
Turkey, Ducks, & Small Game
- 5 Wildlife Plots with Stands
- Sloughs with Water Control
Structures
- Great Internal Road System
- 2 Entrances Along
Goose Lake Road

TAX INFORMATION:

- 2023 - \$2,426.05
- Parcel #1: 108-0624-01.00



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MICHAEL OSWALT, ALC

PRINCIPAL BROKER

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michael@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

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Information is believed to be accurate but not guaranteed.

WELCOME TO THE ISSAQUENA 220

WELCOME TO THE ISSAQUENA 220, LOCATED IN THE SOUGHT-AFTER SOUTH MISSISSIPPI DELTA! The 220± acre tract is made up of timber, thickets, wildlife plots, sloughs, and Steele Bayou frontage. The recreational opportunities include everything the Mississippi Delta has to offer: deer, turkey, ducks, and small game. You will find five established wildlife plots equipped with stands and plenty of room for more. One of the perks about being in the MS Delta is that farmland is usually nearby so your summer plots are planted for you. Deer hunting is excellent in this area. Additionally, Magna Vista Hunting Club is the neighbor to the west, ensuring strict deer management for years to come. You will also find a few sloughs with water control structures in place for controlling the water levels for duck hunting. Don't rule out the turkey hunting; this tract has had a healthy flock in the last few years. There is a great road system in place allowing you to access most all areas with ease. The property enjoys two entrances along the north side of Goose Lake Road, allowing you to slip in and slip out without disturbing the entire place. Are you interested in a cabin site? The power provider in the area is Twin County EPA.

The property is conveniently located just three miles southwest of Onward, 25 miles northwest of Vicksburg, and 131 miles northeast of Baton Rouge. The final acreage will be confirmed by a survey.

If you have been searching for a South Mississippi Delta recreational tract, give Michael Oswalt a call today to schedule your private tour of the Issaquena 220.



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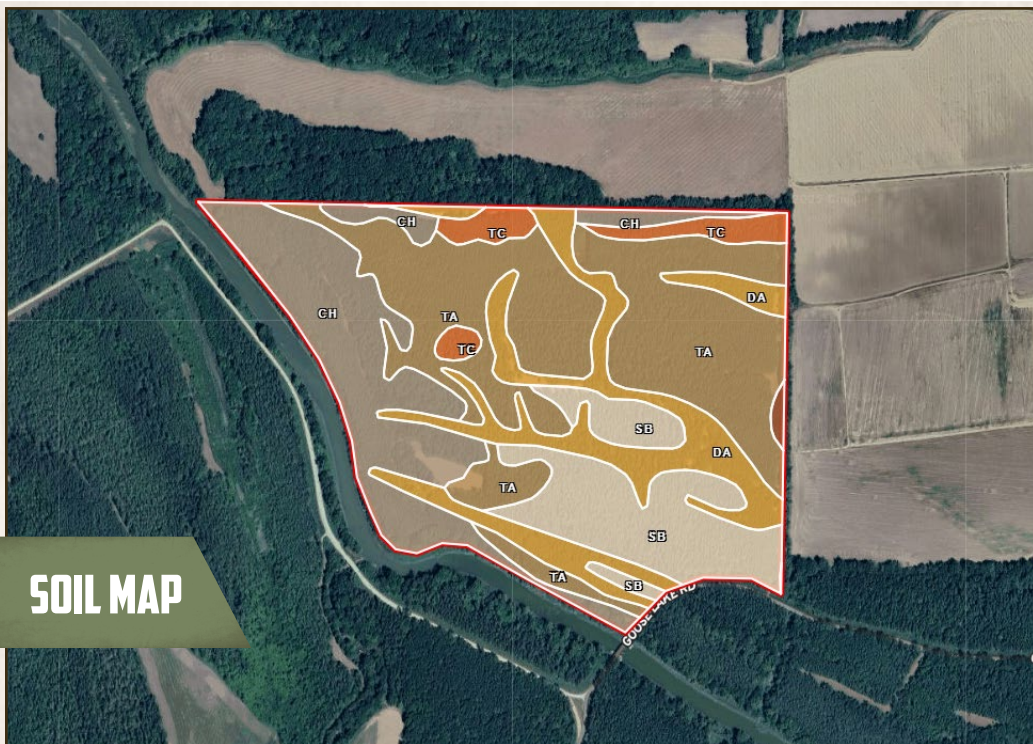
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SOIL MAP

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Ta	Tunica clay, 0 to 2 percent slopes, occasionally flooded	84.53	38.36	0	68	3w
Ch	Commerce silty clay loam, 0 to 2 percent slopes, rarely flooded	50.13	22.75	0	84	2w
Da	Dowling clay, frequently flooded (sharkey)	39.68	18.01	0	18	5w
Sb	Sharkey clay, 0 to 2 percent slopes	35.53	16.12	0	35	3e
Tc	Tunica silty clay loam, 0 to 2 percent slopes, rarely flooded	9.68	4.39	0	61	3w
Cm	Commerce silty clay loam, moderately shallow, 0 to 2 percent slopes	0.8	0.36	0	86	2e
TOTALS		220.3 5(*)	100%	-	57.07	3.13



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land id. **LINK**

TOPOGRAPHY MAP



Directions From MS-1 in Onward, MS: Travel 2 miles west on MS-1 N. Turn left onto black Bayou Road and proceed 1.7 miles. Turn right onto Goose Lake Road and in 0.9 miles the property is located on the right of Goose Lake Road.

LINK TO GOOGLE MAP DIRECTIONS



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