



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

THE HANSON 80
80± ACRES
COAHOMA COUNTY, MS
\$450,000



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

THE HANSON 80

PROPERTY PROFILE

LOCATION:

- Hanson Brake Road
Coahoma, MS 38614
- Coahoma County
- Access via Old Hwy 61
- 10± Miles N of Clarksdale
- 13± Miles SE of Helena, AR
- 60± Miles W of Oxford

COORDINATES:

- 34.34578, -90.51438

TAX INFORMATION:

- \$957.84 for 2023

PROPERTY USE:

- Recreational
- Duck Hunting
- Investment
- Agricultural

PROPERTY INFORMATION:

- 80± Total Acres
- 50± Acres of Ag Land
- 30± Acre Duck Habitat
at Hanson Brake
- Cypress & Tupelo Brake
- Ag Income



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FORD TRUE

LAND SPECIALIST

C: 662-645-1119

O: 662-846-1425

ford@smalltownproperties.com

701 W. Sunflower Rd - Cleveland, MS 38732

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE HANSON 80

TO SCHEDULE A PRIVATE SHOWING, CALL FORD TRUE TODAY. This tract offers 50± acres of agricultural land and a 30± acre duck habitat in Hanson Brake.

Coahoma County produces more cotton than any other county in the state. One reason is the soils that comprise this part of the Delta, and the Hanson 80 is no exception. Consisting of Dundee, Dubbs, and Dowling soils, this tract is perfect for any crop, especially cotton. Currently, no lease is in place, so it is available for lease or for an owner/operator to step in immediately. Irrigation is not in place, but it could be landformed to fit the needs of the new owner.



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MORE ABOUT THE HANSON 80

The cypress and tupelo brakes of the Mississippi Delta are famed for drawing in waterfowl every winter, and Hanson Brake is a good one. This tupelo swamp has seen many a duck killed over the years. The Hanson 80 boasts approximately 30 acres of the brake on the northeast corner. Mallards, gadwalls, wigeons, wood ducks, and other species of ducks frequently visit Hanson Brake to feed and rest. Cupped mallards coming down into cypress trees is a duck hunter's dream come true, and that can be a reality on the Hanson 80.

This place offers a unique opportunity to own a waterfowl tract along with substantial income on a yearly basis. Delta farmland is a sound investment, and this dual-use property fits the bill for the investor or waterfowl enthusiast.

To schedule a private showing, call Ford True today.



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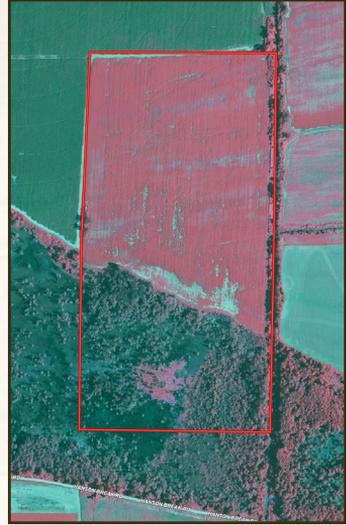
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land id. LINK



SOIL MAP & LEGEND



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Da	Dowling clay (sharkey)	30.12	36.88	0	40	5w
Dg	Dundee silt loam, 0 to 3 percent slopes, rarely flooded	17.92	21.94	0	87	2e
De	Dubbs very fine sandy loam, 3 to 7 percent slopes, moderately eroded, rarely flooded	8.03	9.83	0	85	4e
Db	Dowling soils (sharkey)	7.45	9.12	0	52	4w
Dc	Dubbs silt loam, 0 to 3 percent slopes	6.68	8.18	0	90	1
Dm	Dundee silt clay loam, 0.5 to 3 percent slopes	3.88	4.75	0	85	2w
Dh	Dundee silt loam, 3 to 7 percent slopes, moderately eroded, rarely flooded	3.05	3.73	0	81	4e
Dd	Dubbs very fine sandy loam, 0 to 3 percent slopes, rarely flooded	2.2	2.69	0	90	2e
Dp	Dundee very fine sandy loam, 3 to 7 percent slopes, rarely flooded	1.17	1.43	0	87	4e
Do	Dundee very fine sandy loam, 0 to 3 percent slopes, rarely flooded	0.95	1.16	0	88	2e
Fb	Forestdale silt loam, 0.5 to 3 percent slopes	0.22	0.27	0	64	3w
TOTALS		81.67	100%	-	66.23	3.51



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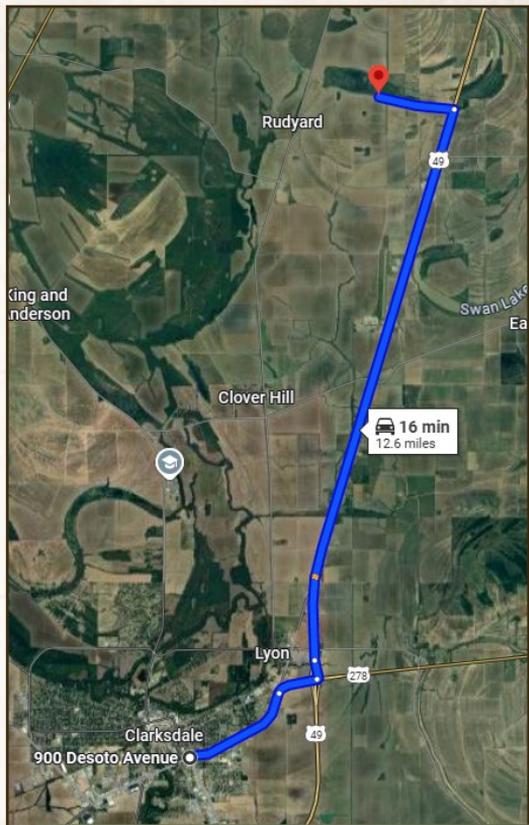
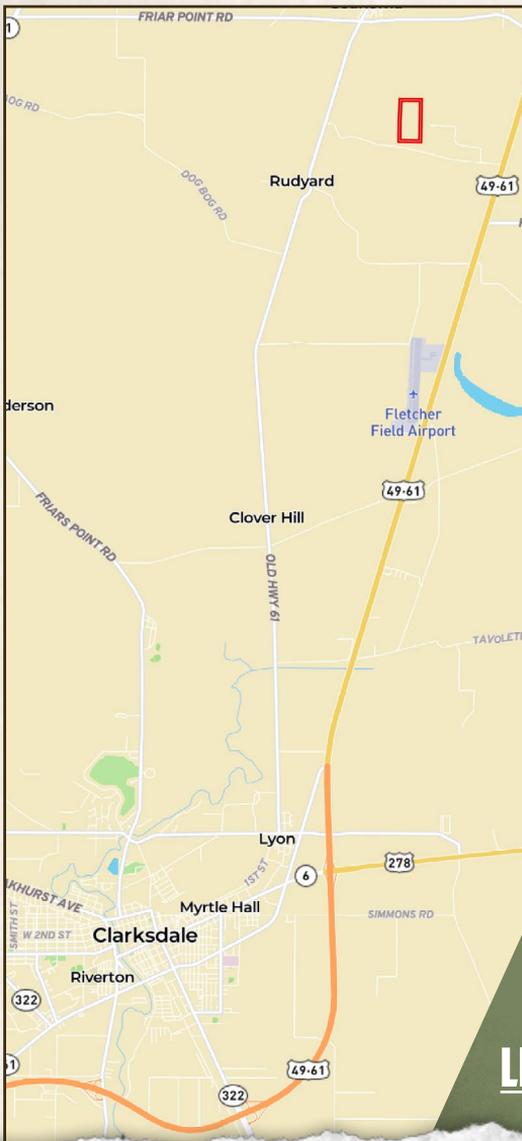
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Directions From the Intersection of Hwy 61 and Hwy 49: Travel 11 miles north on Hwy 61 to Hanson Brake Road. Turn left and go west. In 1 mile, the property will be on the right.

LINK TO GOOGLE MAP DIRECTIONS



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