

40± ACRES
HUMPHREYS COUNTY, MS
\$220,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE

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

THE HUMPHREYS 40

PROPERTY PROFILE

LOCATION:

- Silent Shade Road
Belzoni, MS 39038
- Humphreys County
- 18± Miles S of Greenwood
- 30± Miles N of Yazoo City
- 40± Miles E of Greenville

PROPERTY USE:

- Agriculture
- Investment
- Recreational

COORDINATES:

- 33.29682, -90.35291

PROPERTY INFORMATION:

- 40± Acres
- Non-Irrigated Ag Ground
- Potential for CRP/WRP

TAX INFORMATION:

- 2023 - \$555.00



WILSON BRITT | LAND SPECIALIST
C: 662-299-2367 | wilson@smalltownproperties.com

FORD TRUE | LAND SPECIALIST
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WELCOME TO THE HUMPHREYS 40

INTRODUCING A MISSISSIPPI DELTA AGRICULTURAL TRACT: THE HUMPHREYS 40. If you are looking for income production, this property should be considered. Currently the Humphreys County small farm is being rented for crops. The soils are suited for corn, cotton or soybeans. At this time, the farm is non-irrigated but could be improved with a well and land-forming.

The property sits close to the Yazoo River which is well known for waterfowl and whitetail deer. For the recreational investor this farm could be enrolled in CRP or WRP for additional income opportunities. If you are in the market for an income producing piece of land that has recreational potential, let's take a look at the Humphreys 40.

To schedule a private showing, call Ford True or Wilson Britt today.



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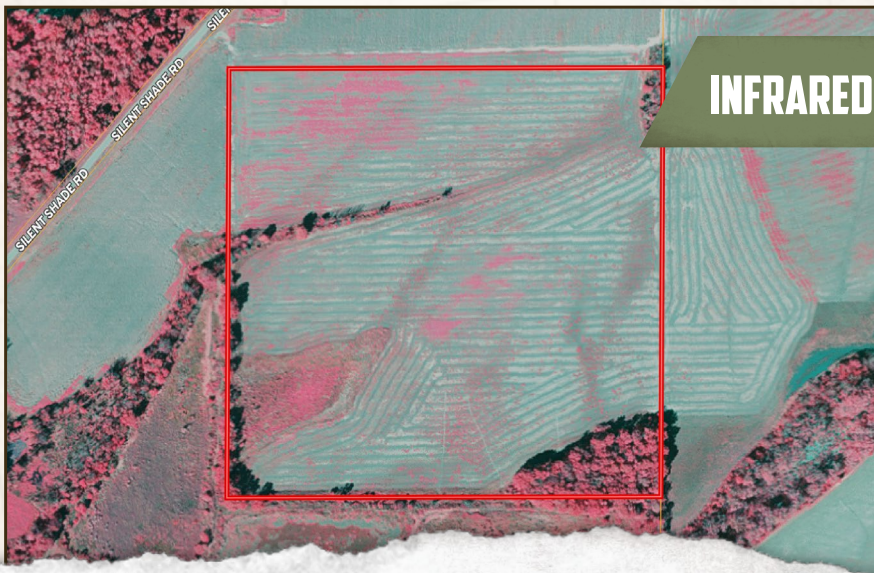
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land **id.** LINK



INFRARED MAP



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SOIL MAP

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Db	Dowling clay, frequently flooded (alligator)	12.09	30.15	0	28	3e
Ac	Alligator clay, 0.5 to 2 percent slopes, occasionally flooded	10.01	24.96	0	55	3e
Fd	Forestdale silty clay loam, 0.5 to 2 percent slopes	9.69	24.16	0	65	3w
Fg	Forestdale silty clay loam, 0.5 to 2 percent slopes, shallow phase	3.47	8.65	0	65	3w
Fm	Forestdale silt loam, 0 to 2 percent slopes	2.96	7.38	0	65	3w
Dk	Dundee silty clay loam, 0 to 2 percent slopes, rarely flooded	0.68	1.7	0	85	2e
Dr	Dundee-Pearson silt loams (dundee, askew)	0.64	1.6	0	86	2w
Fh	Forestdale silty clay loam, 2 to 5 percent slopes	0.29	0.72	0	65	3w
Fa	Forestdale silty clay, 0 to 2 percent slopes	0.26	0.65	0	65	3w
TOTALS		40.09()	100%	-	52.01	2.97



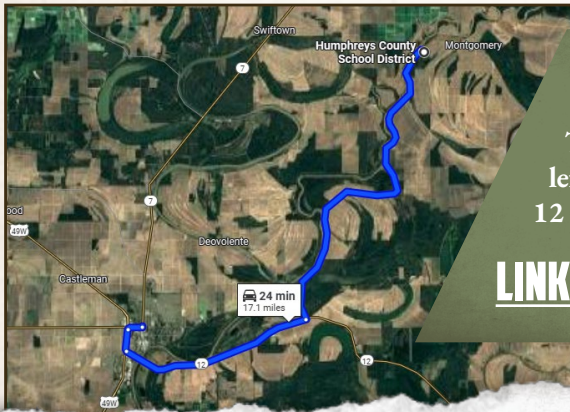
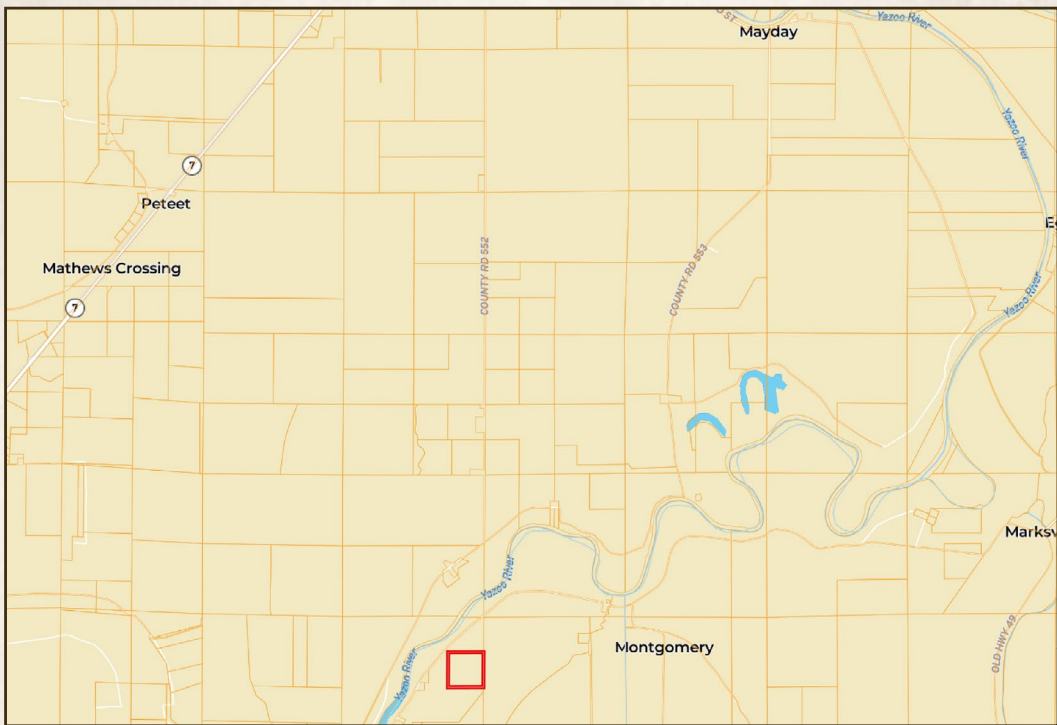
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Directions From the Intersection of
Hwy 49 and Hwy 12 in Belzoni, MS:
Travel 5 miles east on Hwy 12. Turn
left onto Silent Shade Road and proceed
12 miles to the property on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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