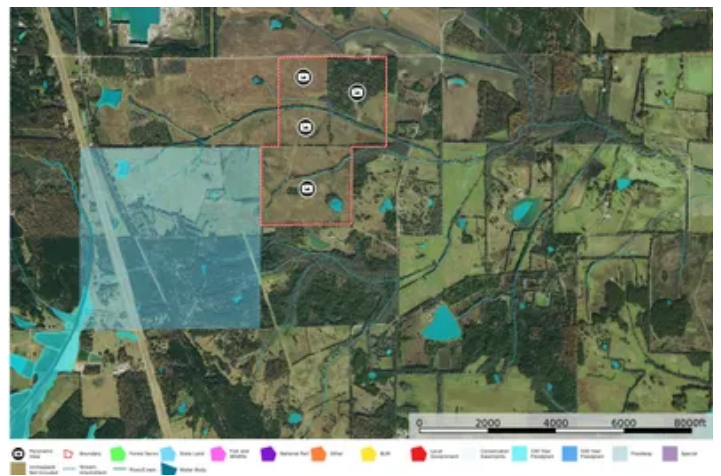
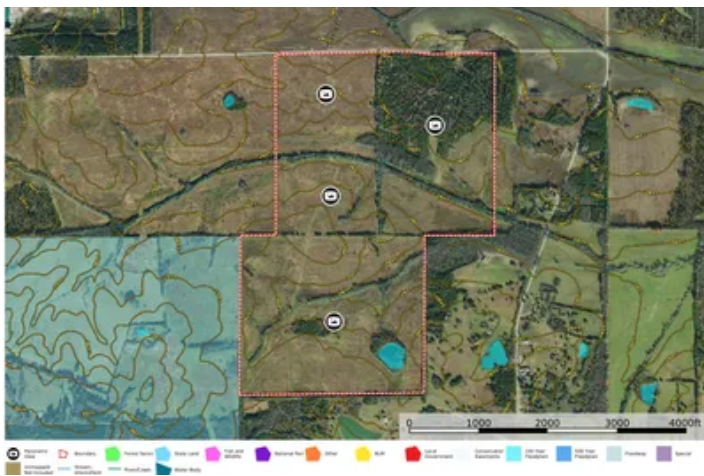


Lowndes County - 338 Acre +/- Prairie Paradise
Swedenburg Road
Crawford, MS 39743

\$1,436,000
338.500± Acres
Lowndes County



**Lowndes County - 338 Acre +/- Prairie Paradise
Crawford, MS / Lowndes County**

SUMMARY

Address

Swedenburg Road

City, State Zip

Crawford, MS 39743

County

Lowndes County

Type

Hunting Land, Recreational Land, Farms, Ranches

Latitude / Longitude

33.352712 / -88.619928

Taxes (Annually)

797

Acreage

338.500

Price

\$1,436,000

Property Website

<https://www.mossyoakproperties.com/property/lowndes-county-338-acre-prairie-paradise-lowndes-mississippi/36980/>



Boundary 331.68 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NDCPI	CAP
DeC2	Demopolis-Binnville complex, 2 to 8 percent slopes, eroded	93.26	28.12	0	16	6e
Le	Leeper silty clay, 0 to 2 percent slopes, occasionally flooded	72.47	21.85	0	54	2w
SuC2	Sumter silty clay loam, 5 to 12 percent slopes, eroded	63.12	19.03	0	47	6e
VaB2	Vaiden silty clay, 2 to 5 percent slopes, eroded	39.05	11.77	0	49	3e
SuB2	Sumter silty clay loam, 2 to 5 percent slopes, eroded	31.56	9.52	0	49	3e
Gr	Griffith silty clay	15.58	4.7	0	57	2w
SvD3	Sumter-Demopolis-Chalk outcrop complex, 5 to 20 percent slopes, severely eroded	5.25	1.58	0	12	6e
VaA	Vaiden silty clay, 0 to 2 percent slopes	4.65	1.4	0	52	3w
BvB	Brookville silty clay, 1 to 3 percent slopes	2.53	0.76	0	67	2e
Co	Catalpa silty clay	2.31	0.7	0	74	2w
W	Water	1.9	0.57	0	-	-
TOTALS		331.6	100%	-	40.3	4.19

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.



**Lowndes County - 338 Acre +/- Prairie Paradise
Crawford, MS / Lowndes County**

PROPERTY DESCRIPTION

Sometimes we say a listed property is rare because of the things that man has done to it, for example food plots or lakes or road systems. There are very few times that we get to say a property is rare because of what man has not done to it, this is one of these rare times. The Black Prairie of Mississippi is an ecosystem that has mostly been converted into farmland or timber land. This native, grassland prairie at one time covered most of east Mississippi and supported large populations of quail and other wildlife that you hear all the old timers talking about, but never got to witness. So, here's your chance to own a piece of that rare ecosystem! This tract is located in West Lowndes County, an area known for excellent hunting and recreational properties. Approximately 274 acres are enrolled in the Mississippi Bobwhite Quail Program, generating an annual income of approximately \$12,000.00. There is 60-acre block of woodlands on the northeast corner, that would be great for a private camp house location. There are established food plots and an excellent interior road system. This property has extensive road frontage on Swedenburg Road. Its location between Highway 45 and Highway 45 Alternate offer quick and easy access to Columbus and Starkville. Call today! Fred Zepponi III, [662 418 6767](tel:6624186767) fzepponi@mossyoakproperties.com



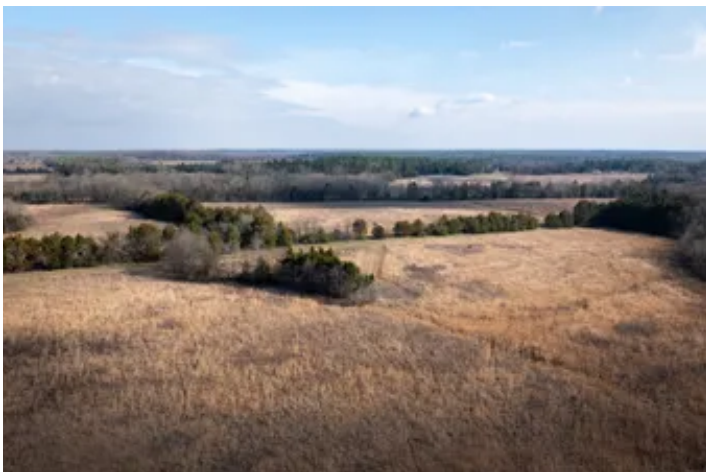
Lowndes County - 338 Acre +/- Prairie Paradise
Crawford, MS / Lowndes County

Increased Limitations and Hazards
 Decreased Adaptability and Freedom of Choice Users

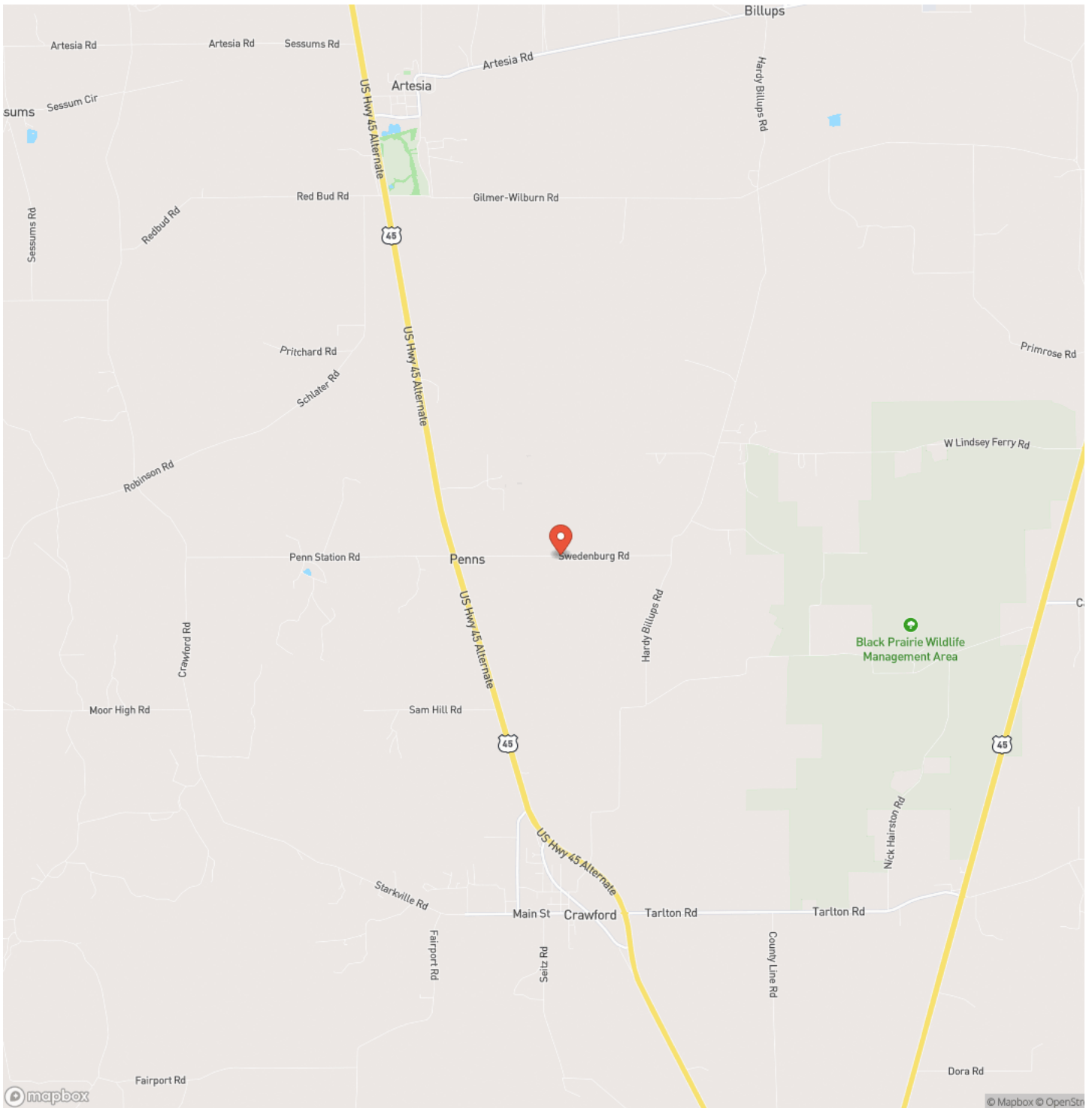
Land, Capability

	1	2	3	4	5	6	7	8
Wild Life	*	*	*	*	*	*	*	*
Forestry	*	*	*	*	*	*	*	*
Limited	*	*	*	*	*	*	*	*
Moderate	*	*	*	*	*	*	*	*
Intense	*	*	*	*	*	*	*	*
Limited	*	*	*	*	*	*	*	*
Moderate	*	*	*	*	*	*	*	*
Intense	*	*	*	*	*	*	*	*
Very Intense	*	*	*	*	*	*	*	*

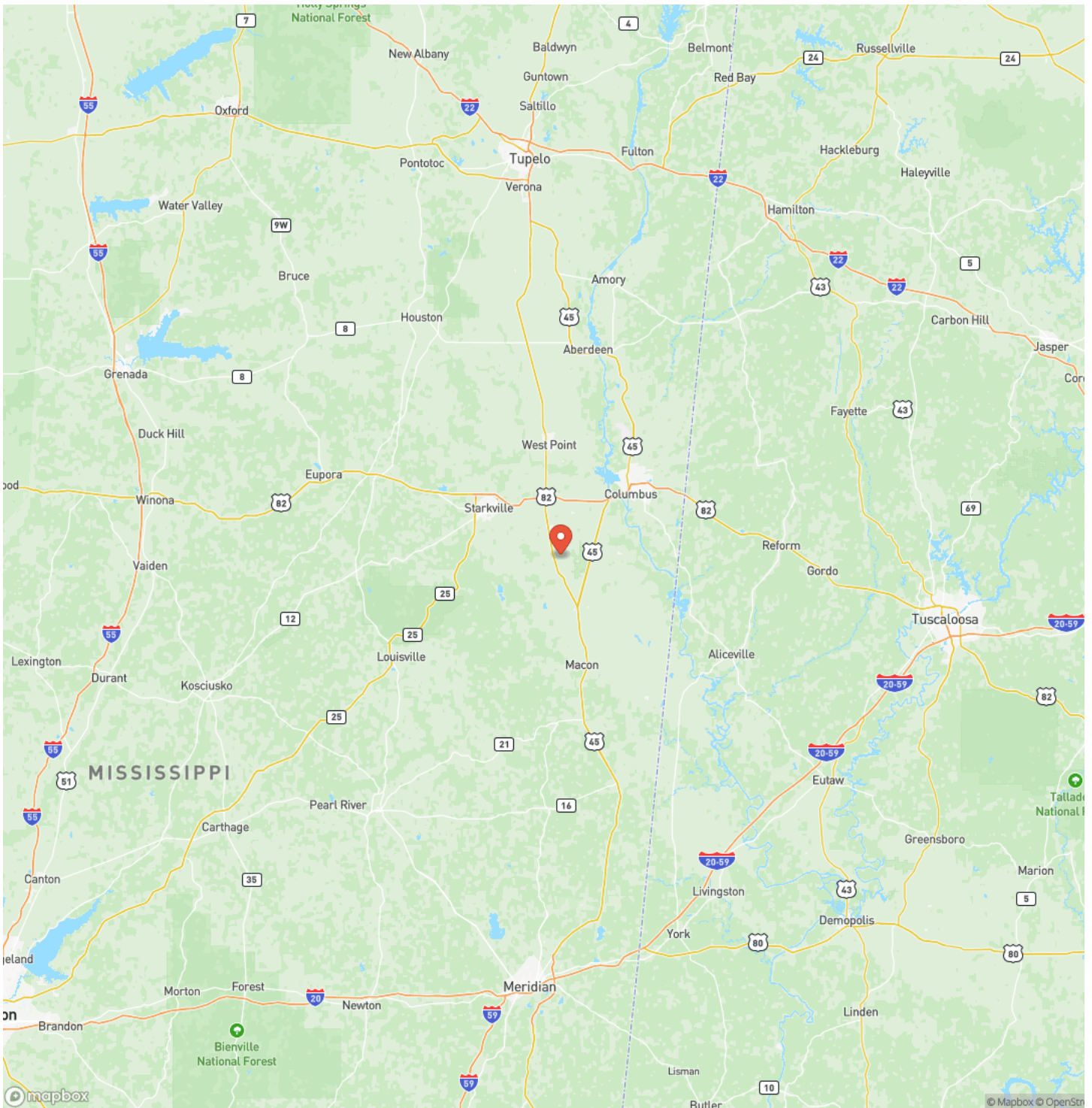
Grazing Cultivation
 (c) climatic limitations (e) susceptibility to erosion
 (s) soil limitations within the rooting zone (w) excess of water



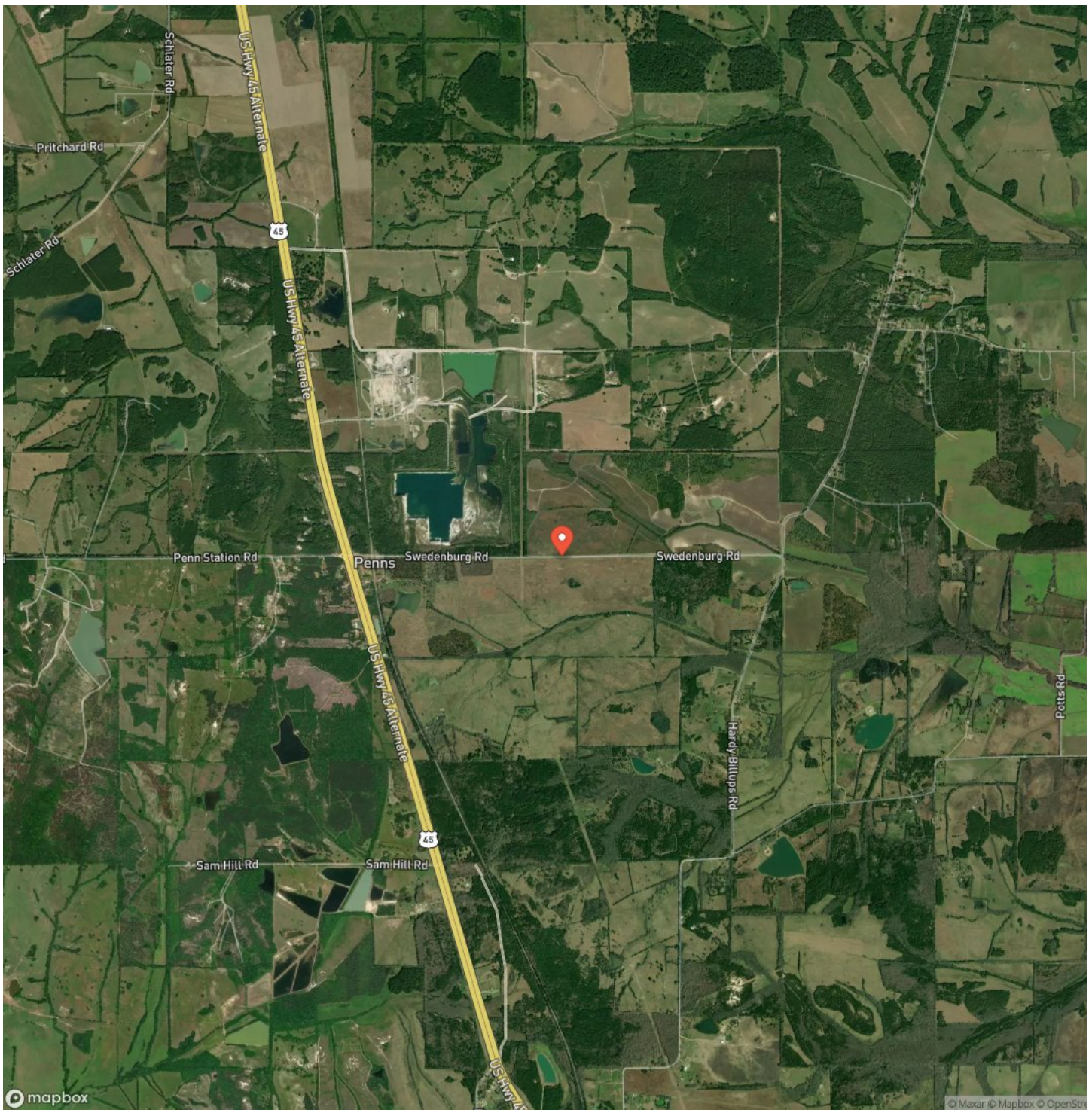
Locator Map



Locator Map



Satellite Map



NOTES



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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