

Call Michael Oswald Today!!
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17± ACRES OF FARMING /HOME OR CABIN SITE IN THE MISSISSIPPI DELTA, COAHOMA COUNTY, MS



\$2,950/Acre

- **Cropland**
- **Income Producing**
- **1.5 Miles South of Friars Point**
- **Home/Cabin Site**
- **Paved Frontage**
- **Less than a Mile of the MS River Levee**
- **Priced to Sell!**

Looking for an investment, additional farmland, or home/cabin site near the Mississippi River? This 17 +/- acre tract is made up of 13.69 acres of effective cropland with the remaining balance in woods and ditches. The cropland is not irrigated. The property is currently producing income. The property has paved road access and is located about 1.5 miles south of Friars Point. *Directions: From the intersection of Highway 1 and Friars Point Road, take Friars Point Road north approximately 1.45 miles, the property will be on both sides of the road.*

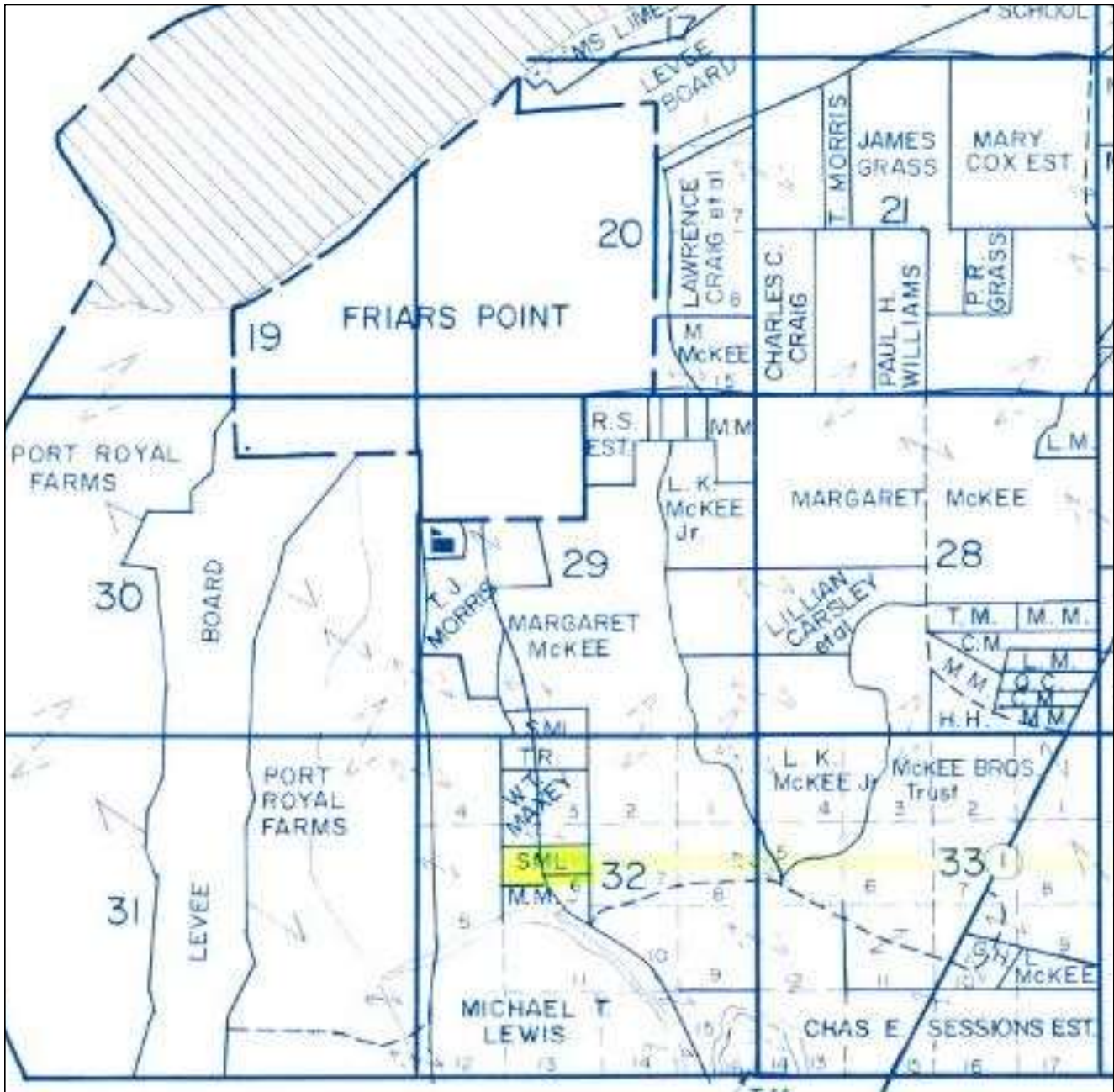


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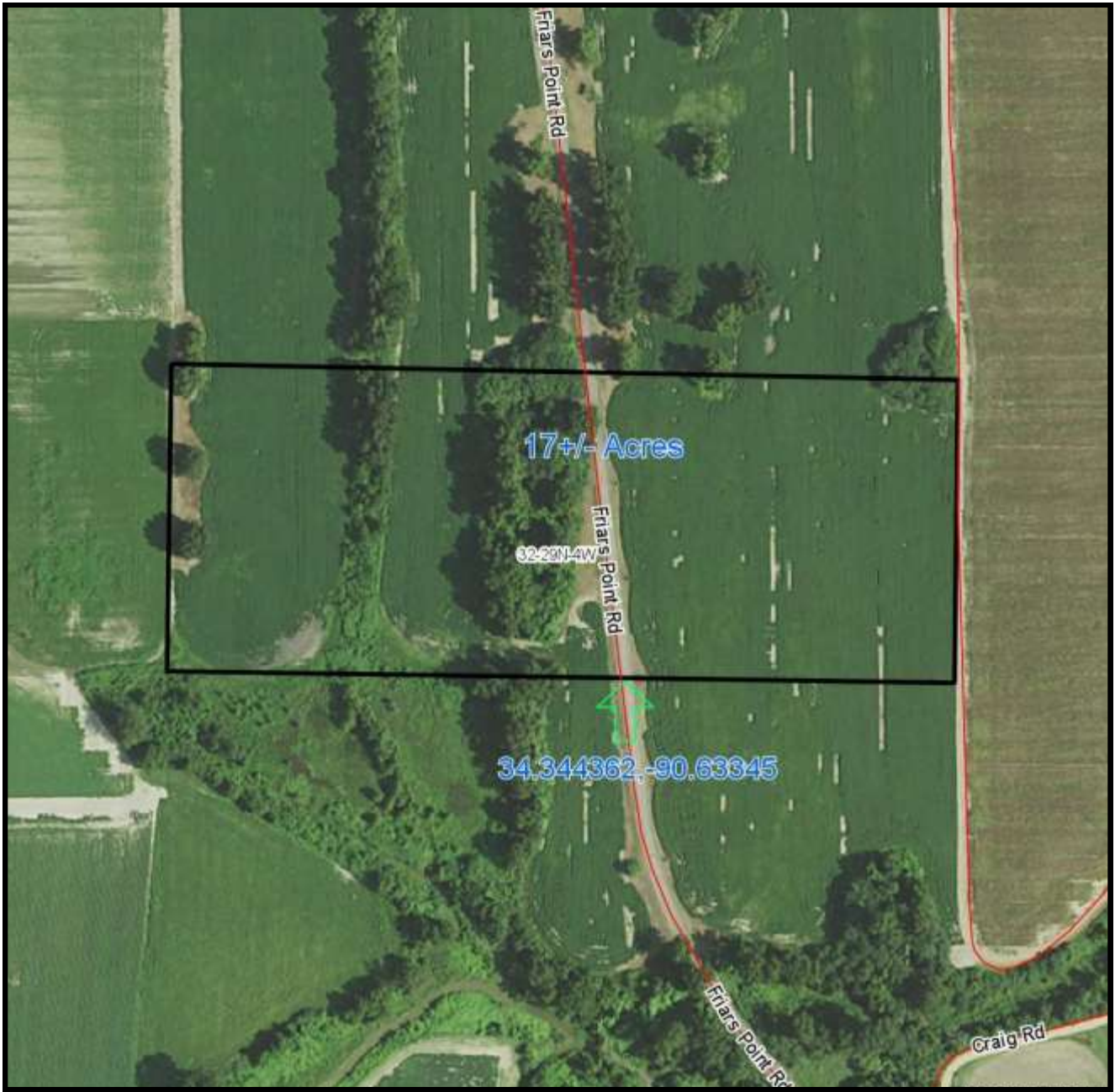
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Ownership Map



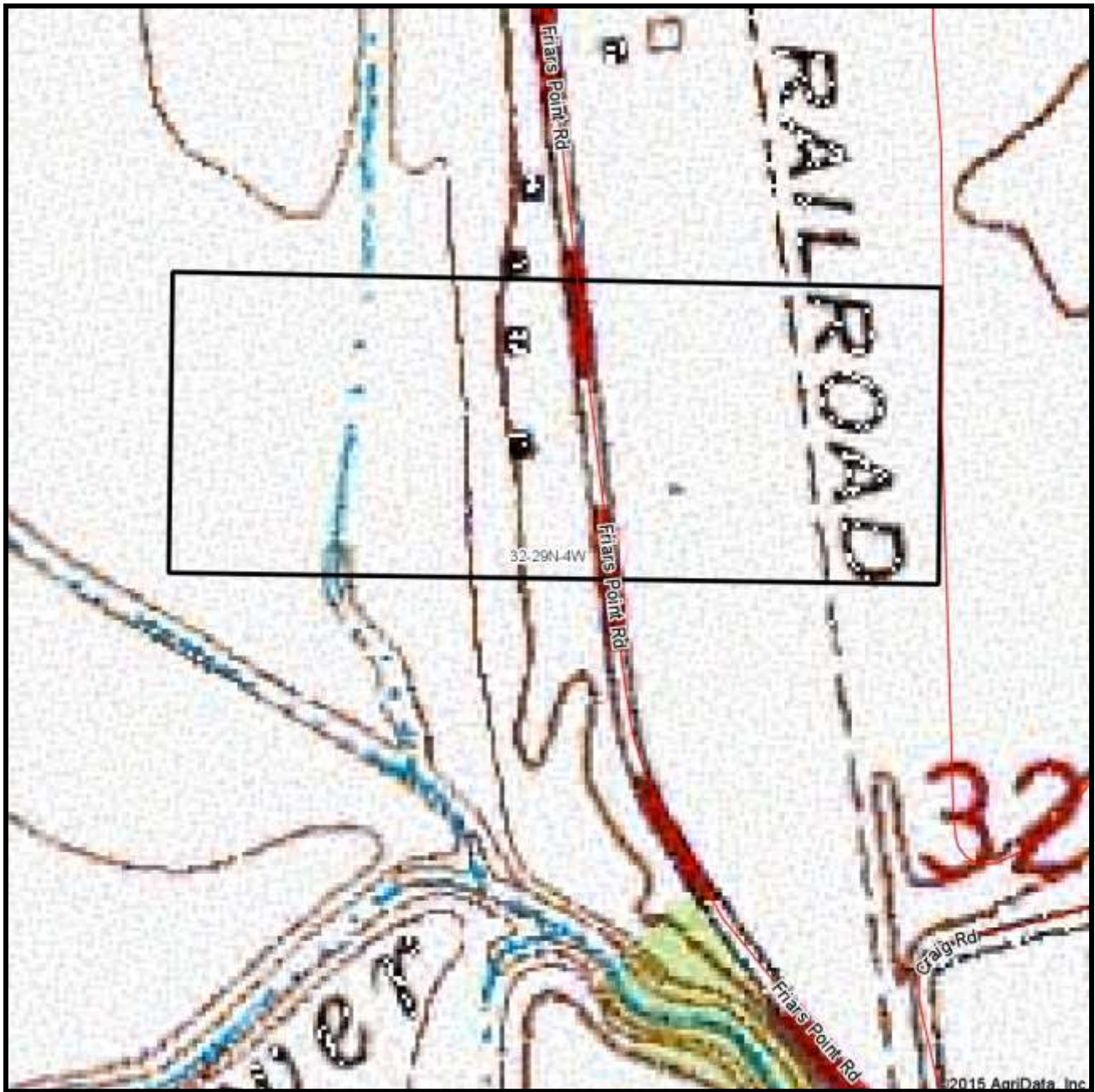
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Aerial Map



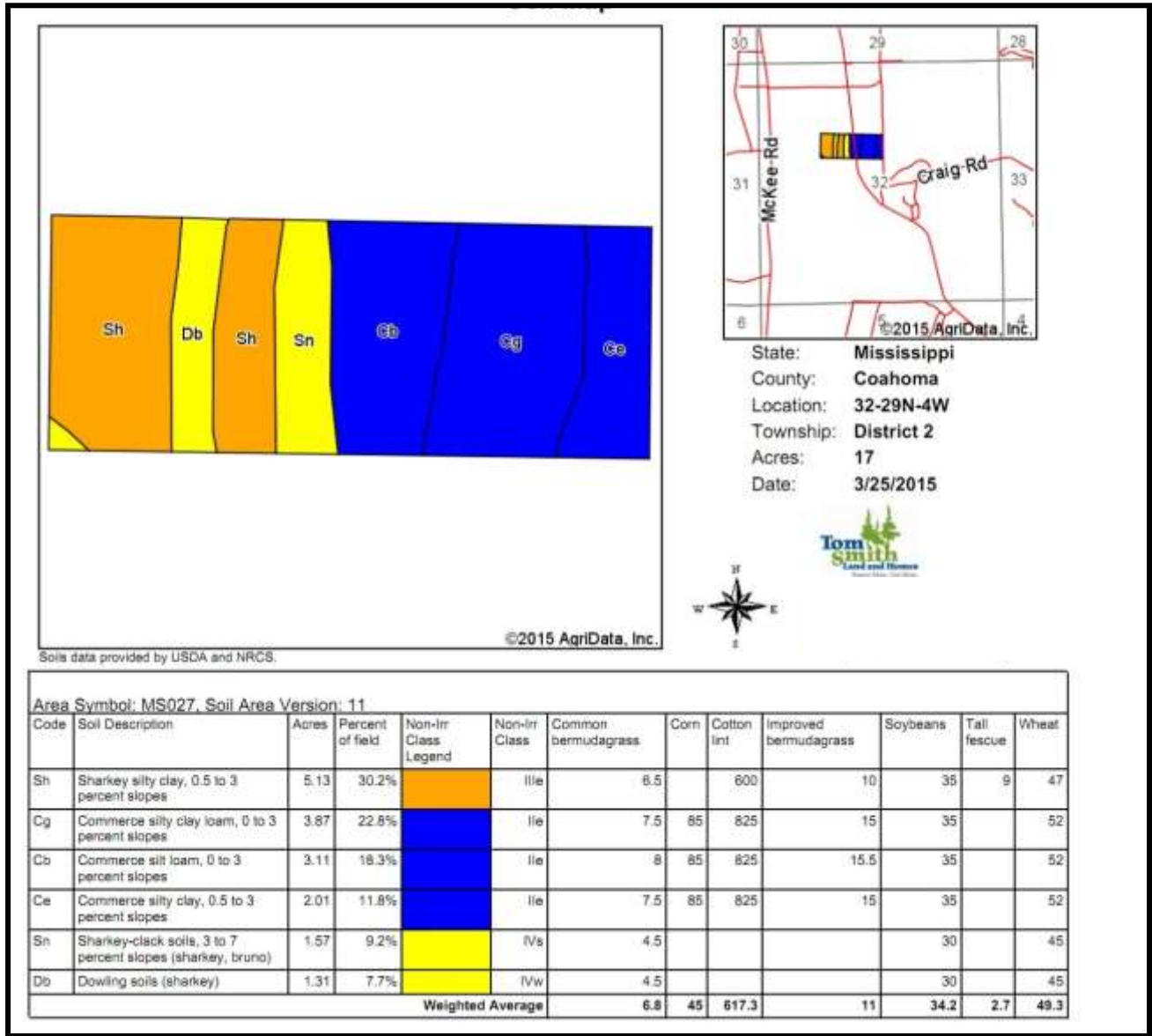
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Topographical Map



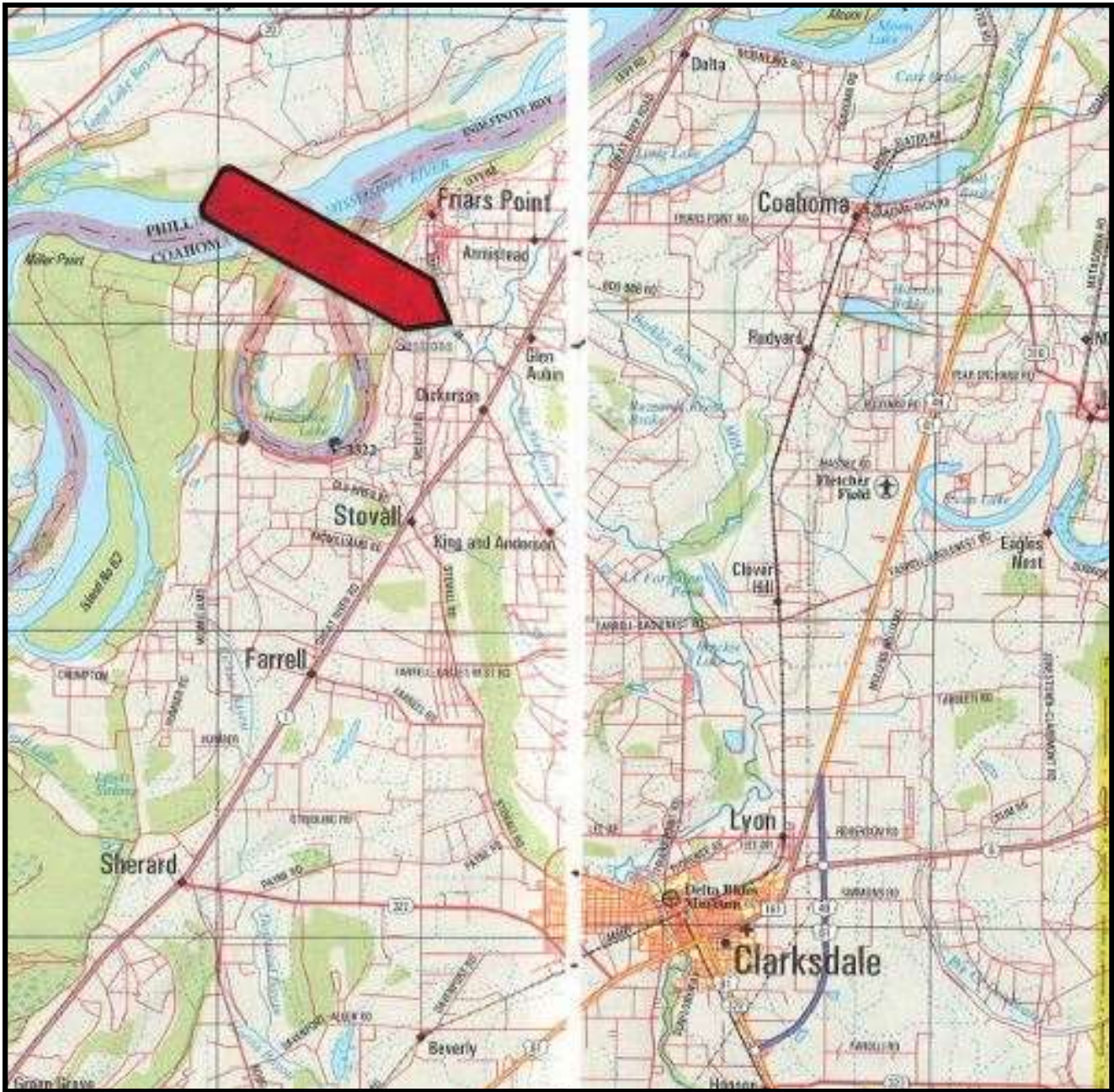
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Soil Map



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Directional Map

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