

Call Michael Oswald Today!!
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240 ± ACRES OF RECREATIONAL LAND IN YALOBUSHA COUNTY, MS



\$334,800

- Recreational Land
- CRP Income
- Timber Investment
- Beaver Pond
- Turkey Creek Frontage
- Live Creek
- Abundant Deer and Turkey
- Great Interior Road System
- Old Home Place
- 0.40 Miles of Frontage along CR 212

Have you been looking for recreational land near Turkey Creek to chase whitetail bucks and long beards? You found it! *The property features 93.5 acres of CRP hardwoods planted in 1993 with the contract expiring in approximately 3 years. The contract currently pays \$5,142.50 annually. The balance of property is made up of 1 year old planted pine with a strong survival rate. Turkey Creek borders the property on the southeast corner. This property has a great interior road system and cleared areas for future food plots. There is also an old home on the property being sold as-is. Directions: From Coffeeville, MS, take County Road 212 approximately 3.16 miles. The property will be on the right.*



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Tom Smith Land and Homes LLC



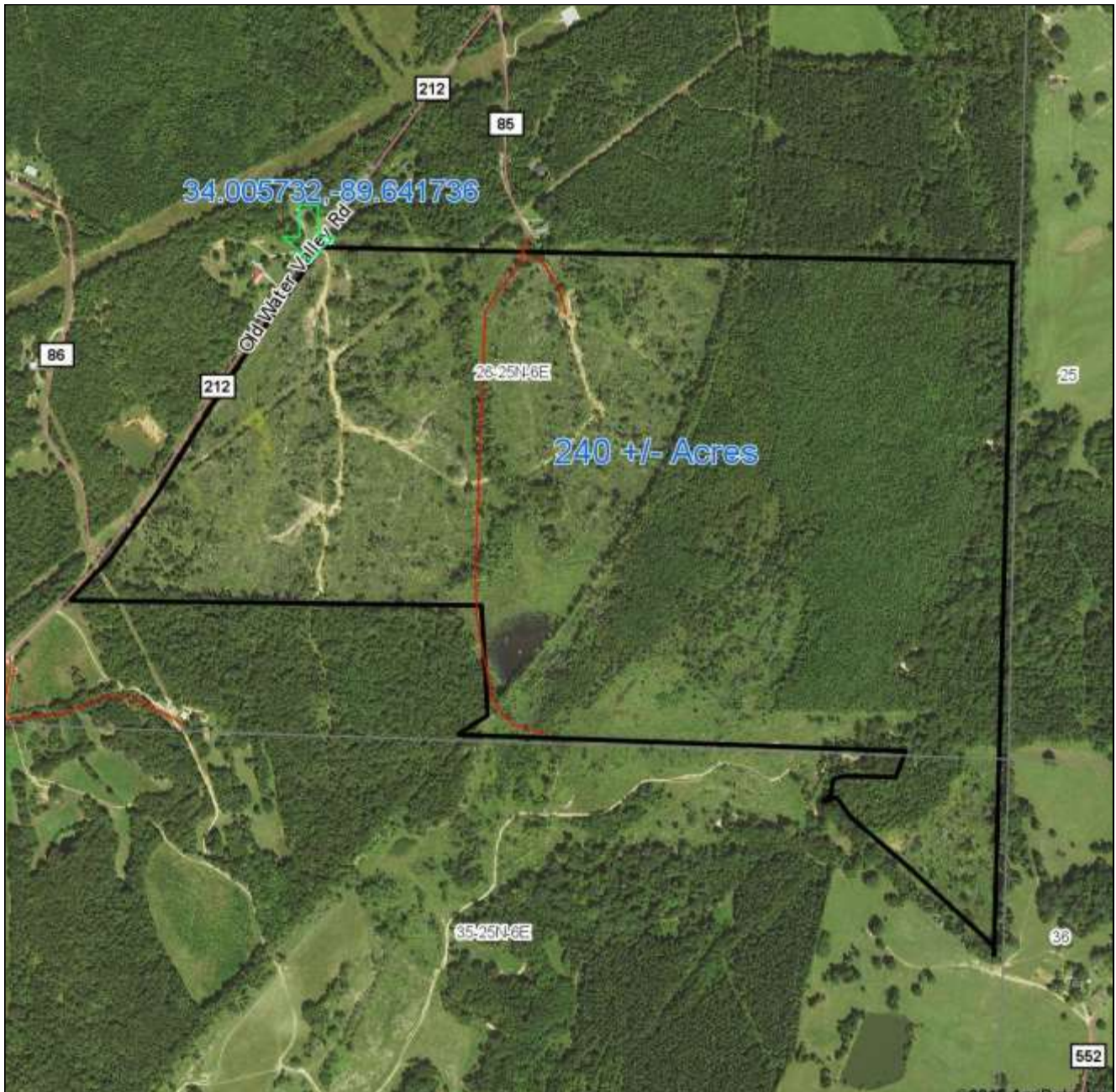


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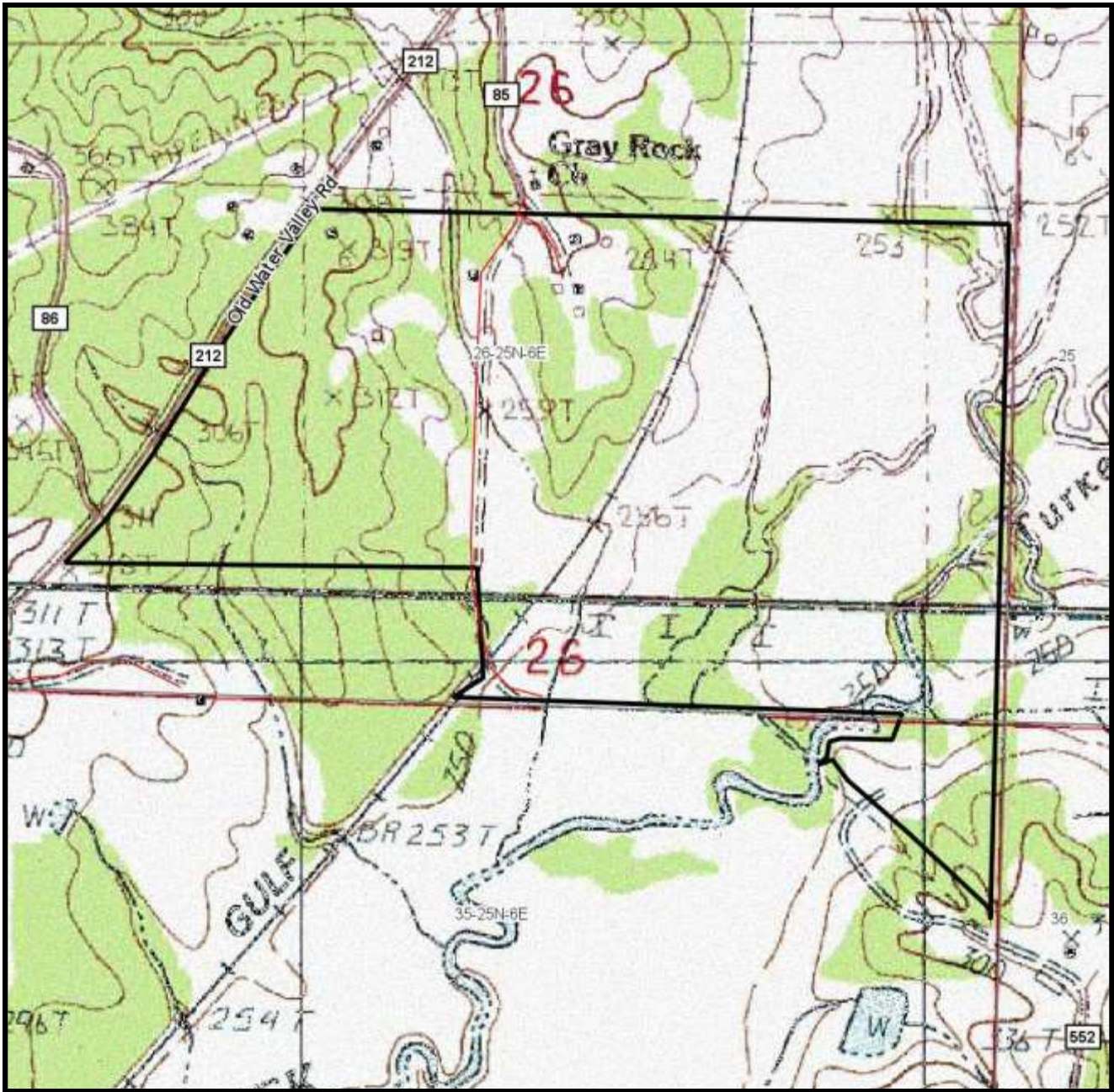




Aerial Photograph



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Topographical Map



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State: Mississippi
 County: Yalobusha
 Location: 26-25N-8E
 Township: District 1
 Acres: 340
 Date: 3/25/2016



Soil Survey: MS 161, Soil Area: Version: 11

Code	Soil Description	Area	Percent of Total	Non-Comp. Depth (Agg. 10%)	Non-Comp. Class	Barrenness	Common Permutograss	Comp. Soil	Comp. Soil	Soil Type	Included Permutograss	Permutograss	Substrate	Tax. Status	High Product. Groups
C17	Pringle silt loam, occasionally flooded	89.94	26.4%		17a	5.5				3	2.5				
C20	Shiloh silt loam, occasionally flooded	86.07	25.0%		17a			1	100	54		12		40	1.9
C21	Clarks silt loam, occasionally flooded	19.20	5.6%		17a			1	110	90		10		40	1.1
C22	Carroll silt loam, occasionally flooded	27.50	8.1%		17a			2	110	90		10		40	1.0
C24	Deerwood silt loam, occasionally flooded	8.50	2.5%		17a			2	95	70		11		40	1.0
C25	Providence silt loam, 8 to 14 percent stony, stony, stony	8.25	2.4%		17a	7.0						7.5			
C26	Providence silt loam, 2 to 8 percent stony, stony, stony	6.75	2.0%		17a								4.0		
C27	Providence silt loam, 2 to 8 percent stony, stony, stony	6.75	2.0%		17a	8.0		90	87.5			8.0		38	1.6
C28	Providence silt loam, 8 to 12 percent stony, stony, stony	6.50	1.9%		17a	7.0						7.5			
C29	Providence silt loam, 2 to 8 percent stony, stony, stony	6.75	2.0%		17a	8.0		90	70			10.0		40	1.8
C30	Shiloh silt loam, 2 to 8 percent stony, stony, stony	6.75	2.0%		17a										
Weighted Subtotal						2.8	0.3	79.0	82.8		8.9	13.1	33.2		1.3

Soil Map



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Information is Believed to be Accurate but not Guaranteed



Directional Map

DIRECTIONS: From Coffeeville, MS, take County Road 212 approximately 3.16 miles. The property will be on the right.



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