

Call Michael Oswald Today!!
Mobile: 662-719-3967
Michael@TomSmithLand.com



Office: 601-898-2772
Fax: 601-898-8278
www.TomSmithLandandHomes.com

MS DELTA DUCKS AND GIANT WHITETAIL BUCKS!!

248.40 ± Acres of PRIME DUCK and DEER HABITAT in BOLIVAR COUNTY, MS



- 248.40 ± Acres of Wildlife Paradise
- 238.96 ± Acres enrolled in WRP
- 190+ Inch Deer found dead on Property
- 3 Established Food Plots
- Very Secluded
- Great Duck Hunting
- Accessed by Deeded Easement
- 3 Duck Blinds (One Stationary)
- Less than 2 Miles from MS River Levee
- 5 ± Acres set aside for Cabin Site

Looking for a GRADE A DUCK and DEER PROPERTY in the heart of the Mississippi Delta? Take a look! This tract features 248.40 ± acres of prime duck and deer habitat. The property is set up for duck hunting and has produced for many years. There are currently 3 ducks blinds on the property which are ready to move in and hunt. The property is equipped with 3 risers to control the water levels. There are 3 established food plot areas along the east side of the property. This duck property is located less than two miles from the Mississippi River Levee. These types of properties rarely come available. Don't miss your opportunity, call Michael Oswald today!!
Directions: From the intersection of Highway 8 and Carter Road, take Carter Road south approximately 1 mile, go east on the turn row, the property is at the end of the turn row.



Michael Oswald, Realtor®
Mobile 662-719-3967
Michael@tomsmithland.com
Tom Smith Land and Homes LLC



Information is Believed to be Accurate but not Guaranteed



Michael Oswalt, Realtor®
Mobile 662-719-3967
Michael@TomSmithLand.com
Tom Smith Land and Homes LLC
601 Crescent Blvd, Suite 103
Ridgeland, MS 39157



Michael Oswalt, Realtor®
 Mobile 662-719-3967
 Michael@TomSmithLand.com
 Tom Smith Land and Homes LLC
 601 Crescent Blvd, Suite 103
 Ridgeland, MS 39157



Aerial Map



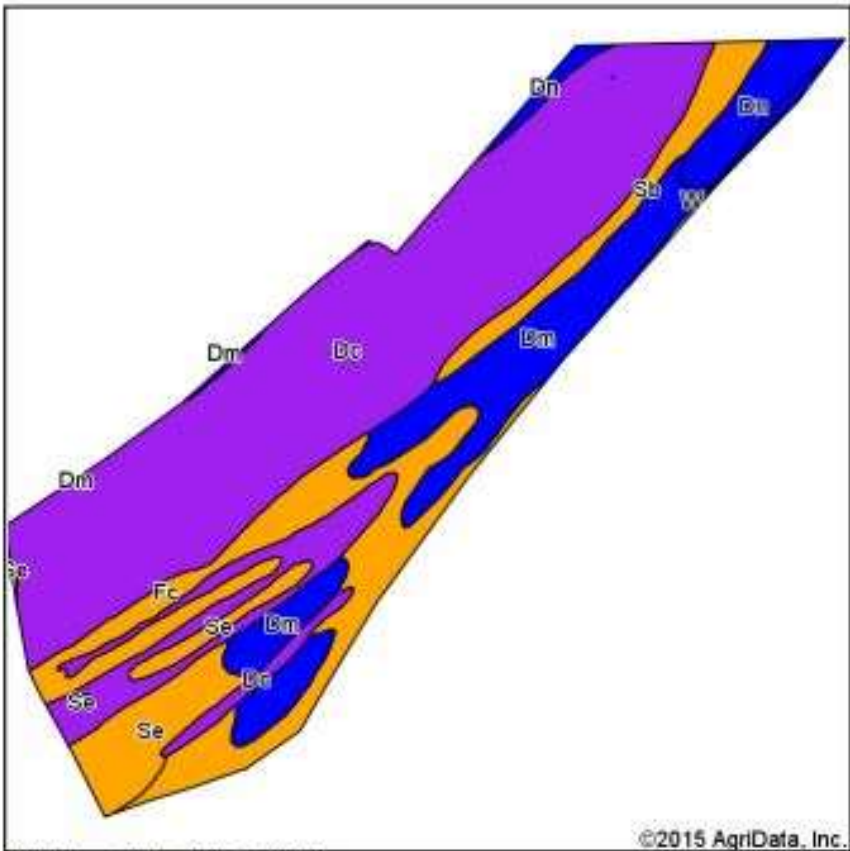
Michael Oswalt, Realtor®
Mobile 662-719-3967
Michael@TomSmithLand.com
Tom Smith Land and Homes LLC
601 Crescent Blvd, Suite 103
Ridgeland, MS 39157



Ownership Map



Michael Oswalt, Realtor®
 Mobile 662-719-3967
 Michael@TomSmithLand.com
 Tom Smith Land and Homes LLC
 601 Crescent Blvd, Suite 103
 Ridgeland, MS 39157



State: **Mississippi**
 County: **Bolivar**
 Location: **29-23N-7W**
 Township: **District 1**
 Acres: **248.4**
 Date: **6/12/2015**



Soils data provided by USDA and NRCS.

Area Symbol: MS011, Soil Area Version: 10

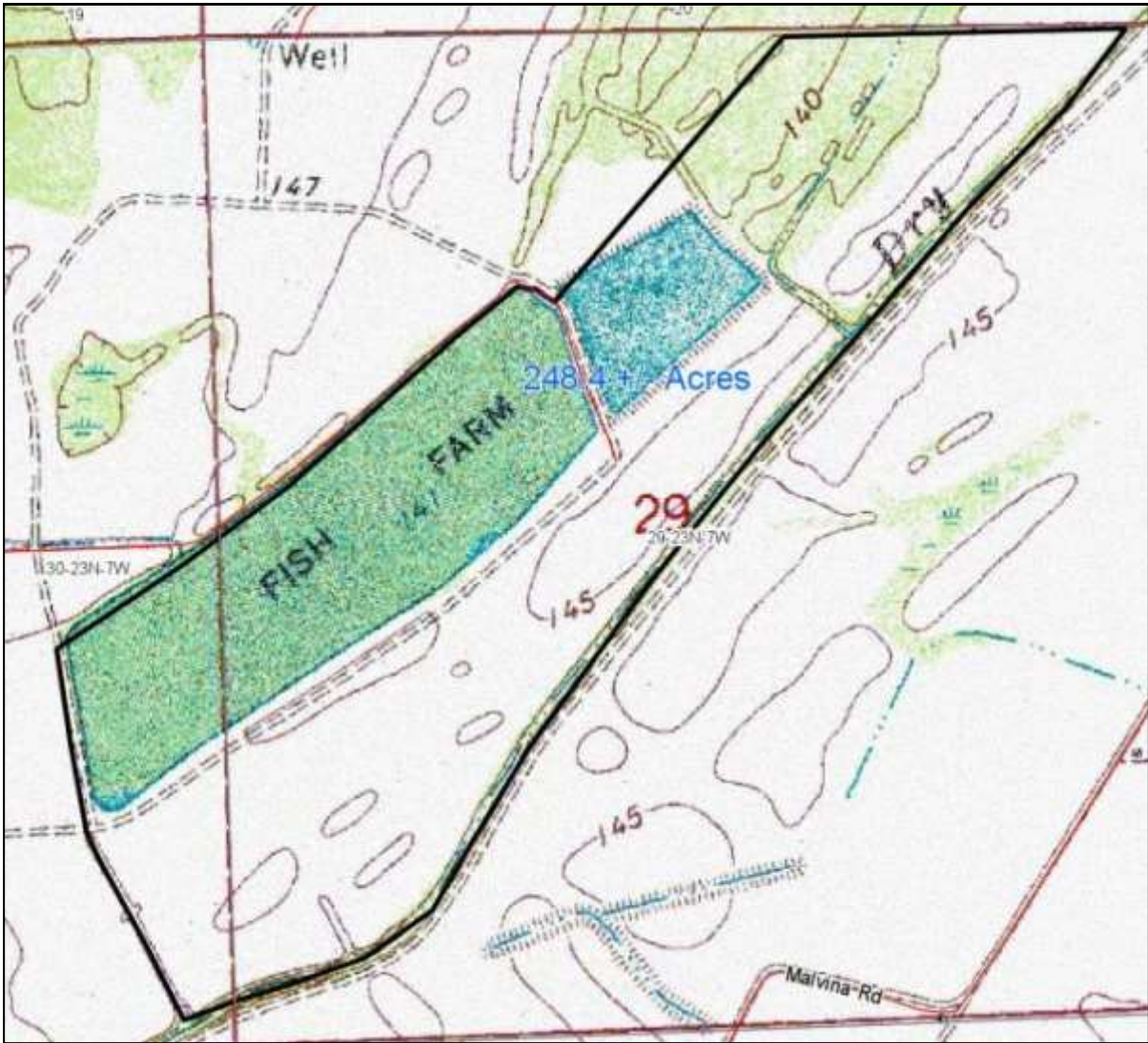
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class "c"	Common bermudagrass	Com	Cotton lint	Improved bermudagrass	Rice irrigated	Soybeans	Tall fescue	Wheat	
Dc	Dowling clay (sharkey)	139.67	56.2%		Vw	4.2								
Dm	Dundee silty clay, 0 to 3 percent slopes	37.07	14.9%		llw		85	750	9		40	9	45	
Fc	Foresdale silty clay, 0 to 3 percent slopes	34.64	13.9%		llw	6.5	50	600		130	35	9	40	
Se	Sharkey silty clay, 0.5 to 3 percent slopes	15.53	6.3%		llle	6.5		600	10		35	9	47	
Sb	Sharkey clay, 0.5 to 3 percent slopes	10.60	4.3%		llle	6.5		600	10		35	9	47	
Dn	Dundee silty clay loam, 0 to 3 percent slopes	10.49	4.2%		llw		85	750	9		40	9	45	
W	Water	0.40	0.2%											
Weighted Average							4	23.2	290.4	2.8	18.1	16.2	3.9	19.1

Soil Map

Michael Oswalt, Realtor®
 Mobile 662-719-3967
 Michael@TomSmithLand.com
 Tom Smith Land and Homes LLC
 601 Crescent Blvd, Suite 103
 Ridgeland, MS 39157



Information is Believed to be Accurate but not Guaranteed



Topo Map

Michael Oswalt, Realtor®
Mobile 662-719-3967
Michael@TomSmithLand.com
Tom Smith Land and Homes LLC
601 Crescent Blvd, Suite 103
Ridgeland, MS 39157





Directional Map

Directions: From the intersection of Highway 8 and Carter Road, take Carter Road south approximately 1 mile, go east on the turn row, the property at the end of the road.

Michael Oswalt, Realtor®
 Mobile 662-719-3967
 Michael@TomSmithLand.com
 Tom Smith Land and Homes LLC
 601 Crescent Blvd, Suite 103
 Ridgeland, MS 39157

