

Call Michael Oswald Today!!  
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## 12.50 ± ACRES OF RESIDENTIAL/MULTI-USE PROPERTY IN WARREN COUNTY, MS



**\$110,000**

- **Wooded Property**
- **Nice Home Site**
- **All Utilities Available except Sewer**
- **Great Road Access**
- **Abundant Deer**
- **Very Open for Food Plots**
- **Small Live Creek**
- **Multi-Use Property**

Looking for land to build your dream home or commercial development just outside of the Vicksburg City Limits? You found it!! You will be sitting on your porch or in your office enjoying the wildlife and quiet outdoors in no time. This property features 12.50 ± acres along the Northeast side of Sherman Avenue. The property includes big beautiful hills covered in mature hardwoods with a small creek running through the bottom. There is a nice cleared home site just off of Sherman Avenue. Electricity and water are at Sherman Road. Come take a look!! DIRECTIONS: From the intersection of Highway 61 and Culkin Road, take Culkin Road West 0.03 miles, take Sherman Avenue North approximately 0.78 miles, the property will be on the right. Call Michael Oswald today!!



Michael Oswald, Realtor®  
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Tom Smith Land and Homes LLC



Tom Smith Land and Homes LLC, 601 Crescent Blvd, Suite 103, Ridgeland, MS 39157



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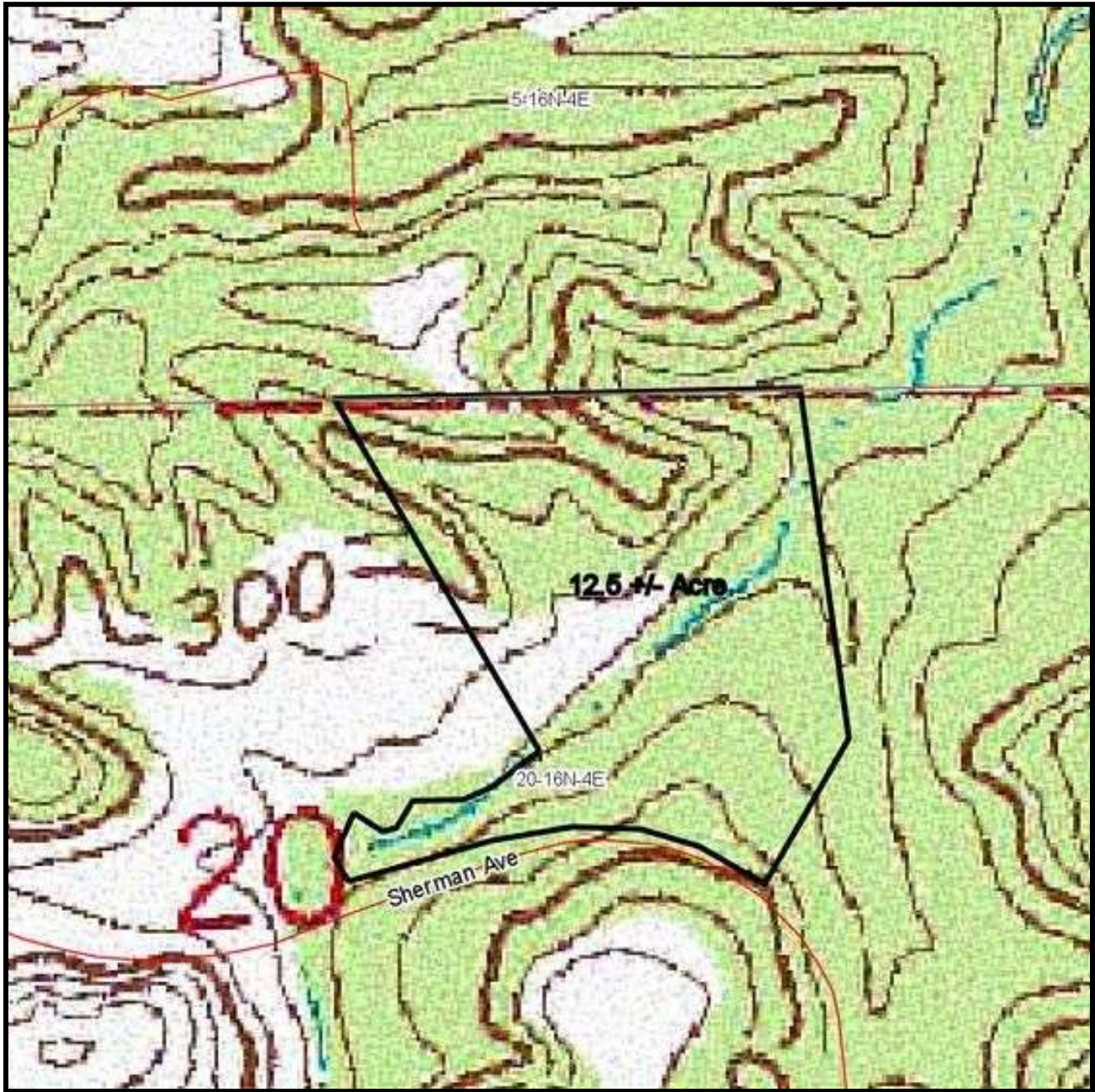




### Aerial Map



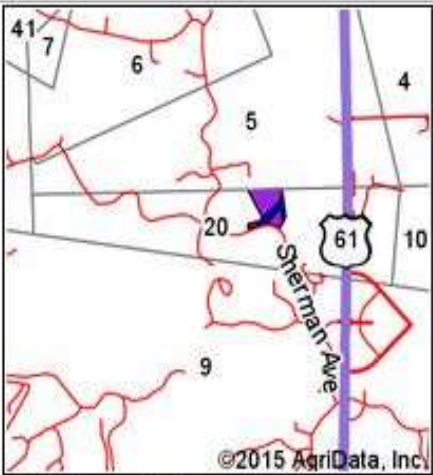
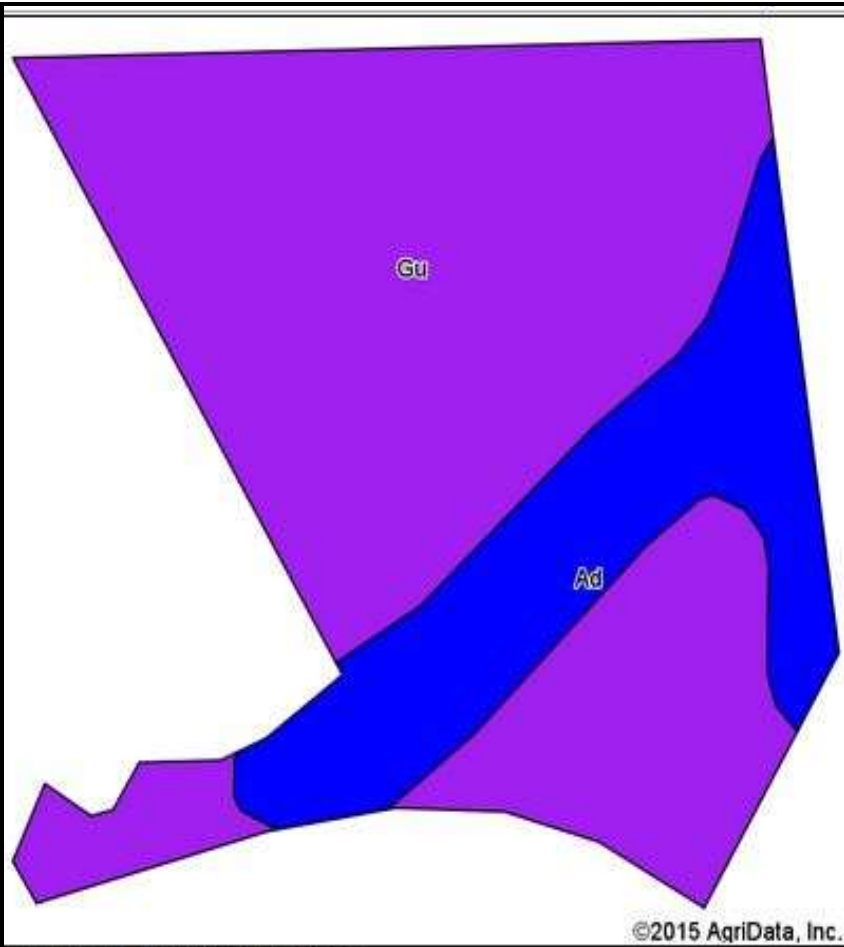
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Topographical Map



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State: **Mississippi**  
 County: **Warren**  
 Location: **20-16N-4E**  
 Township: **District 1**  
 Acres: **12.5**  
 Date: **5/20/2015**



Soils data provided by USDA and NRCS.

Area Symbol: MS149, Soil Area Version: 9

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn	Cotton lint	Improved bermudagrass	Soybeans	Tall fescue	Wheat
Gu	Gullied land	9.61	76.9%		Vllc						
Ad	Adler silt loam, occasionally flooded	2.89	23.1%		llw	100	800	12	35	9.5	50
<b>Weighted Average</b>						<b>23.1</b>	<b>185</b>	<b>2.8</b>	<b>8.1</b>	<b>2.2</b>	<b>11.6</b>

## Soil Map



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Information is believed to be accurate but not Guaranteed



### Directional Map

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