

Call Michael Oswald Today!!  
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*Awesome Recreational Property with Home & Shop!*  
**39.46 +/- ACRES in YALOBUSHA COUNTY, MS**  
Located in Tillatoba, MS



- Nice 4 Bed 2 Bath Home
- Completely Fenced
- Abundant Deer and Turkey
- Open Pasture & Wooded Areas
- Additional Home Site
- 40' x 30' Metal Shop
- Ready for Cows or Horses
- 2 Ponds (One Stocked)
- 3 Food Plots with Shooting Houses
- Pipeline Traverses the Property

***This recreational tract truly has it ALL: Home, Shop, Hunting, Fishing, and ready for cows or horses.!*** This tract features 39.46 +/- Beautiful Acres with a 4 bedroom 2 bath home (fully furnished). The property features rolling hills with open pasture and timberland. The 39.46 +/- acres is fully fenced and ready for cows or horses. There are two ponds on the property (one stocked). There is also a 40 x 30 metal shop just behind the home with roll up doors and electricity. A previous second home site with water and power is located near the entrance of the property. This tract has three food plots with shooting houses. All shooting houses, feeders, and home furnishing remain. Wildlife is abundant in your own yard! Come take a look today! Directions: From I55 North, take exit 220 and go west on Hwy 330 approximately 1.10 miles, go north on County Road 17 approximately 0.90 miles, the property will be on the left.



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Tom Smith Land and Homes LLC



Information is Believed to be Accurate but not Guaranteed



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**Aerial Map**



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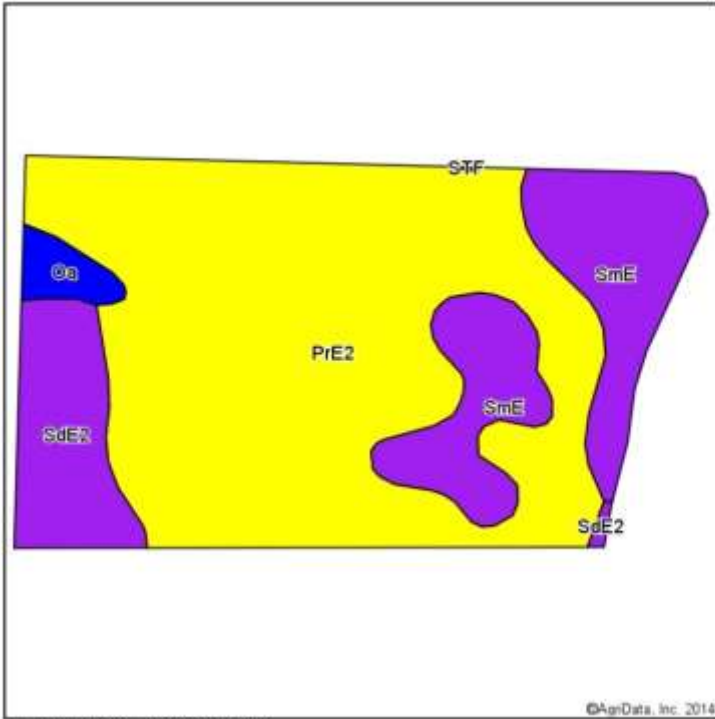




**Tax Map**



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State: Mississippi  
 County: Yalobusha  
 Location: 33-25N-4E  
 Township: District 4  
 Acres: 39.46  
 Date: 1/7/2015



Soils data provided by USDA and NRCS.

Area Symbol: MS161, Soil Area Version: 11

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Bahiagrass	Common bermudagrass	Corn	Cotton lint	Grass hay	Improved bermudagrass	Soybeans	Tall fescue	Wheat	
PrE2	Providence silt loam, 8 to 15 percent slopes, eroded	26.77	67.8%		Ive	8					8.5	25			
SmE	Smithdale-Uclorhents complex, gullied	7.89	20.0%		Ve	8	4.5				9				
SdE2	Smithdale-Providence complex, 12 to 25 percent slopes, eroded	3.94	10.0%		Vile										
Os	Oakimeter silt loam, occasionally flooded	0.86	2.2%		Iiw			9	95	750		11	40	10	40
<b>Weighted Average</b>						7	1.1	2.1	16.3	^	7.8	17.8	0.2	0.9	

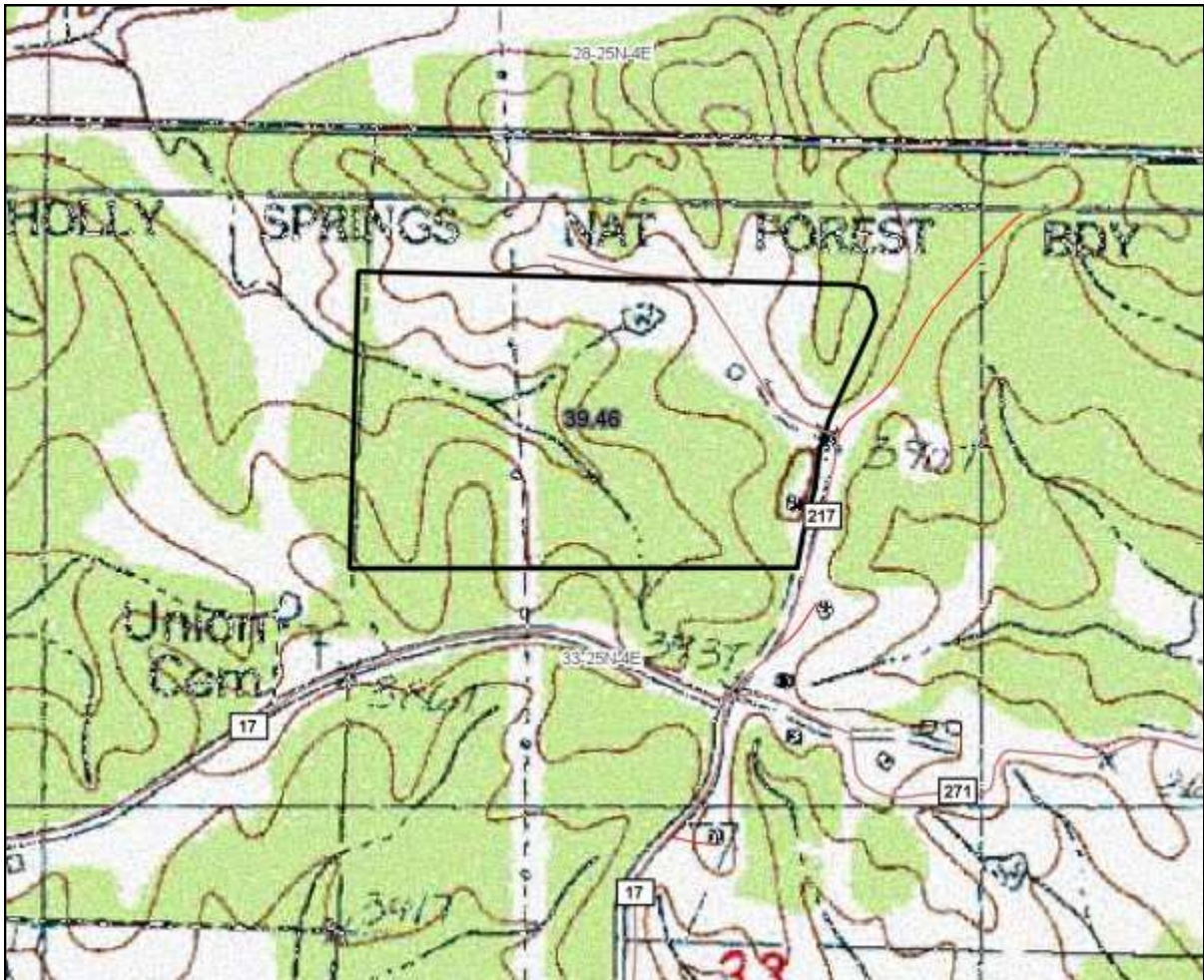
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Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

## Soil Map

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**Topo Map**

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### Directional Map

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