

*82± Acres with a Homesite*

**Tallahatchie County | \$345,000  
Highway 32, Charleston, MS 38921**



**ANTHONY  
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**This 82± acre property in Tallahatchie County is a hunter's paradise. It meets all the needs of hunters and offers an abundance of wildlife year-round. The property features a secluded home site on the east side, perfect for building a camp house. Adjacent to this site is a one-and-a-half-acre pond, providing an ideal spot for relaxing and fishing with friends and family.**

**Throughout the property, you'll find plenty of deer bedding areas that offer excellent cover for wildlife such as deer, rabbits, and turkeys. There are four large food plots scattered across the land, each equipped with insulated box stands that are 10 feet tall.**

**On the west side, there's a three-acre duck hole with a floodgate to manage water levels throughout the year. Additionally, the property features a significant number of persimmon trees that have been planted to enhance deer habitat, along with various oak trees scattered throughout. You'll also discover tracks from deer, turkeys, and rabbits.**

**The owner has taken great care to maintain the property for trophy whitetail deer and has previously planted some of the larger food plots for dove hunting. A well-maintained road system runs throughout the property, ensuring easy access to all the deer stands. This location in the Mississippi Delta is well-known for its excellent deer and duck hunting opportunities.**

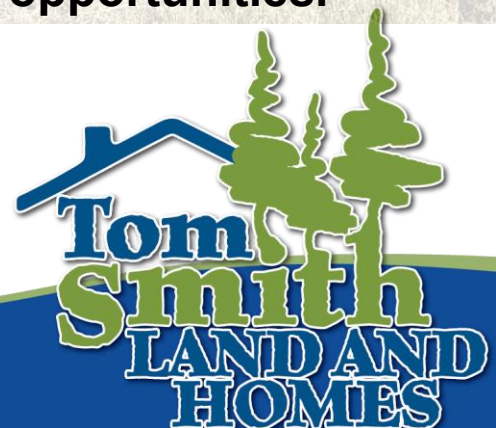
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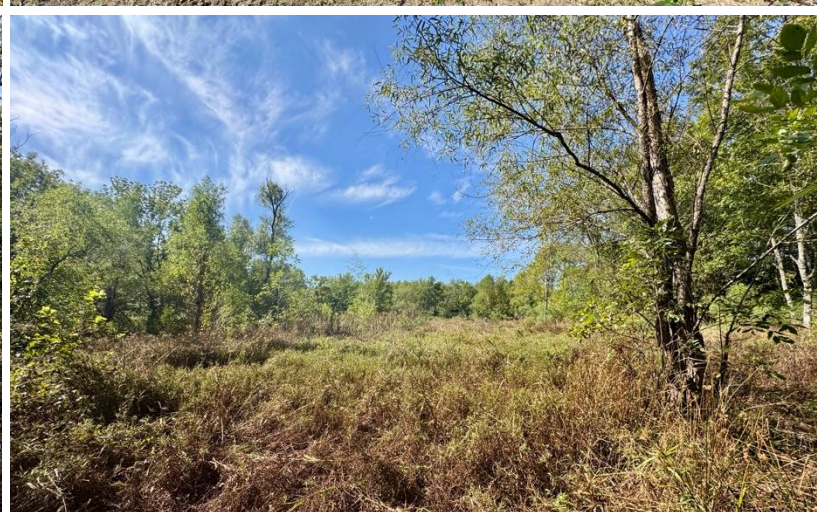


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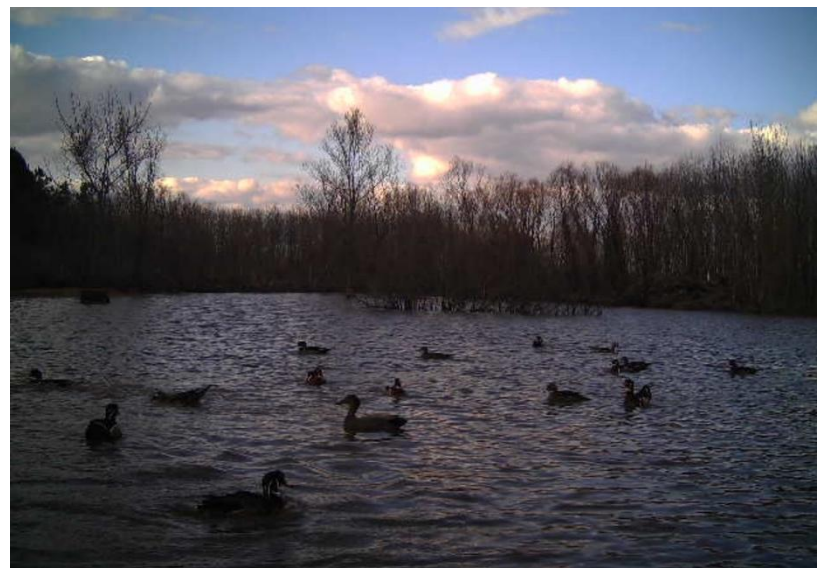
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# AERIAL MAP

[Click for the Interactive Map](#)



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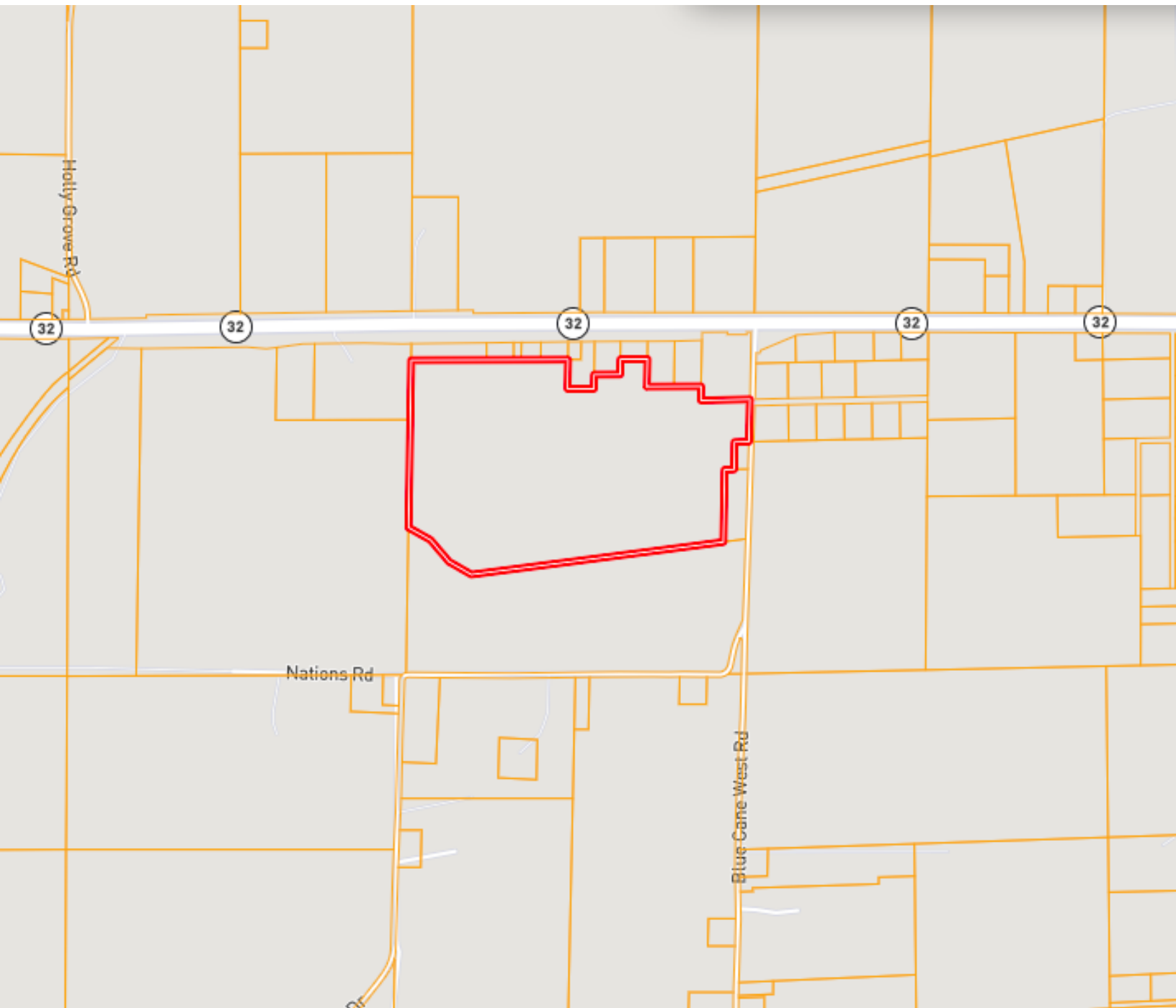
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# OWNERSHIP MAP



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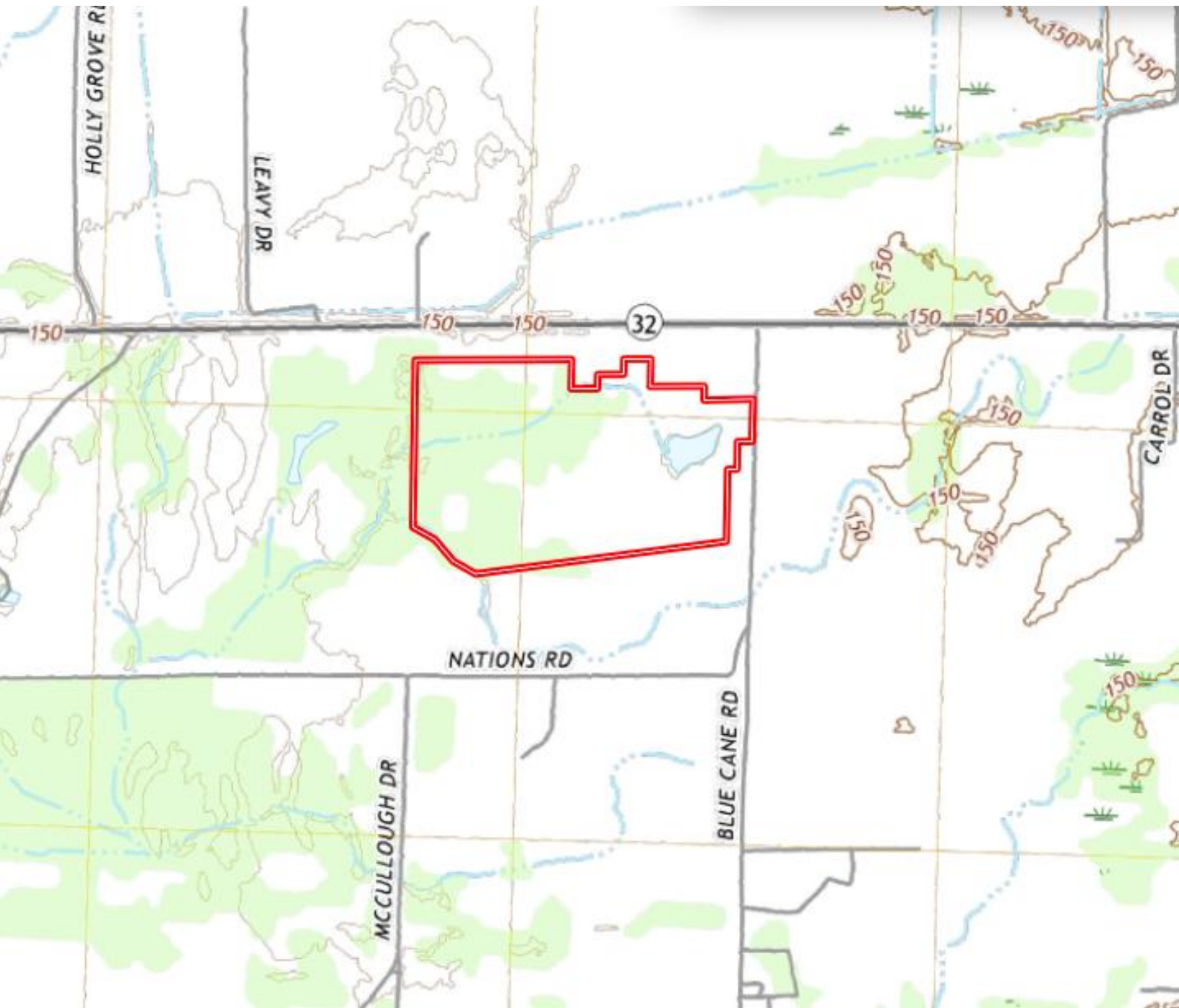
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# TOPOGRAPHY MAP



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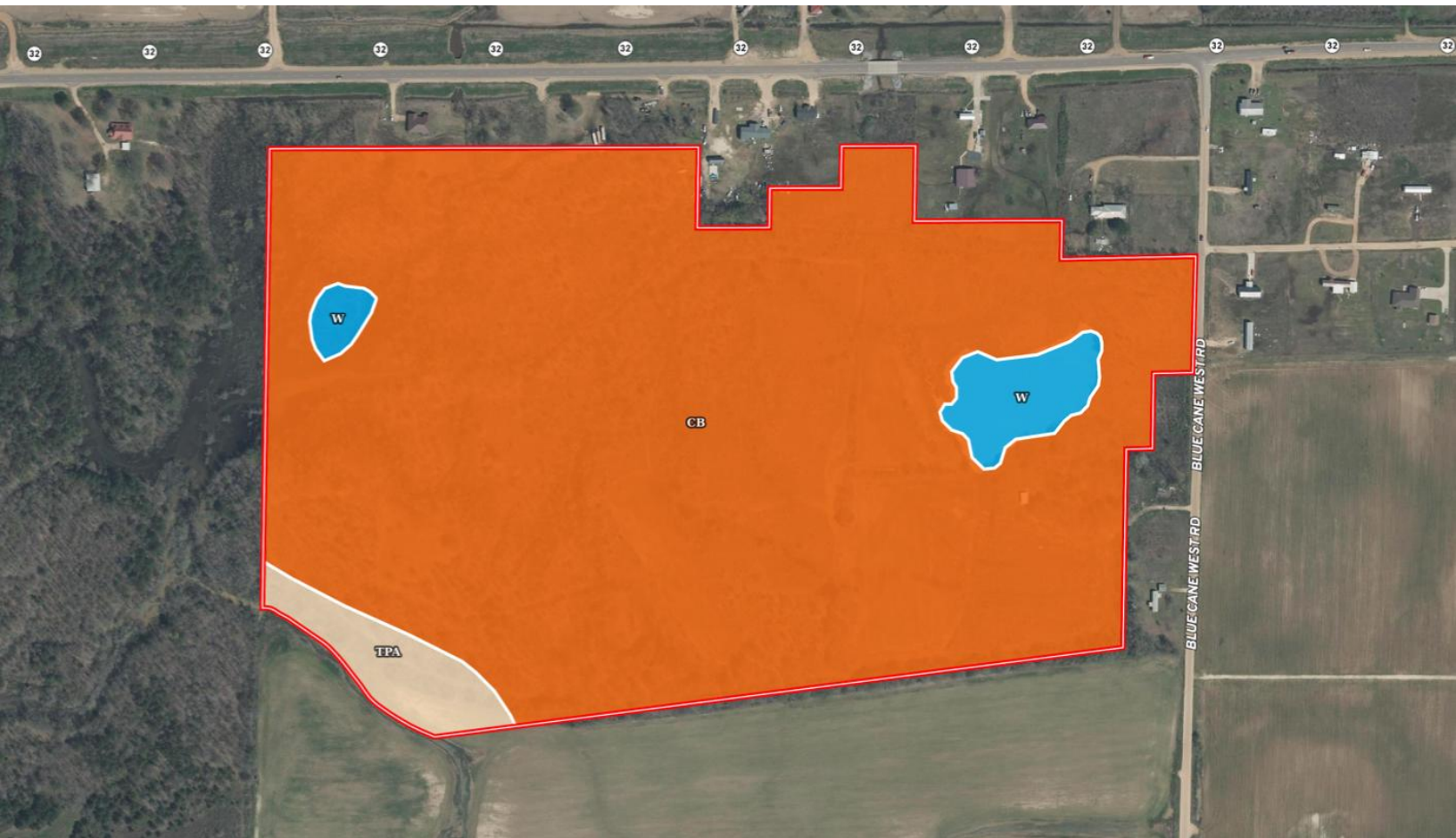
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# SOIL MAP



| SOIL CODE     | SOIL DESCRIPTION                        | ACRES   | %     | CPI | NCCPI | CAP  |
|---------------|-----------------------------------------|---------|-------|-----|-------|------|
| <b>Cb</b>     | Calhoun-Bonn complex                    | 75.27   | 92.91 | 0   | 67    | 3w   |
| <b>W</b>      | Water                                   | 2.9     | 3.58  | 0   | -     | -    |
| <b>TpA</b>    | Tippos silt loam, 0 to 2 percent slopes | 2.83    | 3.49  | 0   | 88    | 2w   |
| <b>TOTALS</b> |                                         | 81.0(*) | 100%  | -   | 65.33 | 2.96 |

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

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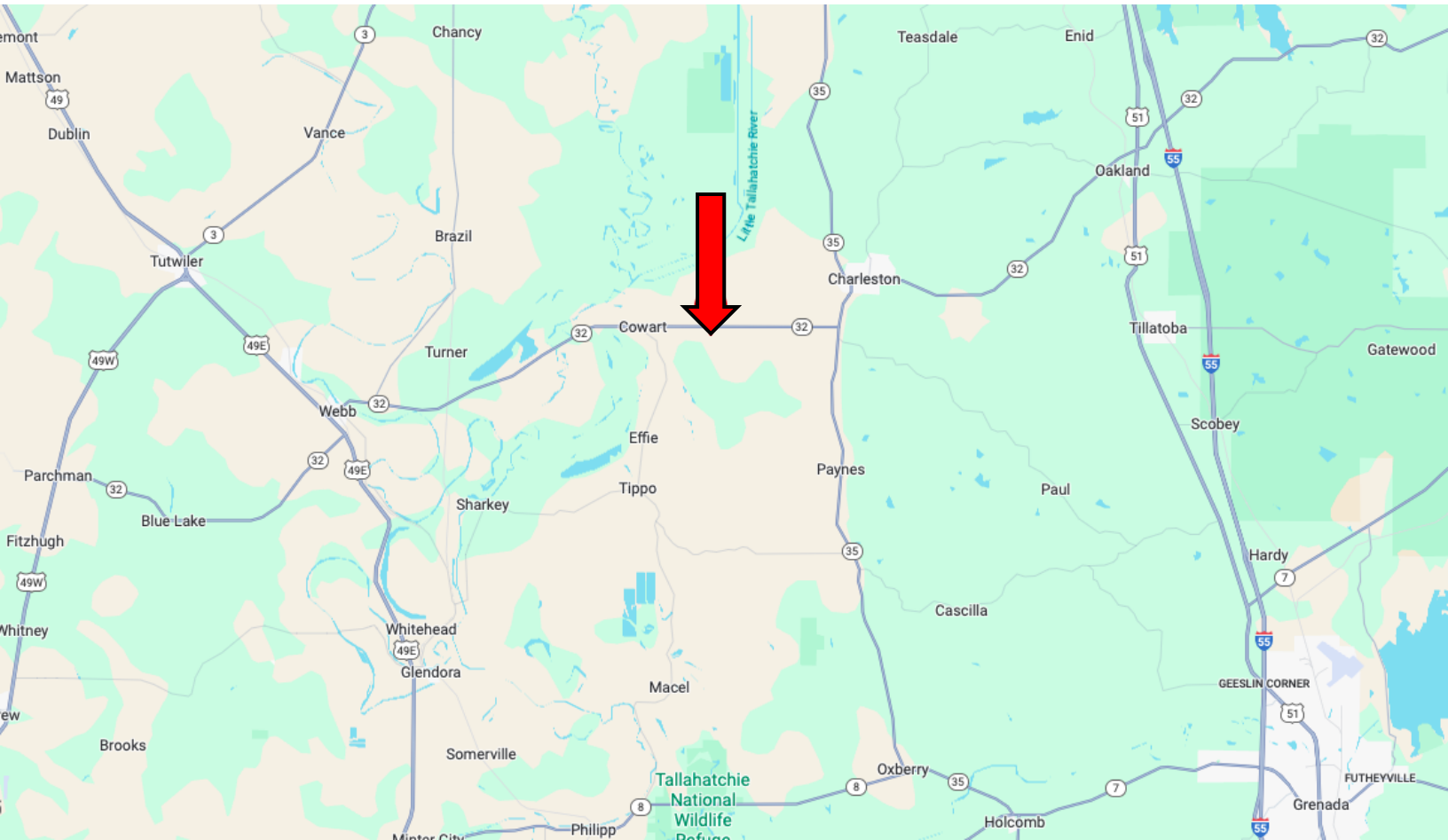
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# DIRECTIONAL MAP



**Address:** Highway 32, Charleston, MS 38921

**Directions from MS-35 & Hwy 32, Charleston, MS:** Travel south on MS-35 S for 1.6 miles. Turn right onto Hwy 32 W. After 4.0 miles, the land will be on the left. [Google Maps Link](#)



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