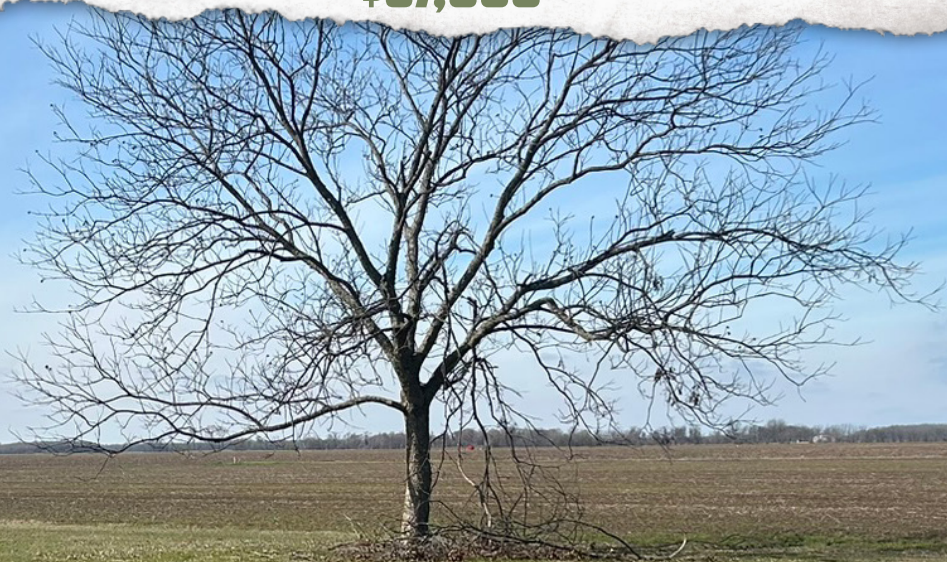


"NORTH DELTA MINI FARM"

9.86± ACRES

COAHOMA COUNTY, MS

\$67,000



SMALLTOWN

**HUNTING PROPERTIES
& REAL ESTATESM**

OFFICE (662)846-1425

THE COAHOMA 9.86

PROPERTY PROFILE

LOCATION:

- Fronts Farrell Road
- 3± Miles Northwest of Clarksdale

COORDINATES:

- 34.24747, -90.63096

PROPERTY USE:

- Residential
- Farming

PROPERTY INFORMATION:

- 9.86± Total Acres
- 7± Acres of Tillable Farm Land
- 1.5± Acres of Pecan Orchard

TAX INFORMATION:

2022 - \$233.04

- Parcel #133E0504300010001301
- Parcel #1330500000000002800
- Parcel #1330500000000002700



HENRY MOSCO | MANAGING BROKER
C: 662-719-7167 | henry@smalltownproperties.com



FORD TRUE | LAND SPECIALIST
C: 662-645-1119 | ford@smalltownproperties.com

WELCOME TO THE "NORTH DELTA MINI FARM"

THIS PROPERTY IS LOCATED APPROXIMATELY 3 MILES NORTHWEST OF CLARKSDALE, MS IN THE FERTILE DELTA OF COAHOMA COUNTY, MS. Whether you're looking for the perfect place to build a new home or an investment in Delta farmland this property deserves a look!

For a home site outside the city limits the "North Delta Mini Farm" has it all. Frontage along Farrell Road, existing entrance point, and utilities readily available, this place checks a lot of boxes for the buyer looking for a fantastic development property.



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MORE ABOUT THE "NORTH DELTA MINI FARM"

A 36 tree pecan orchard offers a gorgeous backdrop on the southeast corner of the property. Pecans are a southern tradition and the Stuart variety which are on the property is a tried and true producer. Whether you would like to harvest pecans for income, personal use or to give away to family and friends the option is yours on this property.

Delta Ag Land is a timeless investment and this property comes with 7+/- acres. Comprised of mostly Dundee Silty Clay Loam and with fantastic drainage in place this mini farm has it all. Rental income or the opportunity to have your own small ag operation the choice is yours!

If you're in the market for a piece of the Mississippi Delta, give Ford True or Henry Mosco a call today to schedule a showing of the "North Delta Mini Farm".



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COAHOMA COUNTY, MISSISSIPPI



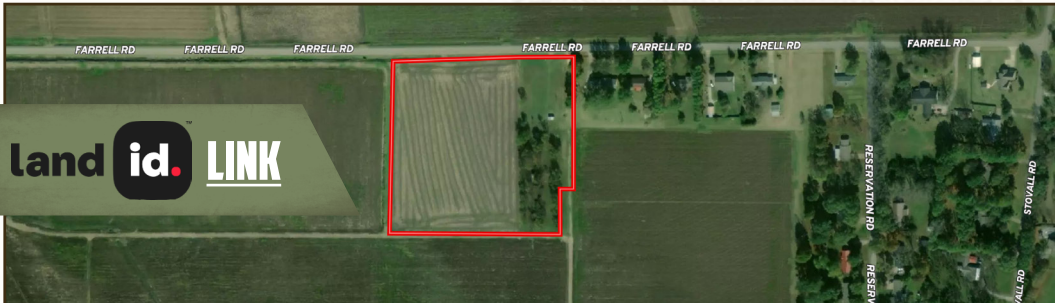
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701 W. Sunflower Rd - Cleveland, MS 38732 | O: 662-846-1425 | smalltownproperties.com Information is believed to be accurate but not guaranteed.

9.86 ± ACRES

COAHOMA COUNTY, MISSISSIPPI



Coahoma 10 (Hite) 9.84 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Dm	Dundee silty clay loam, 0.5 to 3 percent slopes	6.08	61.79	0	85	2w
Db	Dowling soils (sharkey)	2.18	22.15	0	52	4w
Dd	Dubbs very fine sandy loam, 0 to 3 percent slopes, rarely flooded	1.39	14.13	0	90	2e
Dg	Dundee silt loam, 0 to 3 percent slopes, rarely flooded	0.19	1.93	0	87	2e
TOTALS		9.84(*)	100%	-	78.43	2.44



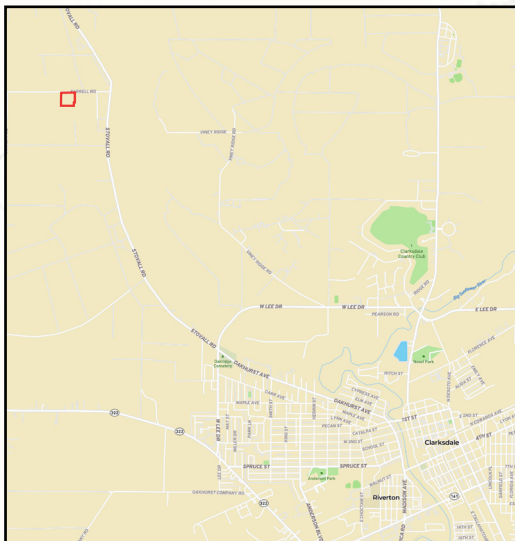
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9.86 ± ACRES

COAHOMA COUNTY, MISSISSIPPI



Directions from Clarksdale MS:
 From W Lee Drive travel Northwest
 on Stovall Road approximately 2.5
 miles to the intersection of Farrell
 Road. Turn left onto Farrell Road and
 travel approximately .4 miles and the
 property is on the left side of the road.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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