

Outdoorsman's Paradise

218 ± Acres

Grenada County, MS



\$569,500

Welcome to the Grenada 218! This 218± acre tract in Grenada County, MS, is a property you can watch your investment grow while you enjoy all the other benefits of owning land. The Grenada 218 comprises 114± acres CRP pine (Conservation Reserve Program currently paying \$8,107 annually, expiring September 30, 2023). The remainder of the property is hardwood draws, roads, older wildlife plots, creek & river frontage. The property has been a family hunting destination until recent years and, for the last few years, has been undisturbed. This means you can come in and develop everything that is not currently in CRP just like you want it (reclaim the plots, make new plots, & enhance the interior road system). Most everyone wants a river/creek or a pond—well, this one has both! You will find a 1+ acre pond along the northern boundary, and the western boundary includes over 3,500 frontage feet along the Batupan Bogue. Big white sandbars and great fishing will keep you busy all summer! The wildlife sign is abundant, with the deer genes being strong in the area. If you wanted to build a cabin or home in the country, there are multiple cabin sites to choose from along the east side of McCormick Road. The property can be easily accessed along paved roads, being conveniently located under 5 miles southeast of Grenada, MS. So If you have been looking for the perfect Grenada County getaway with good hunting and summer fun, we need to take a ride on the Grenada 218 today! Call Harper Day or Michael Oswalt for your private tour.



HARPER DAY, REALTOR®
Harper@TomSmithLand.com
662.268.6333 office | 662.694.9751 cell



Call us today!



MICHAEL OSWALT, ASSOCIATE BROKER®
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601.898.2772 office | 662.719.3967 cell

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





Expect More. Get More.

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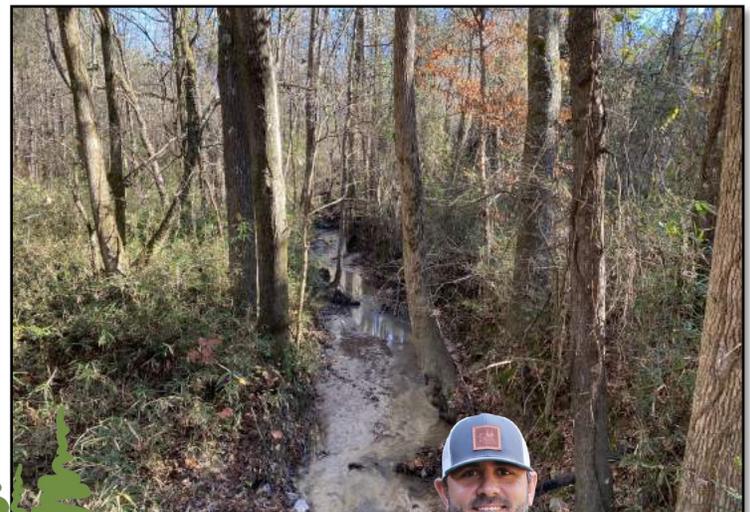
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64F 18C ○ 12-15-2021 16:44:22



Ⓜ 66F 19C ○ 12-18-2021 04:54



Ⓜ 57F 14C ● 12-14-2021 10:49



Ⓜ 69F 21C ○ 12-17-2021 15:54



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(M) 66F 19C 12-23-2021 14:08



(M) 46F 8C 12-19-2021 16:18



(M) 69F 21C 12-17-2021 15:51



71F 22C 12-16-2021 15:43:13



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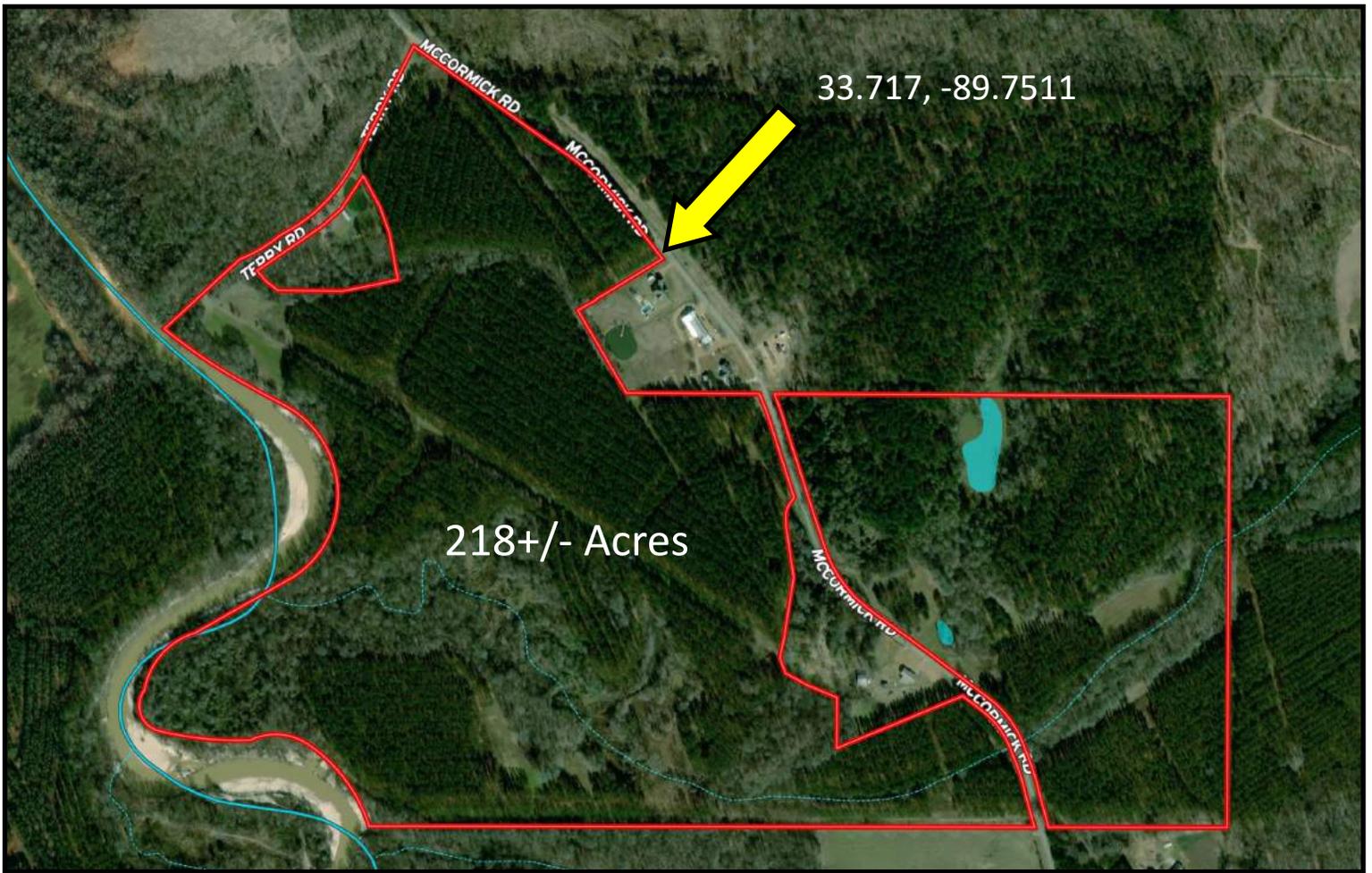


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AERIAL MAP

Click [HERE](#) for an Interactive Map



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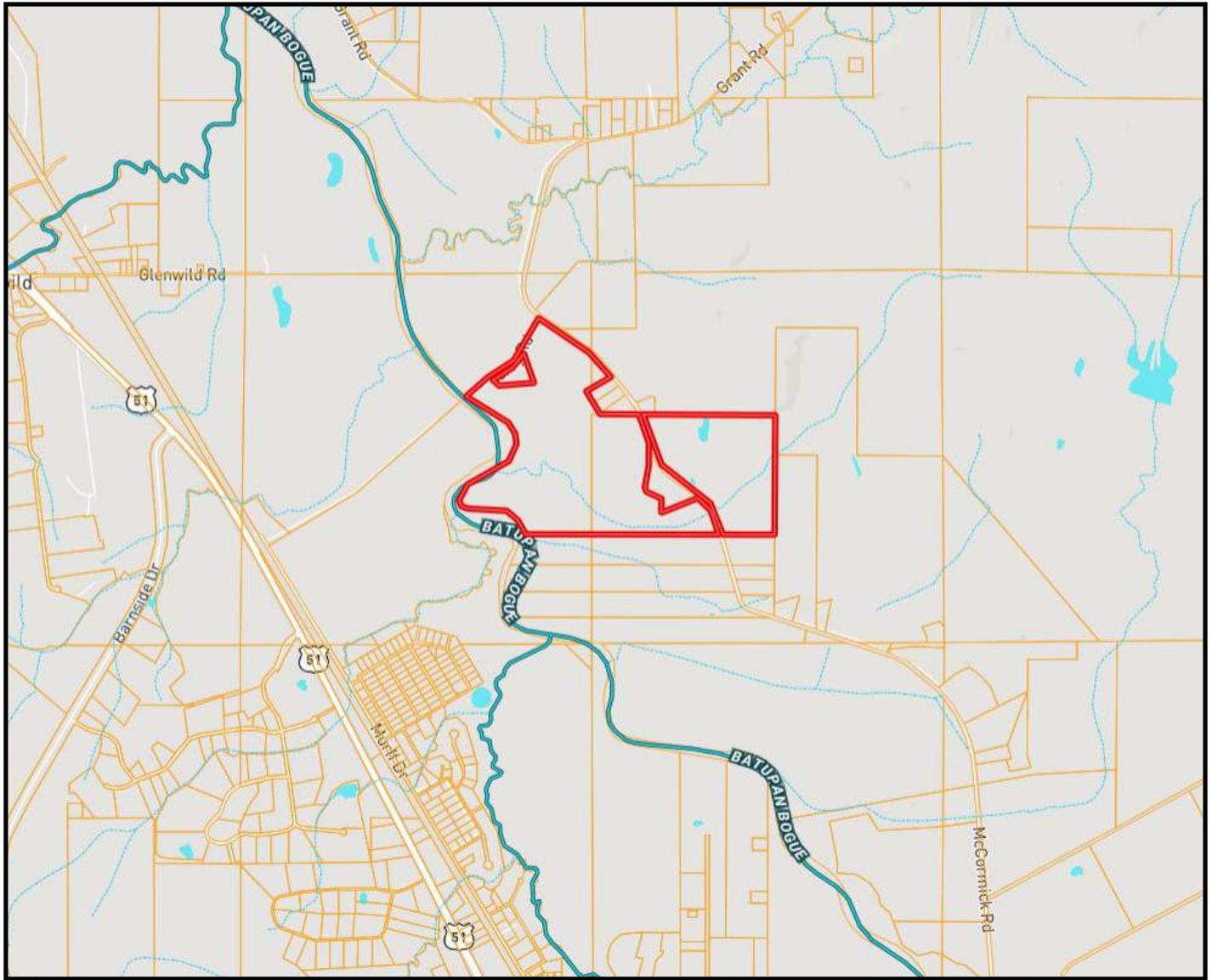


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OWNERSHIP MAP



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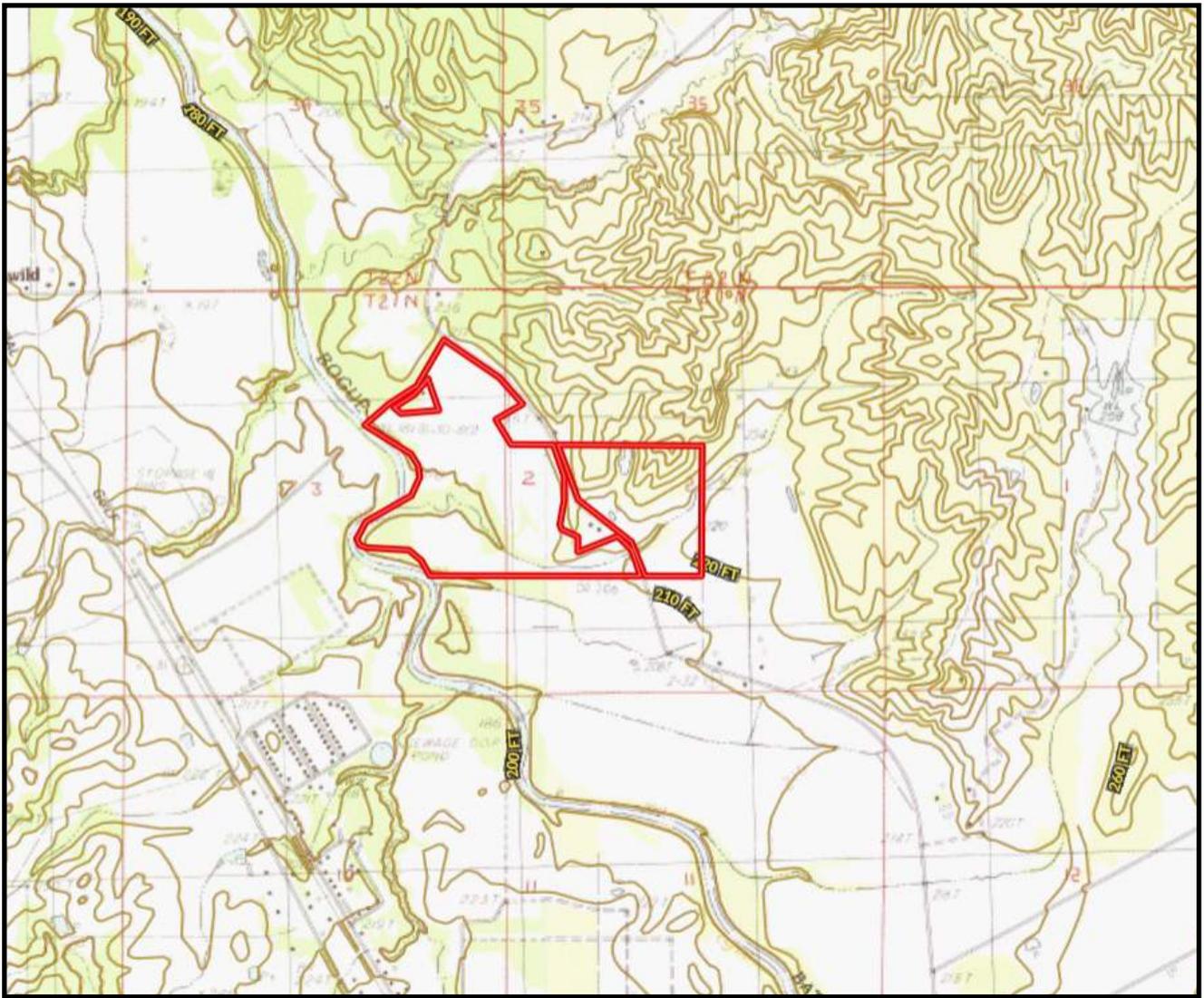


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TOPO MAP



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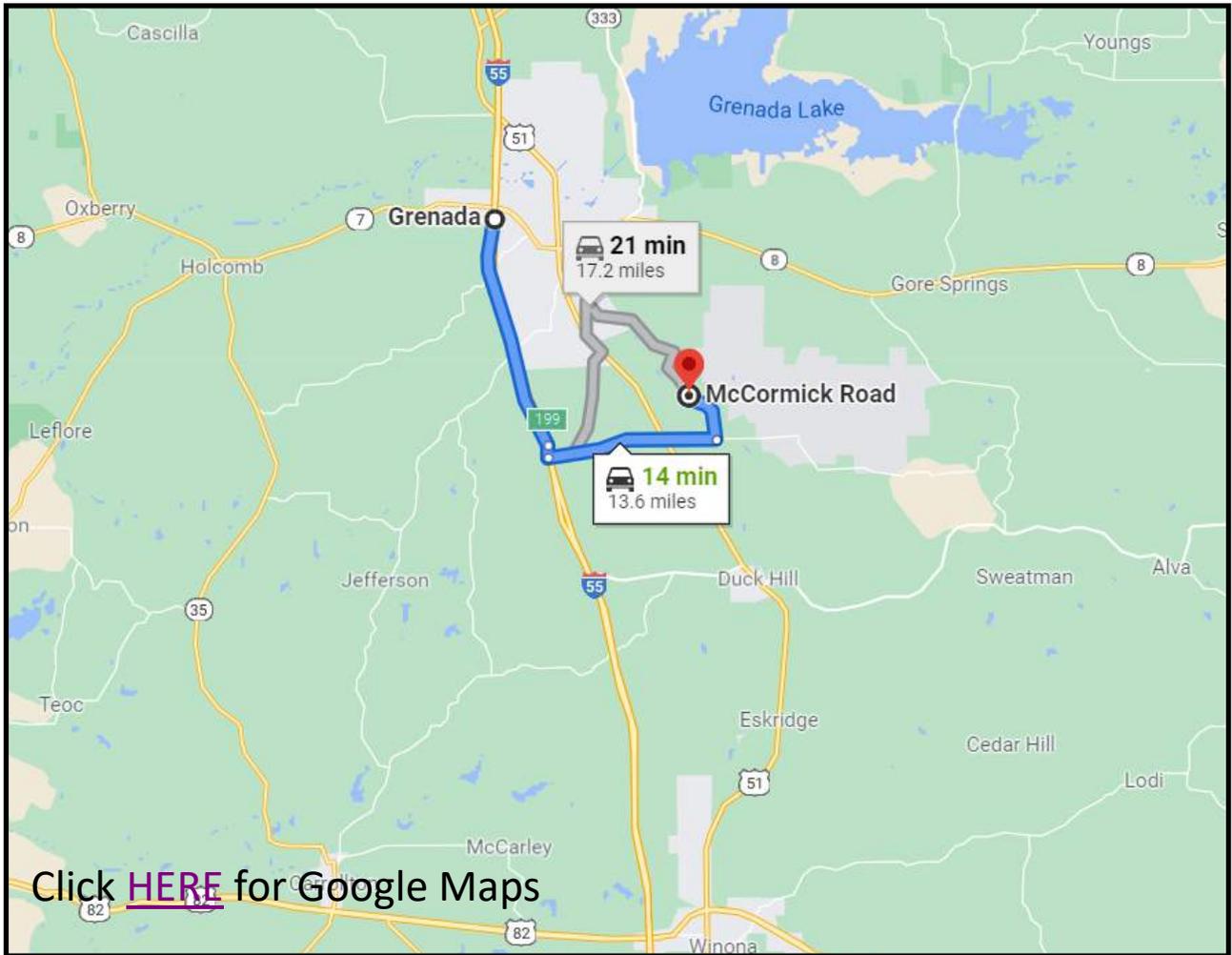


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DIRECTIONAL MAP

DIRECTIONS from I-55 in Grenada, MS: Travel south on I-55 S and travel for 6.7 miles. Take exit 199 toward S Grenada/Nat G. Truitt Road and continue for 0.4 miles. Merge onto Nat G Truitt Road and travel for 4.7 miles. Turn left onto McCormick Road and travel for 1.6 miles. The property will be located on both sides of the road.



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