

FOR SALE

1420 County Road 230 | Carrollton, MS 38917

32 +/- ACRES WITH A HOME | CARROLL COUNTY, MS



OFFERED AT
\$345,000



Call me today!

Steve Martens, Land Realtor®

Steve@TomSmithLand.com

(601) 573 - 2962 cell | (601) 898 - 2772 office

112 Village Blvd. | Madison, MS 39110



www.TomSmithLandandHomes.com



This is a show-stopper! Are you looking for country living with all the modern amenities? This is it. Sitting on a pristine and majestic 32 +/- acres in Carroll County, MS, this 1,783 sq. ft. home with 3 BD 2 BA is only one year old and is a modern day cabin in the woods. Complete with open floor plan, granite countertops, stainless steel appliances, walk in showers, plantation shutters, security system, 9' ceilings, oversized deck and screened in porch, and separate hvac for upstairs and downstairs. You'll enjoy amazing views from every room in the house. The property includes beautiful mature hardwoods, planted blueberry bushes, and fruit trees, all overlooking Gee Lake. You can have your cake and eat it, too, as you enjoy the peace and quiet of this rural landscape without giving up any of the benefits of modern living. The property includes another small fixer-upper house with a gorgeous view. It is currently used for storage but could be turned into a separate lake house.



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1,783 sq ft home

3 BD 2 BA



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MODERN FARMHOUSE



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Aerial Map



[Click Here for Interactive Map](#)



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Topo Map



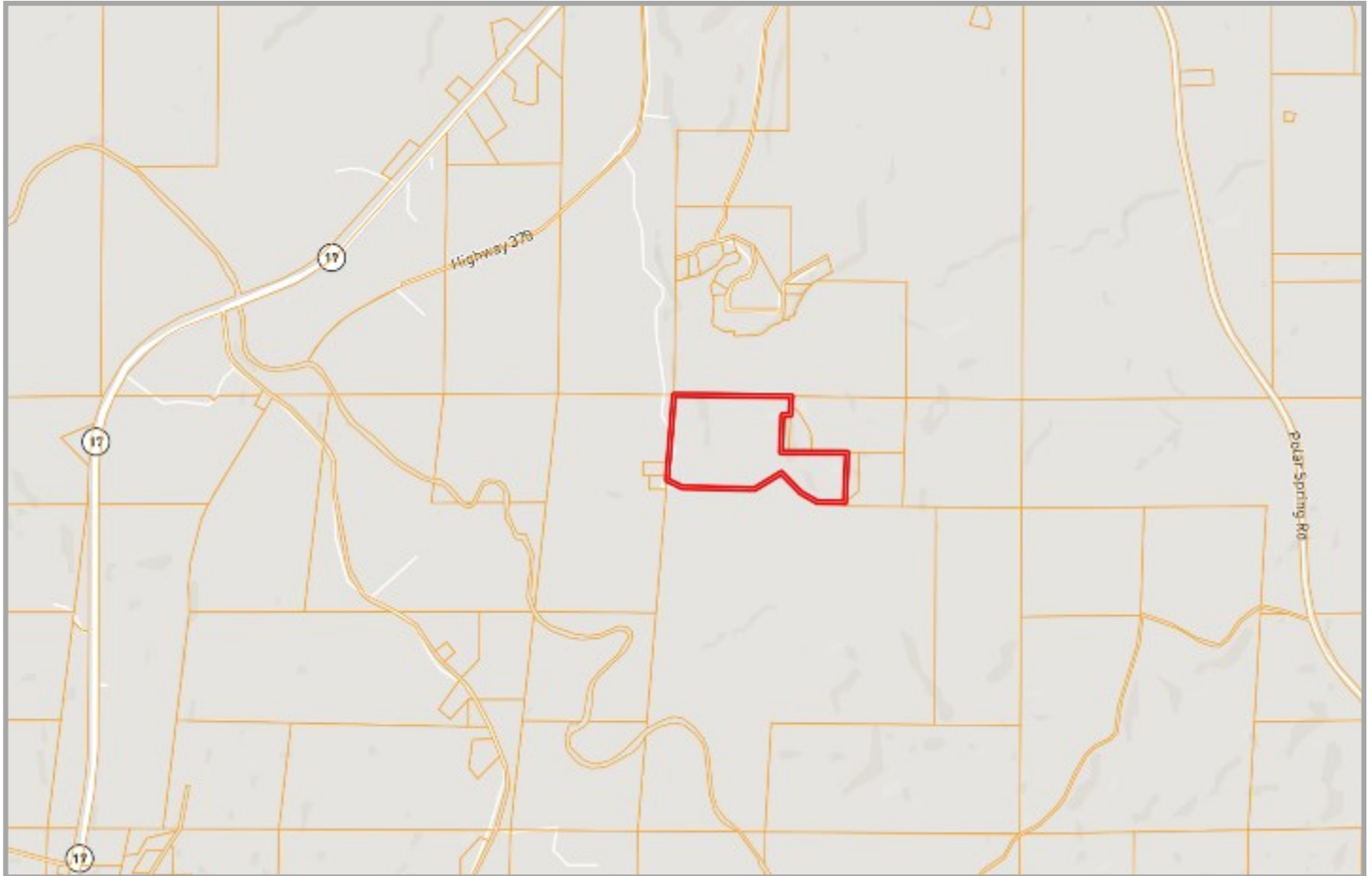
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Ownership Map



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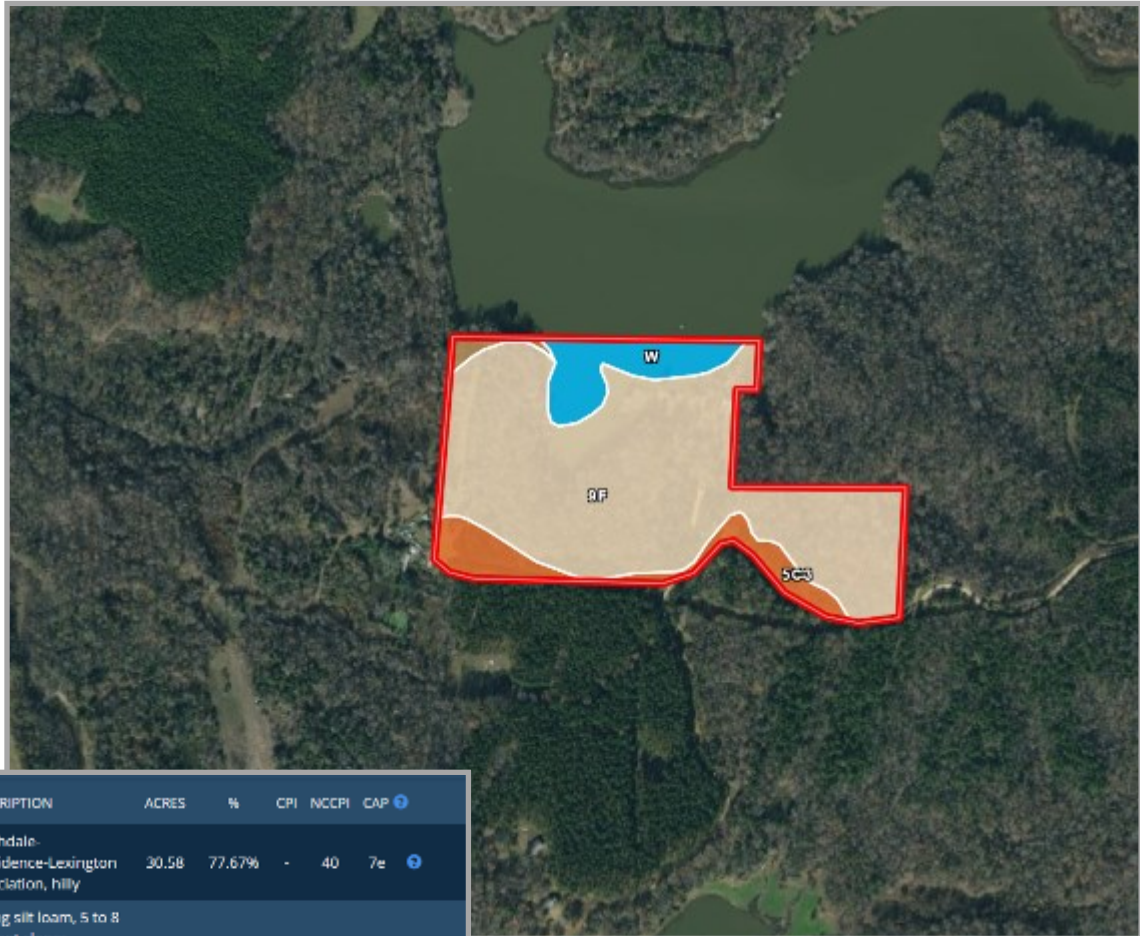
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Soil Map



CODE	DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
9F	Smithdale- Providence-Lexington association, hilly	30.58	77.67%	-	40	7e
SC3	Loring silt loam, 5 to 8 percent slopes, severely eroded, central	4.28	10.87%	-	46	4e
W	Water	3.97	10.08%	-	-	-
13	Bruno sandy loam, occasionally flooded	0.55	1.4%	-	40	3s
Totals		39.37 ac		0 CPI Average	36.63 NCCPI Average	6.58 Cap. Average



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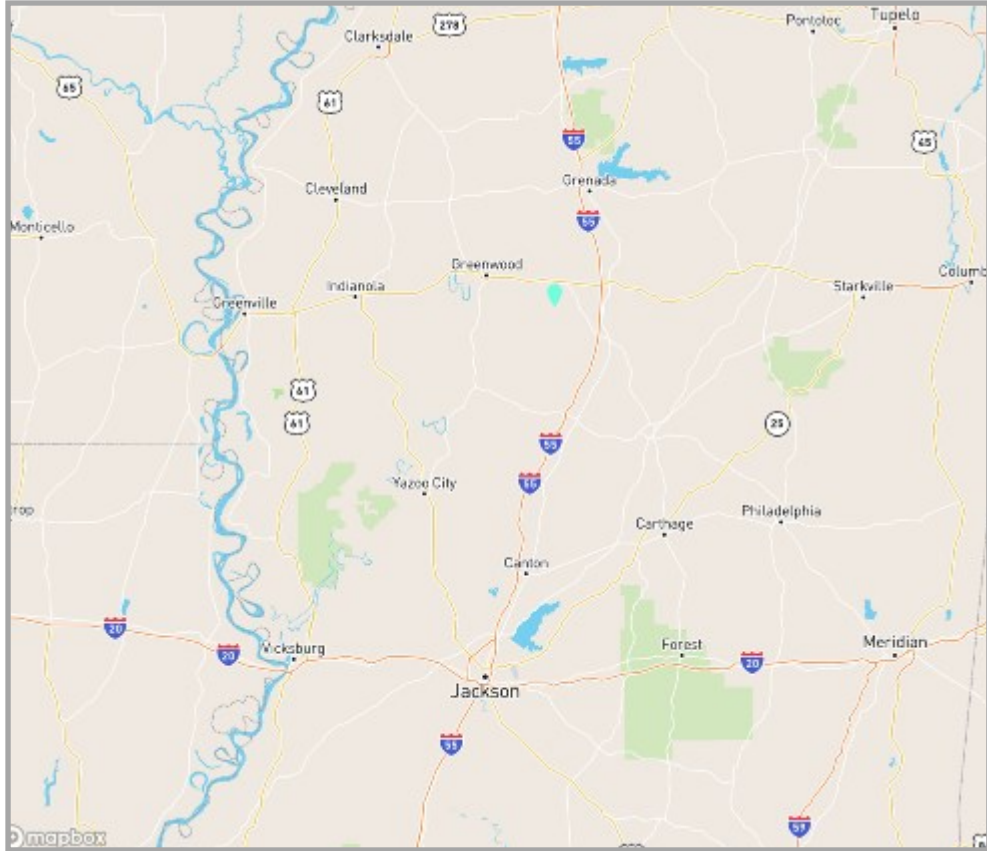
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Directional Map

[Click Here for Google Map](#)



1420 County Road 230 | Carrollton, MS 38917

Directions: Travel west on Hwy 82 from Winona to Hwy 17 and turn south. Travel about 1 1/2 miles to CR 211 and turn left. Drive approximately 3 miles until CR 230, just before Poplar Springs Baptist Church and turn right. Drive approximately 1.25 miles and driveway will be on the right with 2 red mailboxes. Gate codes to get in.



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