

Third Bridge Lake 301.5+/- Acres in Carroll County, MS



\$1,200,000

Directions from Greenwood, MS: Travel south on Main Street toward E Henry Street for 1.0 miles. Travel onto US-49E S for 7.1 miles. Turn left on Front Street and travel for .4 miles and continue straight onto Holly Grove Road for 1.1 miles. Turn right onto County Road 293 (changes to CO Rd 176) and travel for 3.3 miles. Property access is on the right side through deeded easement.

Click [HERE](#) for Google Maps



Call me today!

PRESTON SMITH, MANAGING BROKER
Preston@TomSmithLand.com
601.990.5070 **office** | 601.209.7150 **cell**



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

Third Bridge Lake

Welcome to Third Bridge Lake in the Mississippi Delta! This 301.5+/- acre tract is located in Carroll County, MS. You often hear “this one has it all” in the real estate business but truly have everything Mississippi offers on a tract this size is a rarity. You won’t have to do anything but show up. The 1800± SF rustic cabin features three bedrooms, two bathrooms, kitchen with a view of the lake, mudroom, screened-in porch, and huge deck overlooking Third Bridge Lake. This setting is one most folks long for in the Mississippi Delta. Outside, you will find a shop with two roll-up doors to house your boat, rangers, and hunting supplies. You will also find a five bay storage shed for maintenance equipment, a shooting range, and your own internet tower. In addition, you will enjoy a private boat landing at Third Bridge Lake (just you and one other owner). At times, the lake offers great fishing and duck hunting (3 blinds in place). The property also has two duck holes outside the lake with one electric well for pumping on dry years. You will find four sizable wildlife plots with stands in place as you ride. The scenery at Third Bridge Lake truly represents the Mississippi Delta. The tupelo gum and cypress sloughs will “wow” any outdoor enthusiast. Now for the wildlife— deer, turkey, and duck opportunities on one tract are diamonds in the rough. There is no telling how many rubs and scrapes I passed on the initial inspection. This place is loaded with deer (not much deer hunting pressure in the past). The owners also see turkeys pretty often. The seclusion is key at Third Bridge Lake, being accessed by a deeded easement which means no traffic! The location is perfect being just 8 miles southeast of Greenwood on the delta’s edge. If you have been looking for a great, all around Mississippi Delta hunting tract, call Preston Smith for your private tour today. 2021 Taxes \$2,170



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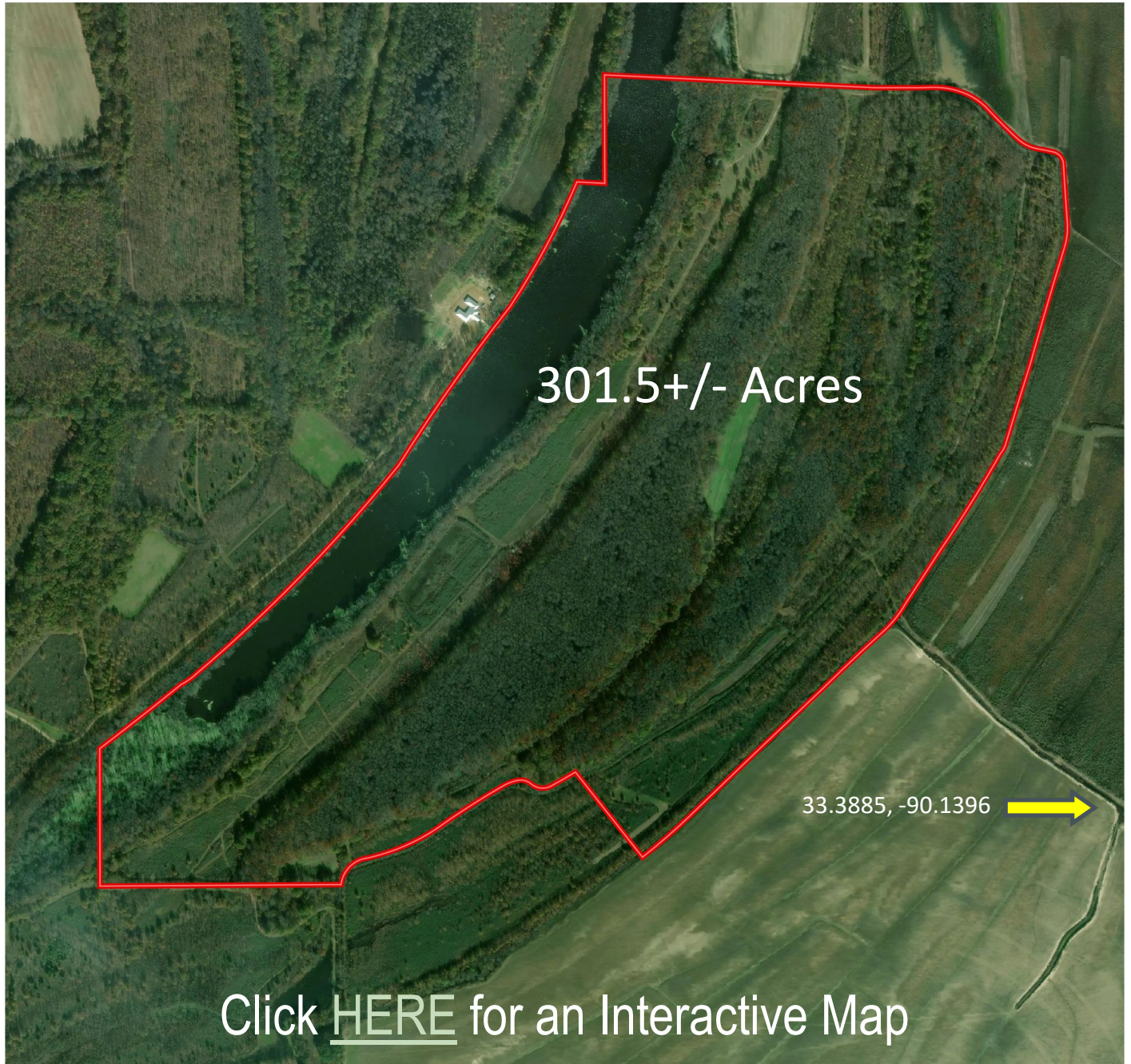
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AERIAL MAP



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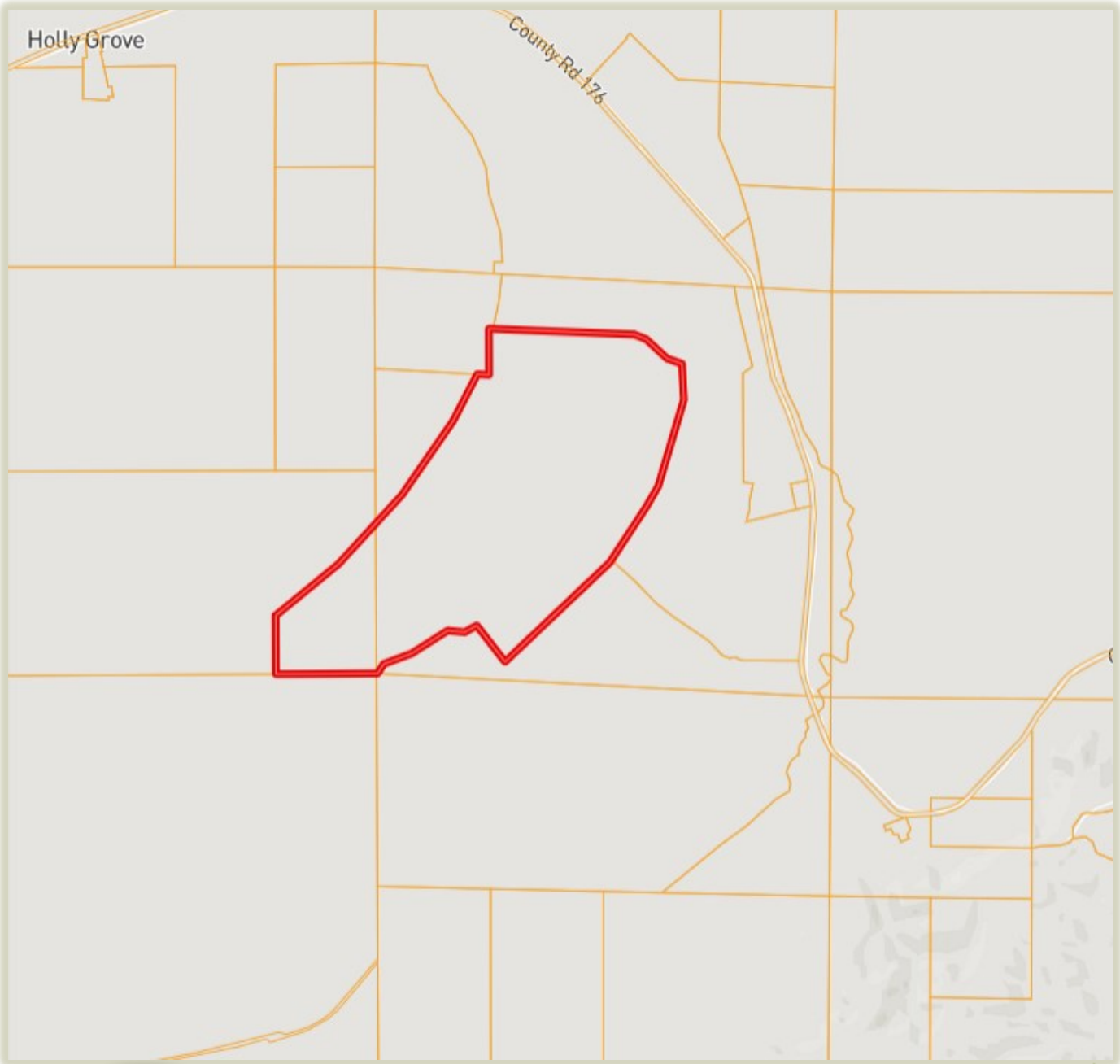
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OWNERSHIP MAP



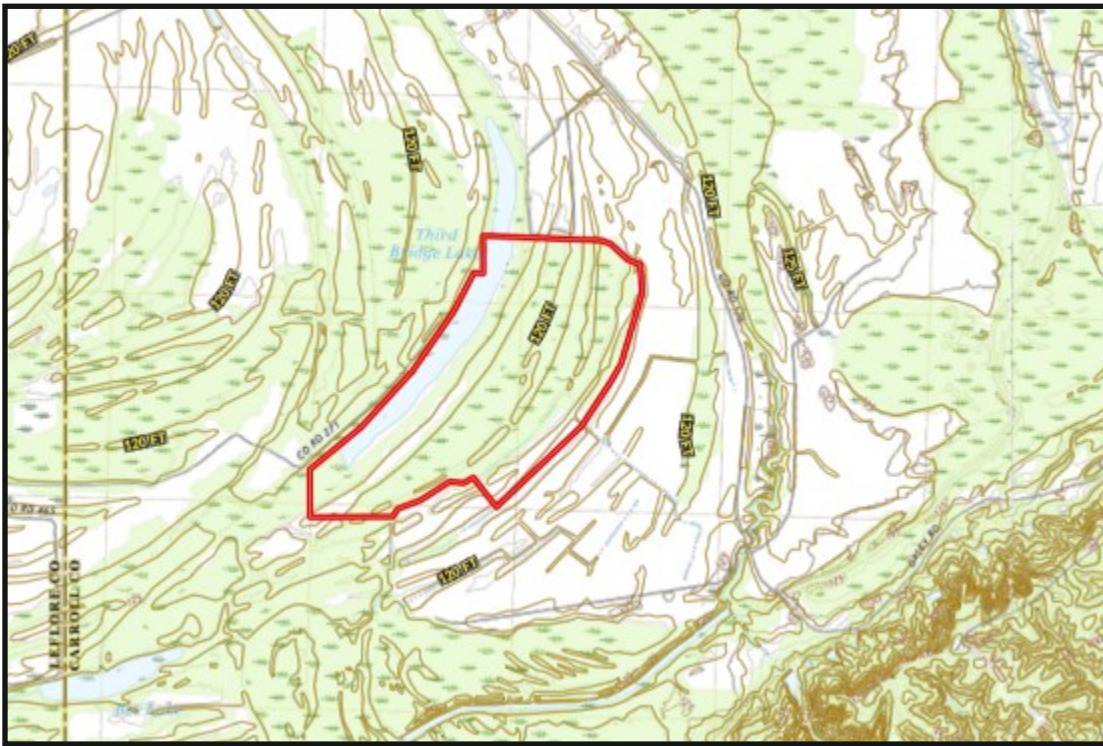
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TOPO MAP

SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
27	Sharkey clay, frequently flooded	179.96	59.24	0	43	5w
2A	Dubbs silt loam, 0 to 2 percent slopes, rarely flooded	73.99	24.36	0	90	2e
W	Water	28.28	9.31	0	-	-
3A	Dundee silt loam, 0 to 2 percent slopes	15.29	5.03	0	86	2w
24	Forestdale silt loam	6.27	2.06	0	64	3w
TOTALS		303.78(*)	100%	-	53.04	3.98

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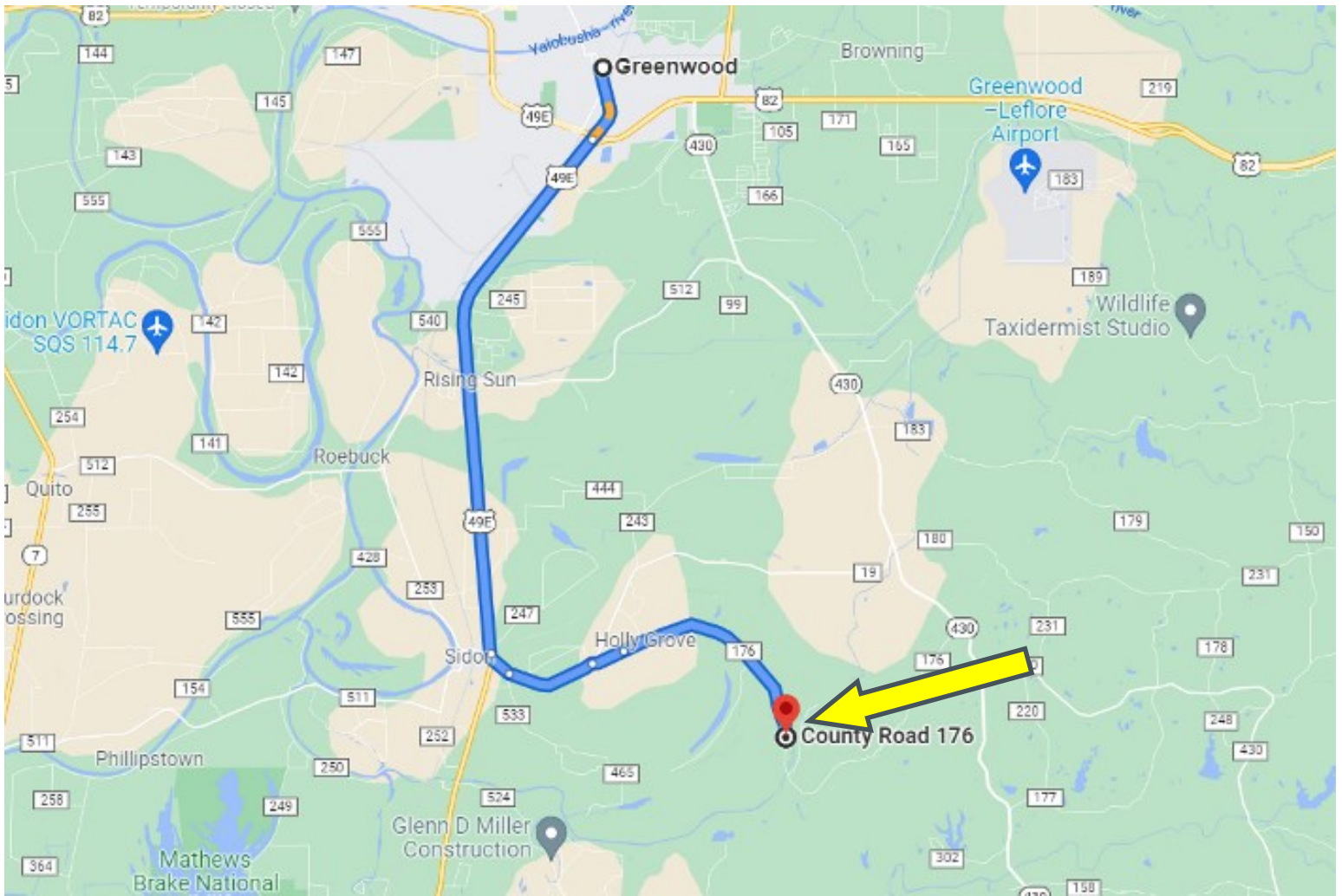
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DIRECTIONAL MAP



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