

200± Acre Recreational Paradise

Carroll County, MS



\$480,000



- 115± Acres of Hardwoods
- 60± Acres of Cutover
- 10± Acres of Plantation Pine
- Large Creek
- Internal Trail System
- Deer and Turkey
- County Road Frontage
- Cabin Sites
- Power and Water Available
- 6.2 Miles North of Carrollton, MS

Directions From Carrollton, MS: From the intersection Highway 17 and Highway 82, drive north on Highway 17 N for 1.4 miles. Turn right onto Front Street. and in 0.2 miles, turn left onto Jefferson Street. Drive for 0.3 miles and continue onto Grenada Road for 3.3 miles. Turn left onto County Road 89 and in 1 mile, the property will be on your left.



call me today!

ADAM HESTER, REALTOR®

Adam@TomSmithLand.com

601.898.2772 office | 601.506.5058 cell



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

If you have been looking for a property that offers gorgeous hardwoods...look no further. Situated north of Carrollton, MS in Carroll County, this property offers 60± acres of cutover, 10± acres of plantation pine, and 115± acres of some of the prettiest hardwood timber you will find.

From a recreational standpoint, this property has a lot to offer. The combination of cutover and large woods make ideal habitat for deer and turkey. The rolling terrain offers several great vantage points, and the creek offers a great water source for the wildlife. There are a couple of small food plots, and additional ones can be opened up in the cutover. If you are not looking to hunt, enjoy exploring through the hardwoods or along one of the creeks or streams. The established trail system navigates a large portion of the property, and there are several “wow” spots along the way!

There is an old metal barn on the property that was previously used as an off-grid cabin. It can be fixed back up to stay in or used as storage. If you are looking to build a cabin, there are multiple cabin sites. Water is located at the road, and power is nearby.

Properties like this do not come around often, so if you are in the market for a recreational tract that can serve great as a future investment...be sure to check out what this place has to offer.

Call Adam Hester today for more information.



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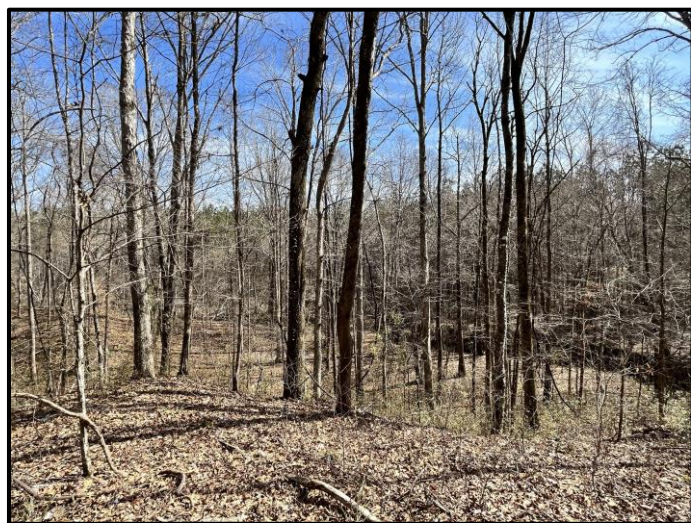


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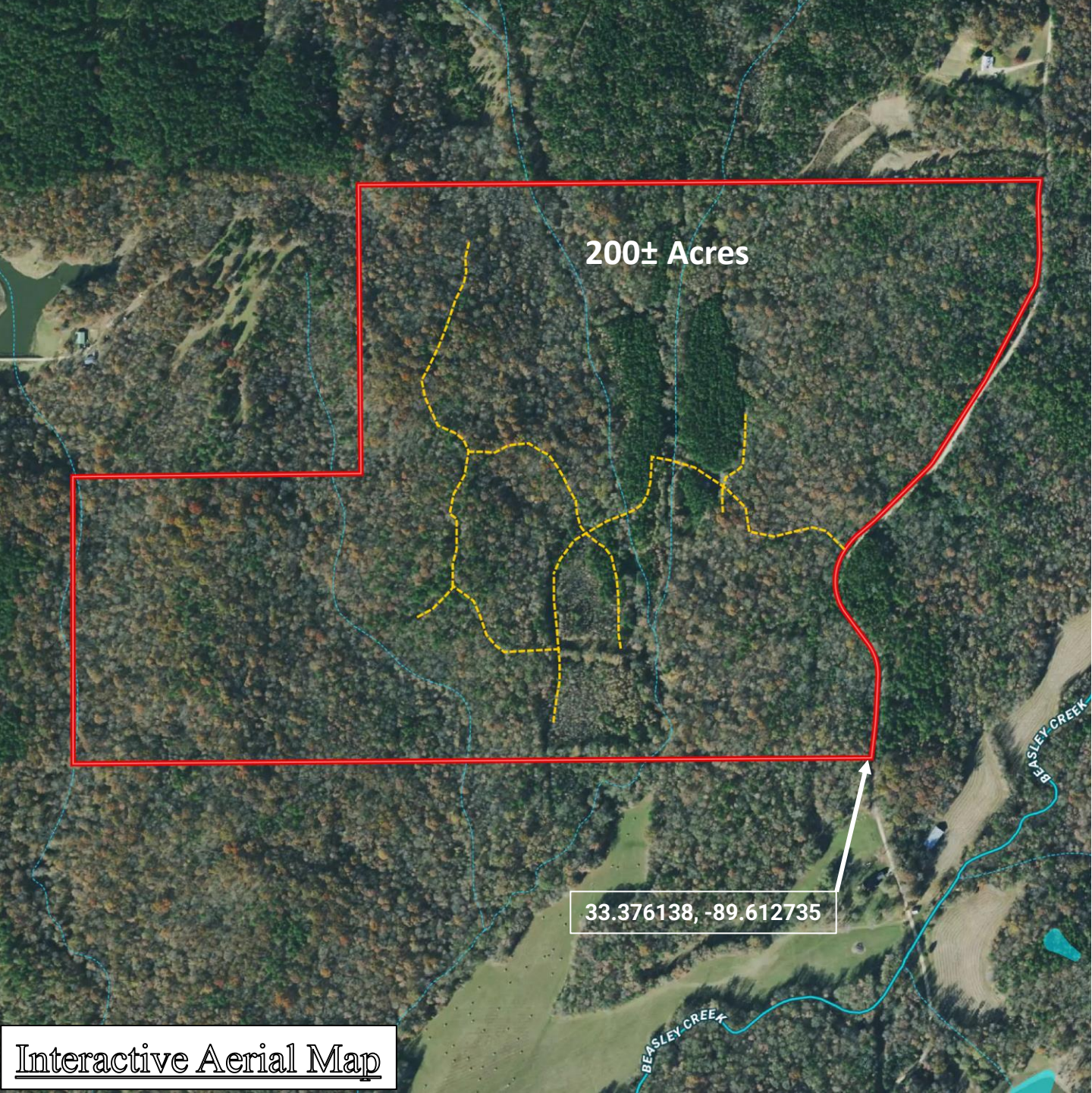
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Interactive Aerial Map

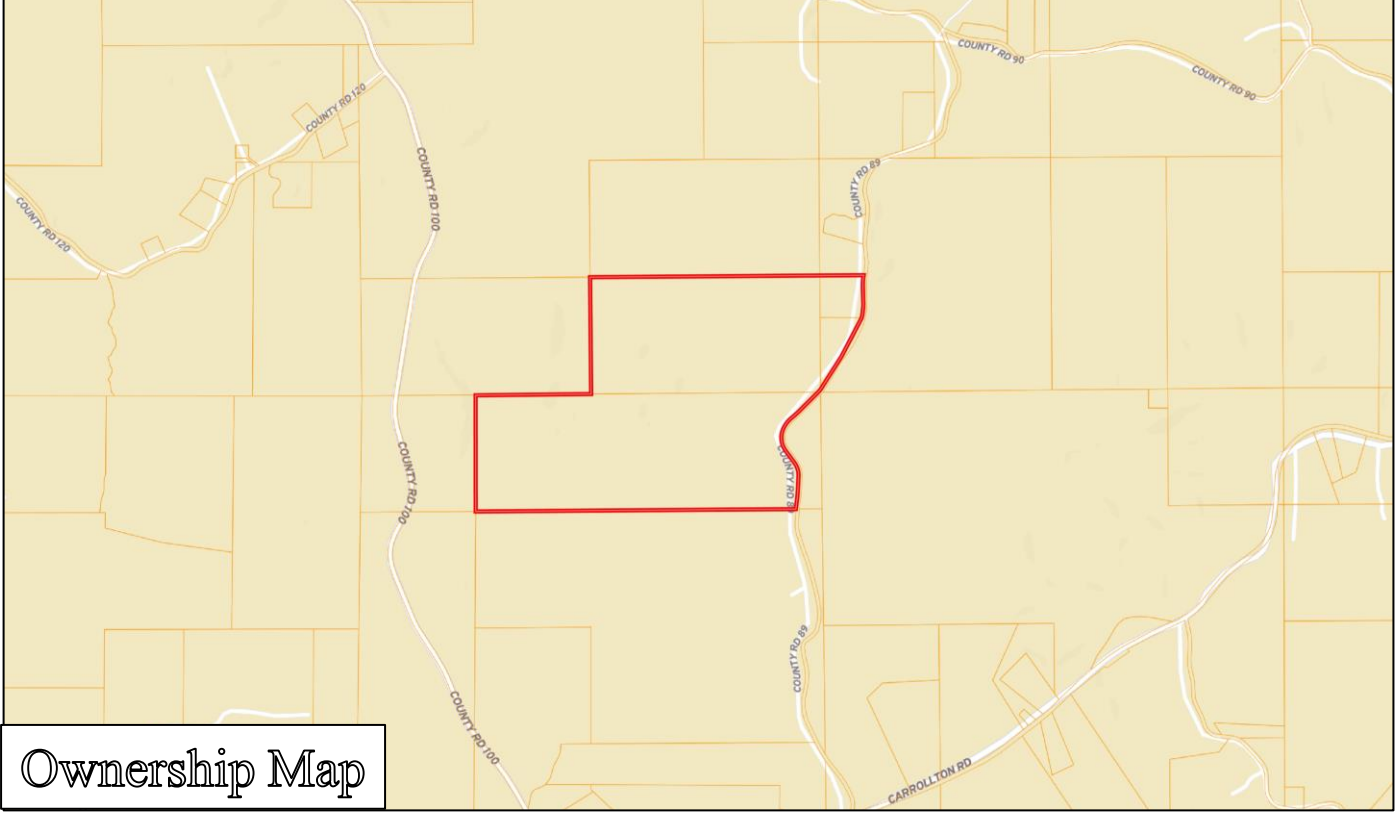


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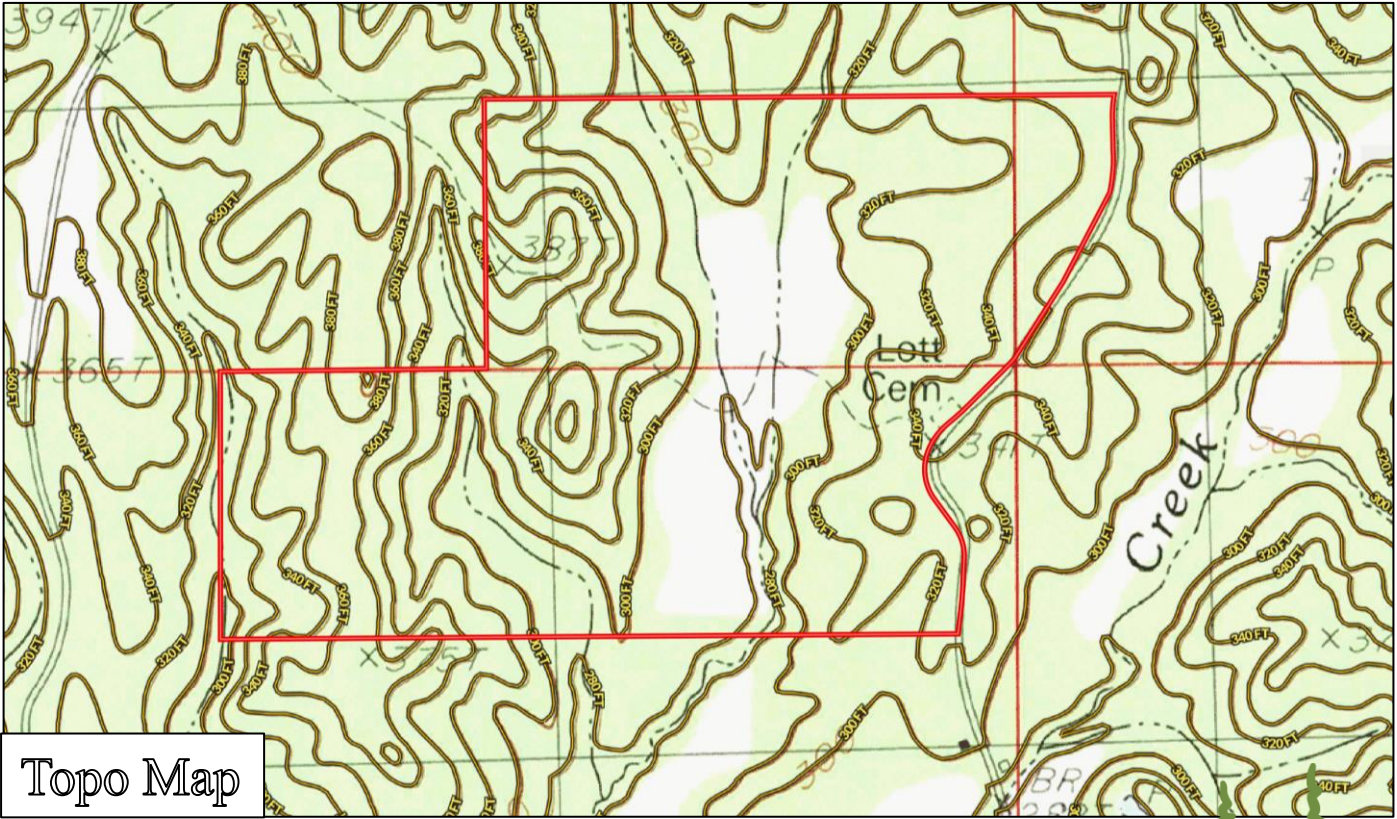


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Ownership Map



Topo Map



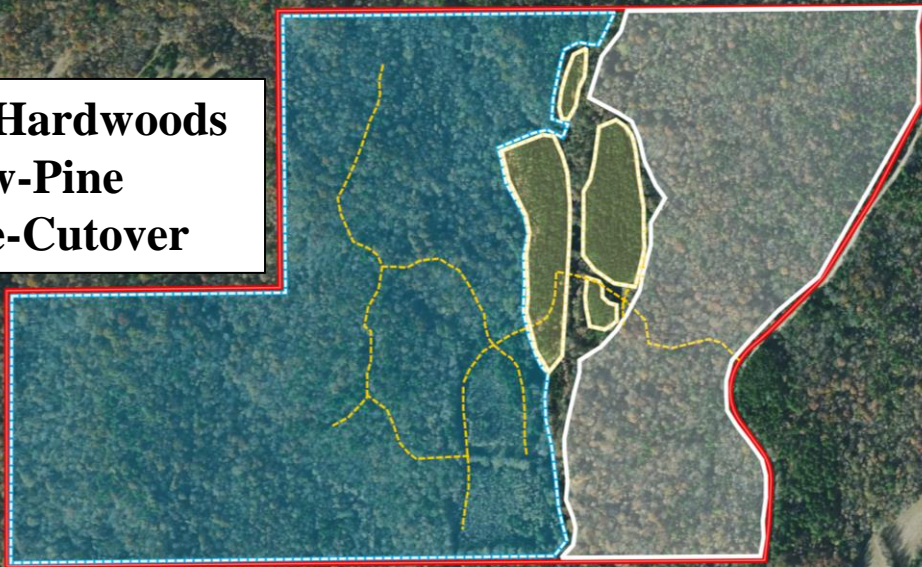
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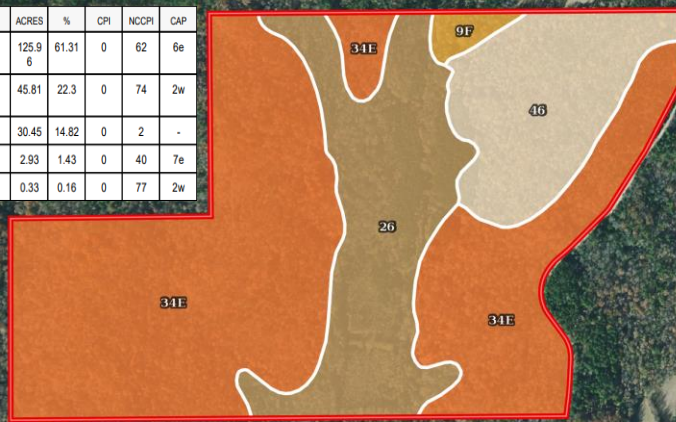
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Blue-Hardwoods
Yellow-Pine
White-Cutover



Timber Map

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
34E	Loring-Memphis association, rolling	125.96	61.31	0	62	6e
26	Oaklimer silt loam, 0 to 2 percent slopes, occasionally flooded, north	45.81	22.3	0	74	2w
46	Gullied land-Loring complex	30.45	14.82	0	2	-
9F	Smithdale-Providence-Lexington association, hilly	2.93	1.43	0	40	7e
43	Falaya silt, occasionally flooded	0.33	0.16	0	77	2w



Soil Map

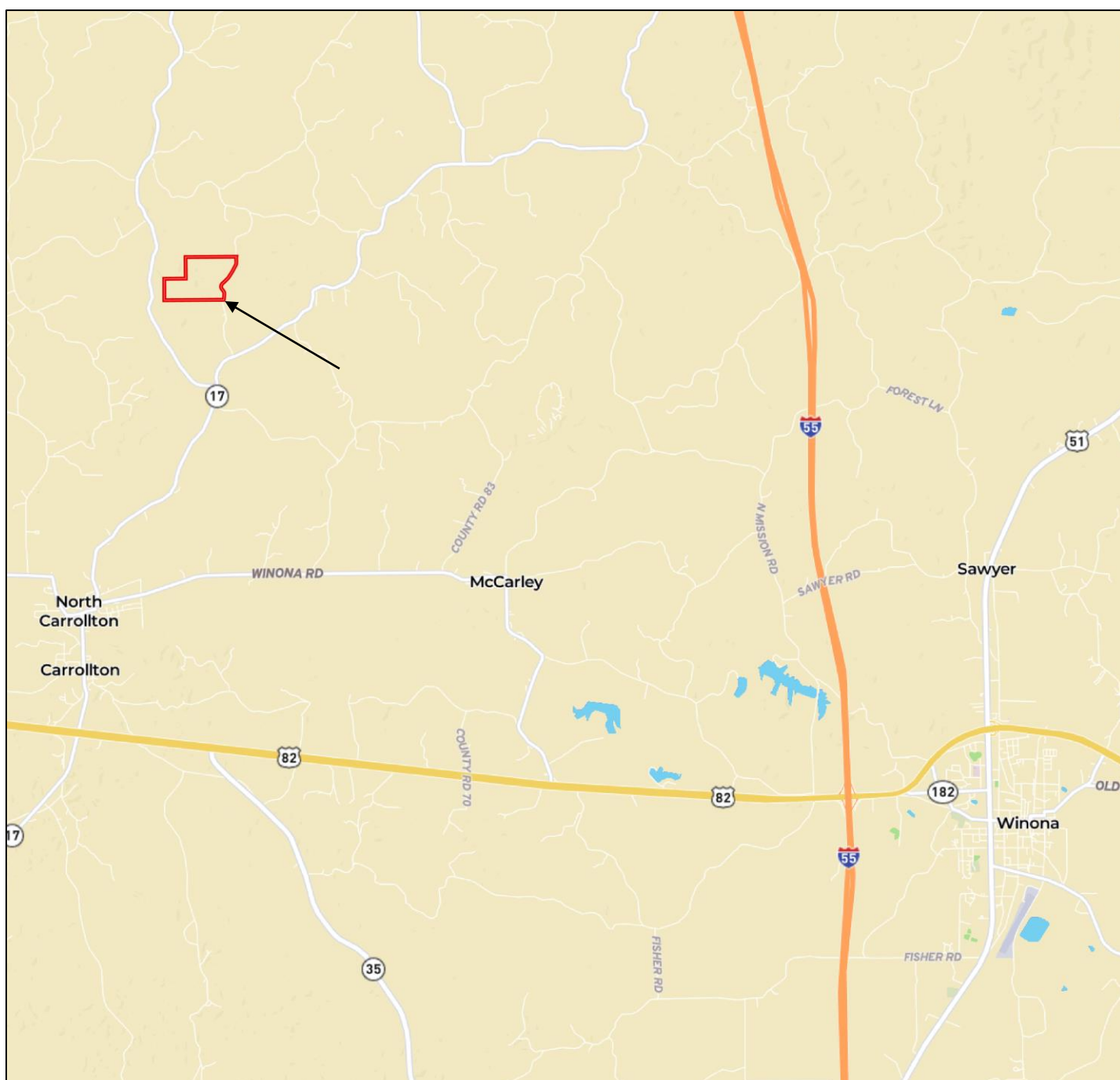


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