

COUNTRY LIVING AWAITS YOU

67+/- ACRES IN CALHOUN COUNTY, MS



DIRECTIONS FROM INTERSECTION of US-278E and MS-7 S in Oxford, MS: Travel south on MS-7 S for 6.2 miles. At the traffic circle, take the 2nd exit onto MS-9W N for 10.6 miles. Turn left onto Providence Road/ County Road 283 and travel for 0.6 miles. The property is located on the right.



Call me today!

MICHAEL OSWALT, ASSOCIATE BROKER®
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601.898.2772 **office** | 662.719.3967 **cell**
Licensed in MS, AR & MO



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

Welcome to your country homesite approximately 20 minutes from Oxford in Calhoun County, MS! This 67± acres is currently a blank slate and ready for you to make it your own (plant trees, clear for pasture, build a lake, or let it grow naturally). The topography is suitable for high views and bottomland hunting. The utility providers in this area include Mt Comfort Water Association (in the works) and Pontotoc EPA for electricity. There were abundant deer, and turkey tracks noted on the initial inspection so you won't have to go far to hunt. The access is easy being just a mile or so off of Highway 9 on the south side of County Road 283 in Calhoun County, MS. With a little work you can easily turn this into a beautiful country homeplace. Light restrictions are in place (1,800 SF minimum, no manufactured or mobile homes, no more than two homes on the property). If you have been looking for an affordable place to build just 20 minutes from Oxford, MS, come take a look at the Calhoun 67 today! Call Michael Oswalt for your private showing today!

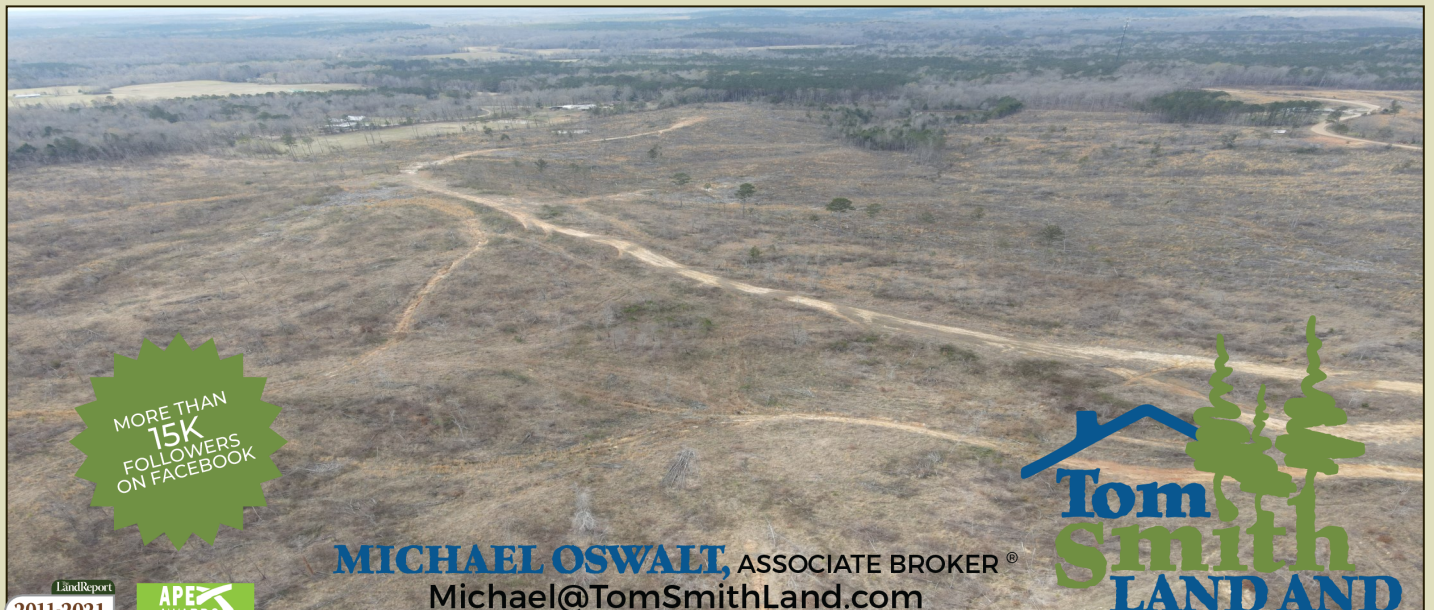


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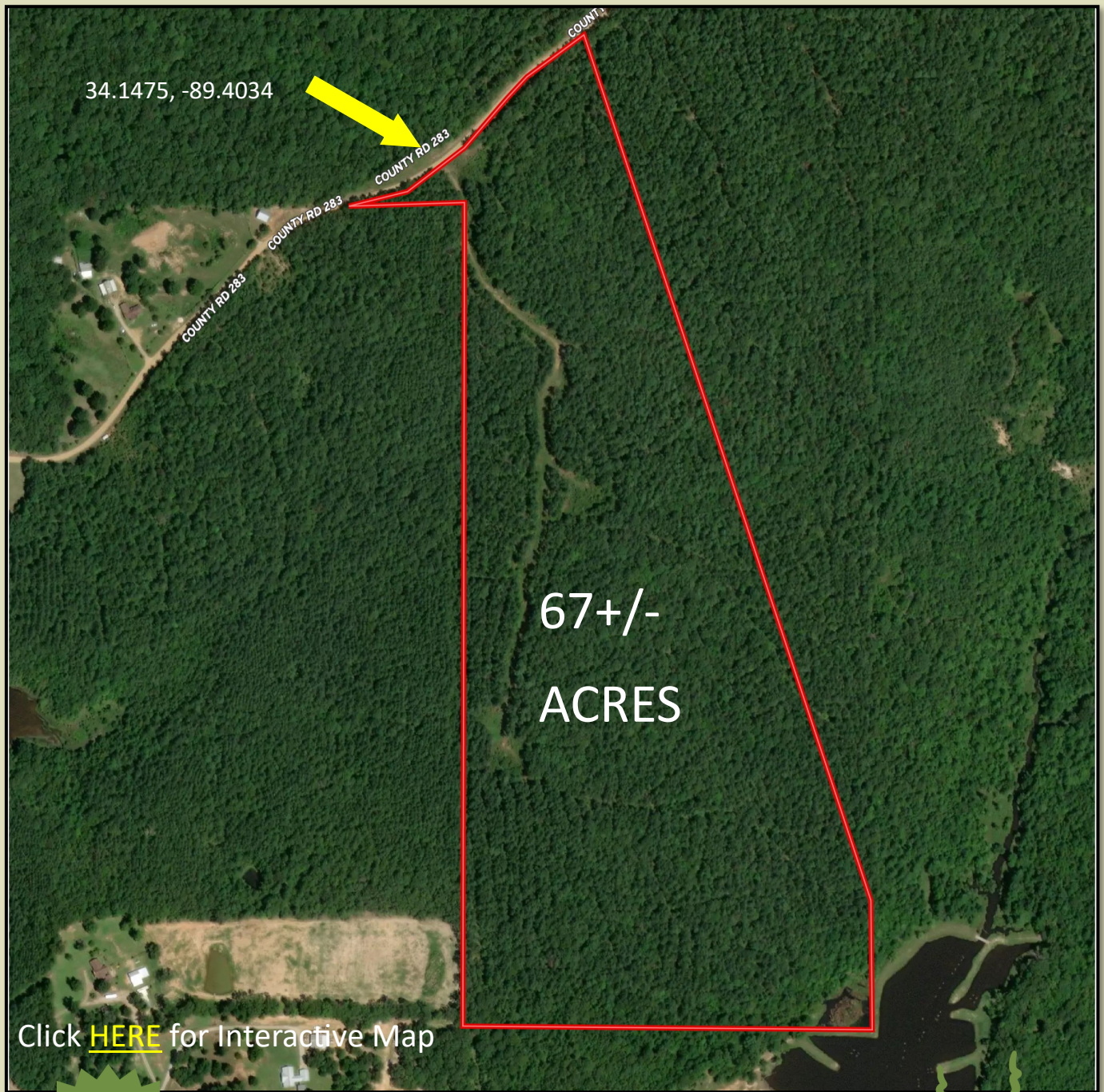


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AERIAL MAP



Click [HERE](#) for Interactive Map

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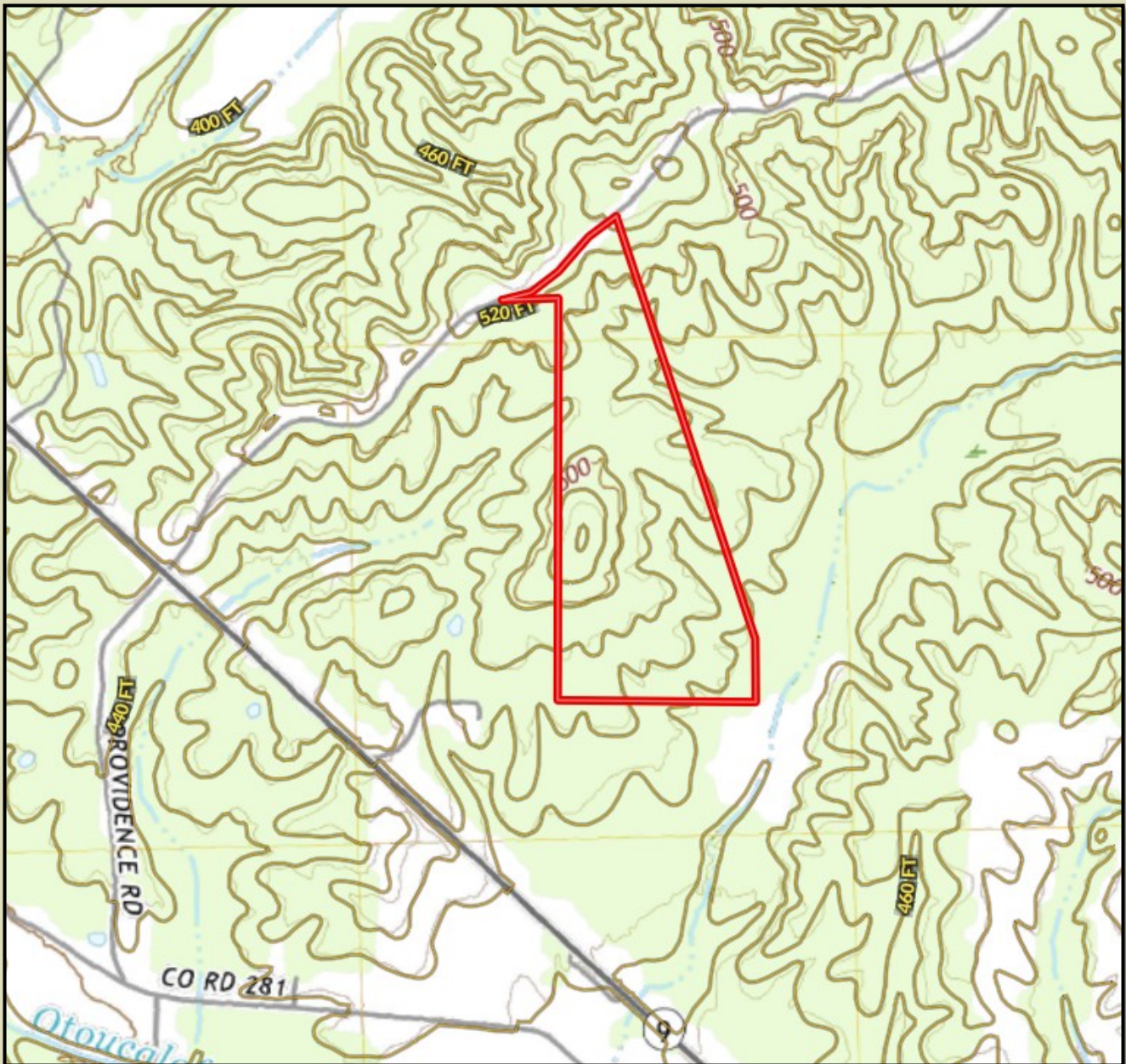


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TOPO MAP



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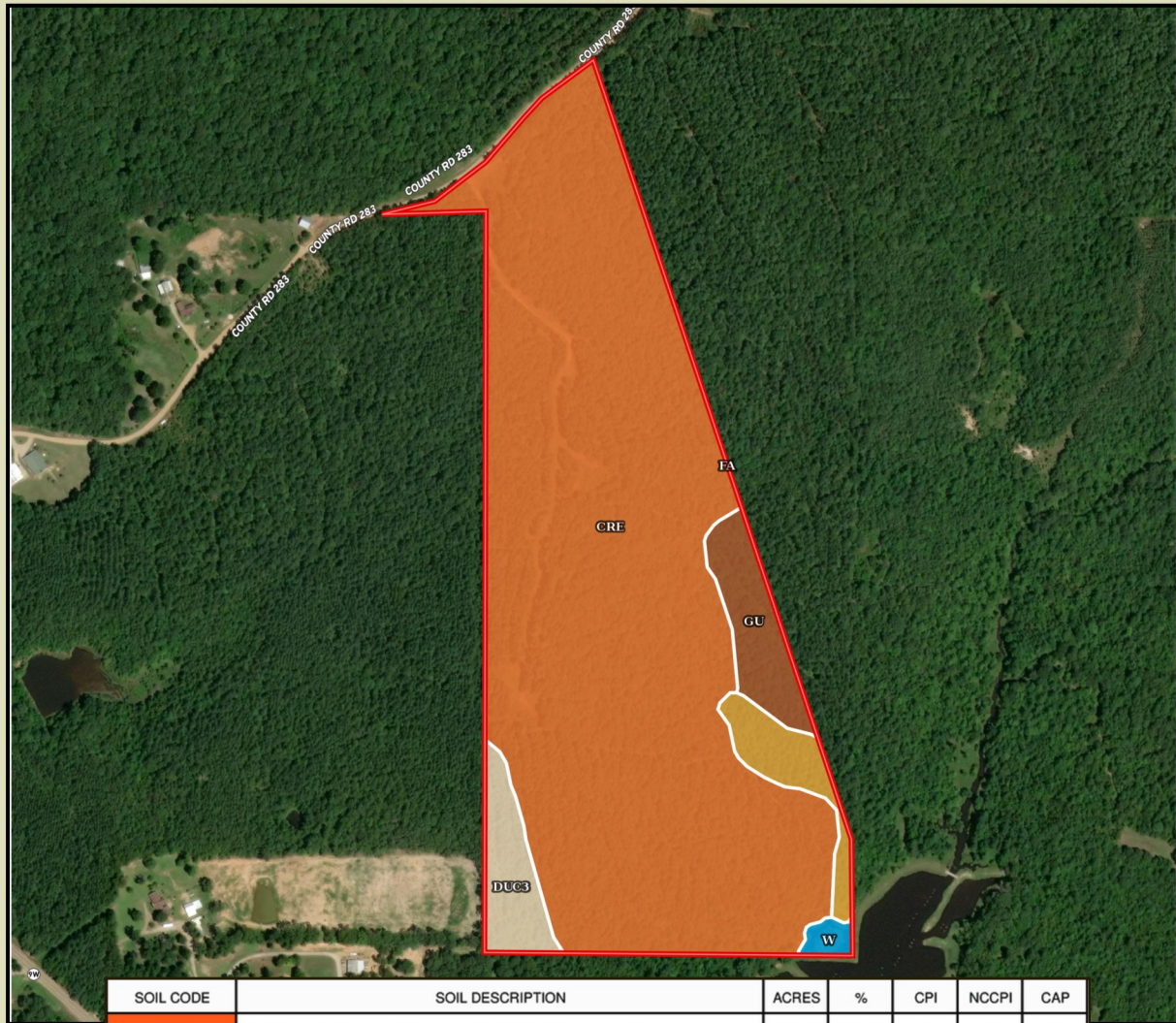


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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
CrE	Cuthbert, Dulac, and Ruston soils, 12 to 35 percent slopes (sweatman, providence and smithdale)	56.74	86.67	0	43	7e
Gu	Gullied land	3.15	4.81	0	-	7e
DuC3	Dulac silt loam, 5 to 8 percent slopes, severely eroded	2.72	4.15	0	29	4e
Fa	Falaya silt loam (oaklimeter)	2.36	3.6	0	79	2w
W	Water	0.49	0.75	0	-	-
TOTALS		65.47()	100%	-	41.32	6.69



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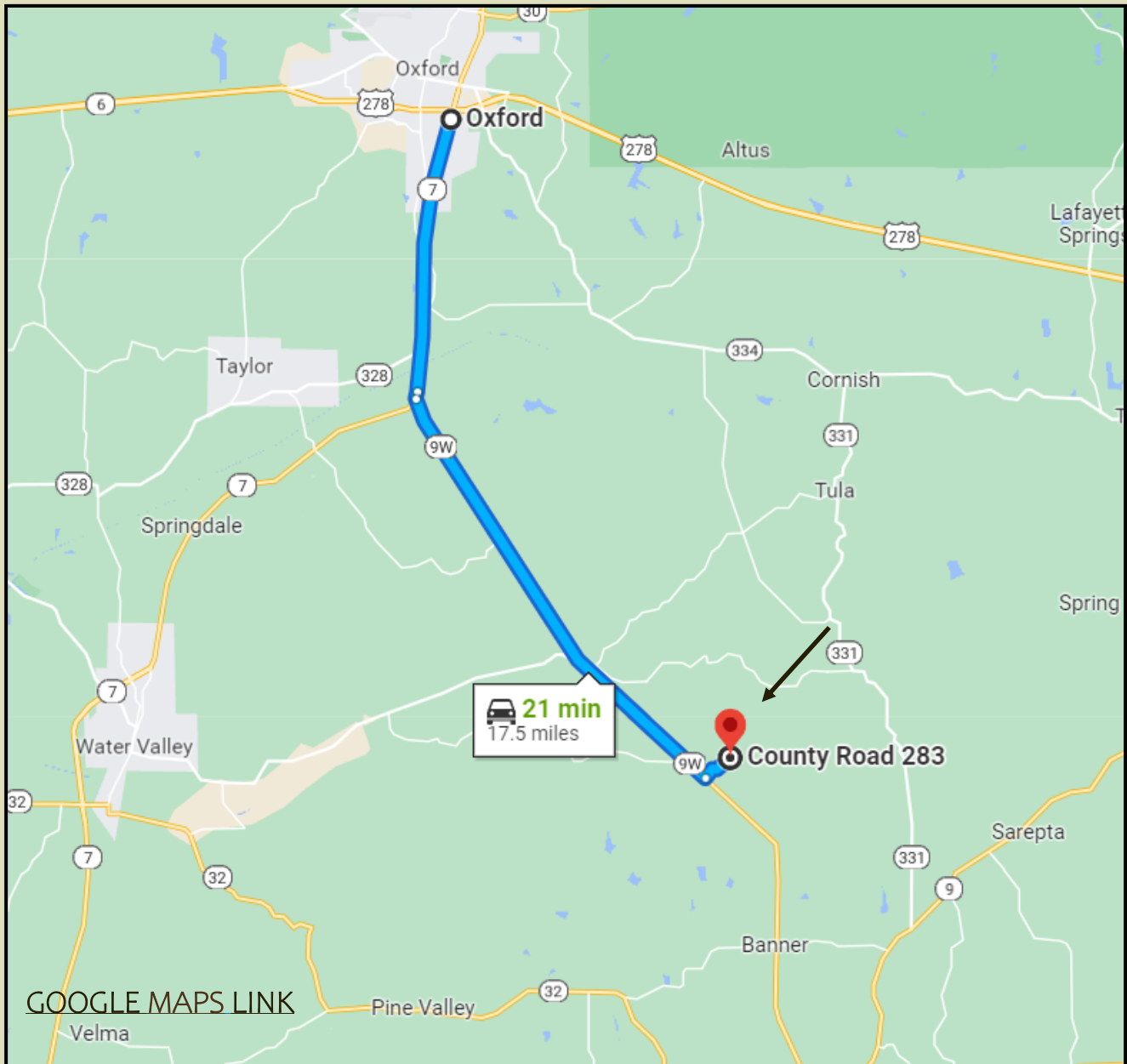


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DIRECTIONAL MAP



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