

160+/- Acre Recreational Tract

In Grenada County, MS



\$560,000

Brown Road Grenada, MS 38901

This 160+/- acre property is located in Grenada County, MS, and is a Sportsman's dream. This tract is in the middle of and surrounded by some of the best deer and turkey hunting money can buy. This property's potential is endless and ready for your specific vision of what it can be. Access from Brown Road allows for easy convenience in and out of the property. Come see what this property has to offer. Call Emerson today.

Directions from the intersection of Hwy 8 and Hwy 51 in Grenada, MS: Travel North on Hwy 51 for approximately 4.4 miles, turn left onto Pearidge Rd and in 2.4 miles the road turns into Long Creek Rd. Continue on Long Creek Rd for 5.6 miles and turn right onto Brown Rd. In 0.8 miles the destination is on the right.

[Click for Google Map directions.](#)



Call me today!

EMERSON LOVELACE, REALTOR®
Emerson@TomSmithLand.com
662.441.2500 **office** | 662.715.3302 **cell**



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



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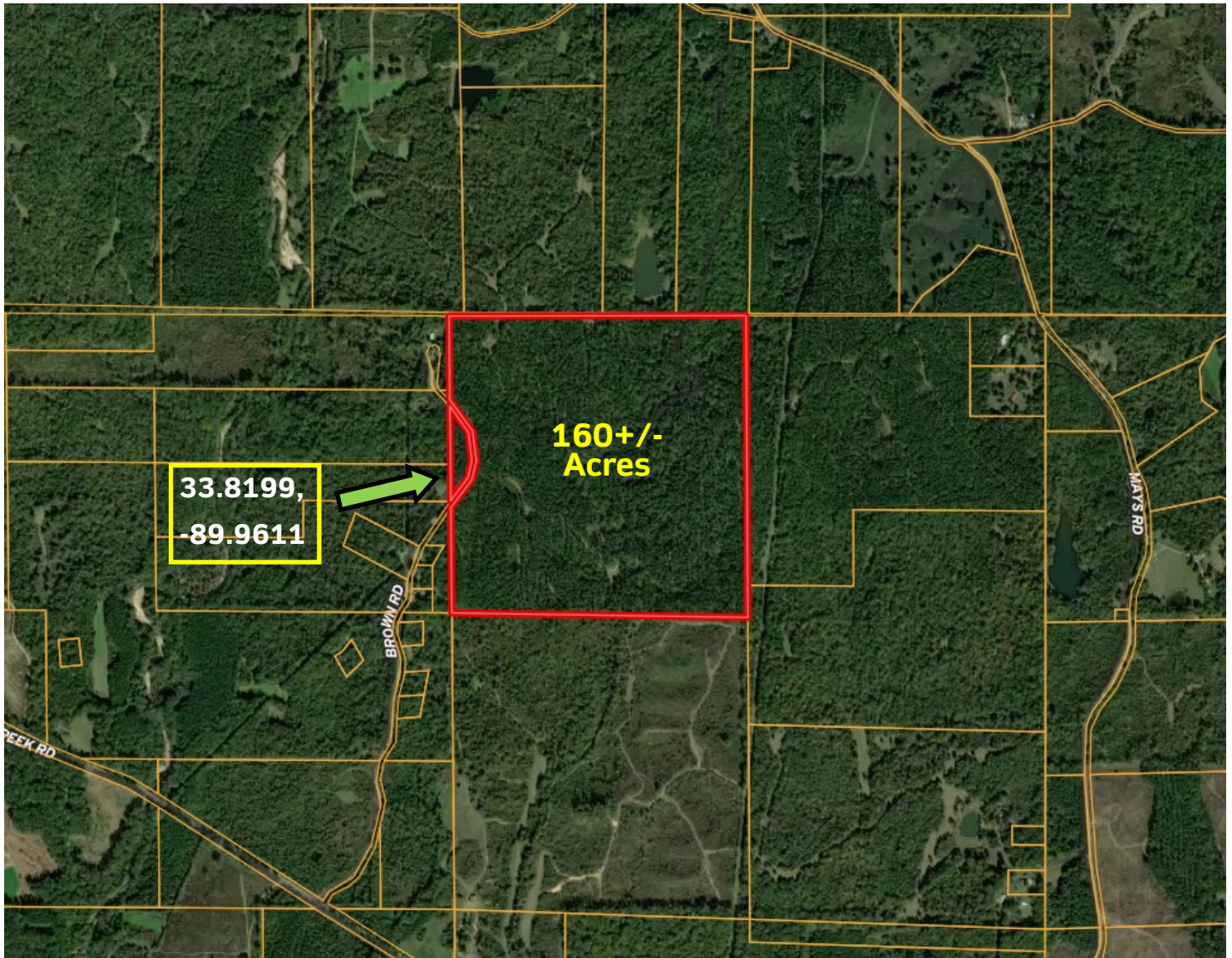


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AERIAL MAP



[Click for Interactive Map](#)

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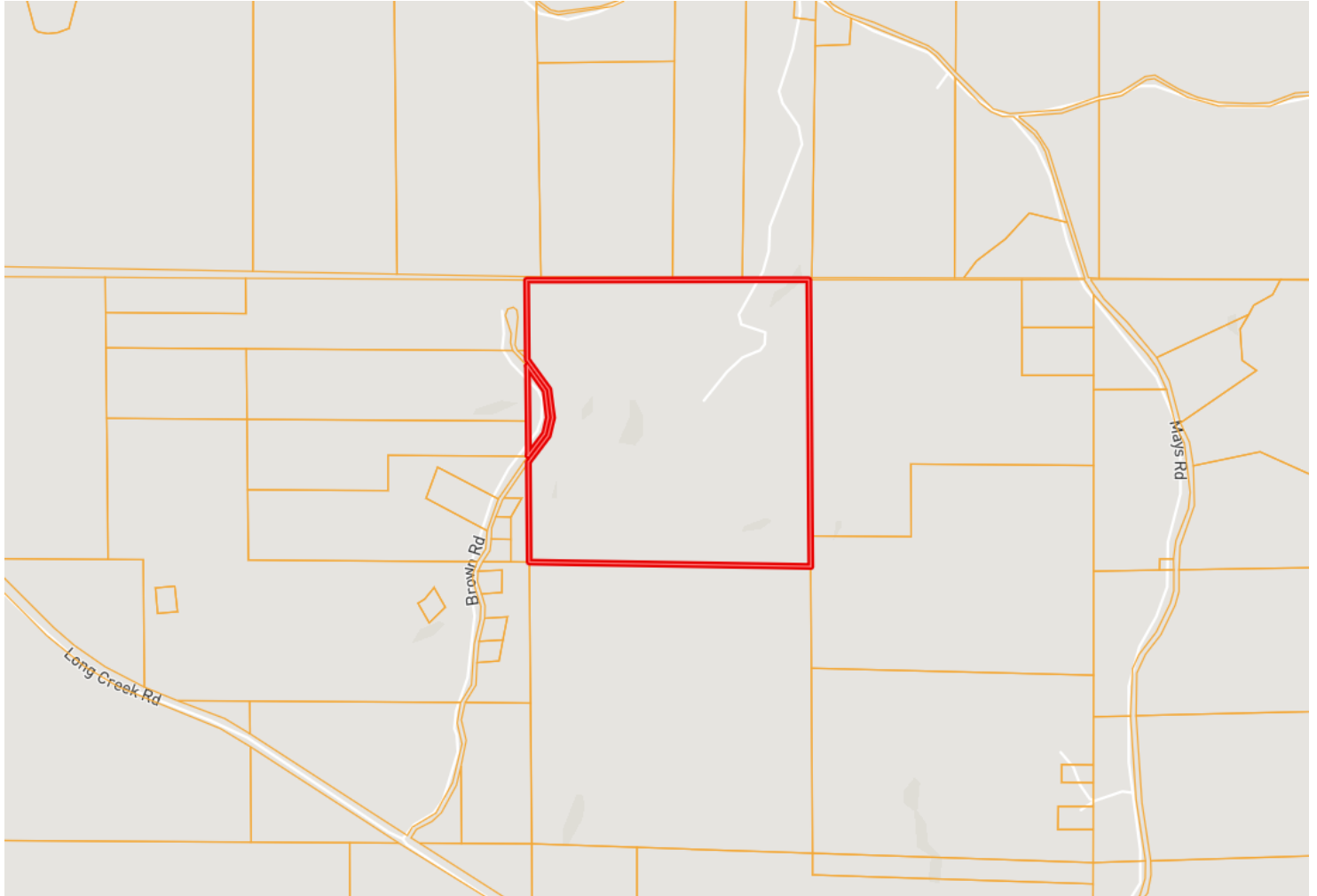
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OWNERSHIP MAP



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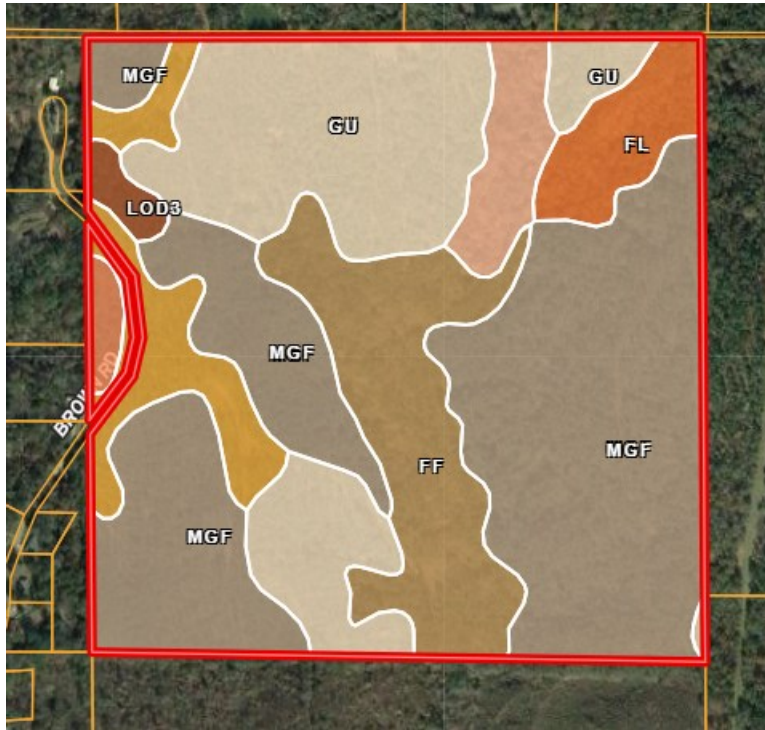
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SOIL MAP



Boundary 156.21 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
MgF	Memphis-Guin complex, 17 to 50 percent slopes (memphis, saffell)	70.58	45.19	0	16	7e
Gu	Gullied land, silty	38.02	24.34	0	-	7e
Fl	Falaya silt loam	22.57	14.45	0	76	2w
LoC3	Loring silt loam, 5 to 8 percent slopes, severely eroded, central	9.85	6.31	0	46	4e
Fl	Falaya silt loam, local alluvium	7.22	4.62	0	76	2w
Mx	Mixed alluvial land	6.12	3.92	0	-	3e
LoD3	Loring silt loam, 8 to 12 percent slopes, severely eroded	1.85	1.18	0	41	6e
TOTALS		158.6 8(*)	100%	-	25.11	5.69

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Boundary 2.48 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
MeF3	Memphis silt loam, 17 to 40 percent slopes, severely eroded	1.68	67.74	0	18	7e
LoC3	Loring silt loam, 5 to 8 percent slopes, severely eroded, central	0.8	32.26	0	46	4e
TOTALS		158.6 8(*)	100%	-	27.03	6.03

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

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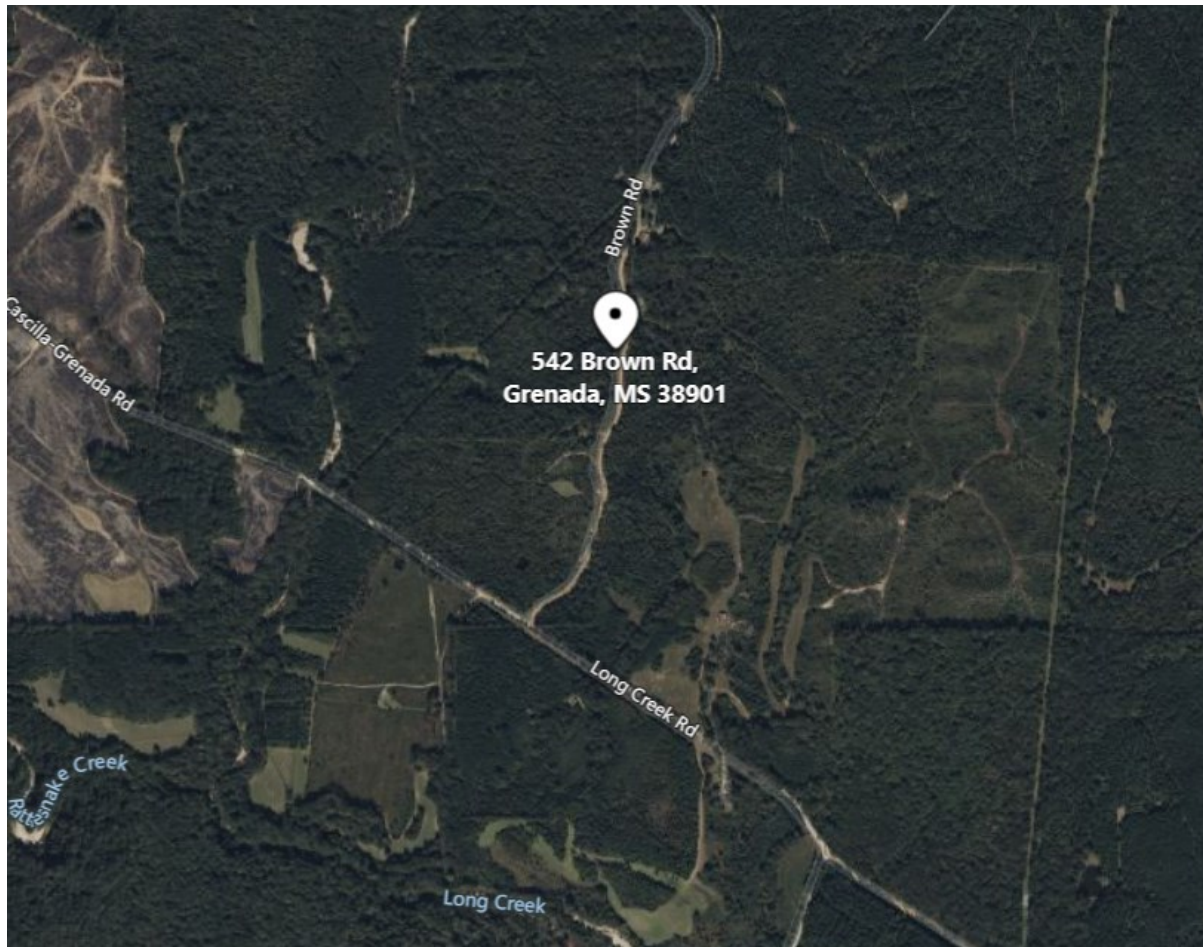


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DIRECTIONAL MAP



Address: Brown Road Grenada, MS 38901

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