



94.8± ACRE RECREATIONAL TRACT IN CARROLL COUNTY, MS



\$260,795



This tract in Carroll County spans 94.8± acres of gently rolling terrain, featuring some steeper hillsides. While it has undergone logging in the past, it has since been fully replanted with pines. The property benefits from gravel road frontage, providing convenient access, and it is equipped with water and electricity connections, making it suitable for building a cabin or a home. Numerous roads are spread throughout the tract, allowing easy navigation and access to all areas of the property. At the rear of the property, a serene 7.7± acre pond serves as a valuable water source for wildlife. Additionally, established food plots are present, providing ample opportunity for setting up shooting houses or stands. During the initial visit, evidence of wildlife was observed, including a few turkeys. This property holds significant potential for development into a remarkable hunting property or a solid investment opportunity. Give Bruce a call for your private showing!



BRUCE WEST REALTOR®

Office: 662.441.2500 Cell: 662.873.3007 Bruce@TomSmithLand.com



A Real Estate Expert You Can Trust

TomSmithLandandHomes.com





BRUCE WEST
REALTOR®
Office: 662.441.2500
Cell: 662.873.3007
Bruce@TomSmithLand.com



A Real Estate Expert You Can Trust
TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





BRUCE WEST
REALTOR®
Office: 662.441.2500
Cell: 662.873.3007
Bruce@TomSmithLand.com



A Real Estate Expert You Can Trust
TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





AERIAL MAP



[CLICK HERE FOR AN INTERACTIVE MAP](#)

BRUCE WEST
REALTOR®
Office: 662.441.2500
Cell: 662.873.3007
Bruce@TomSmithLand.com



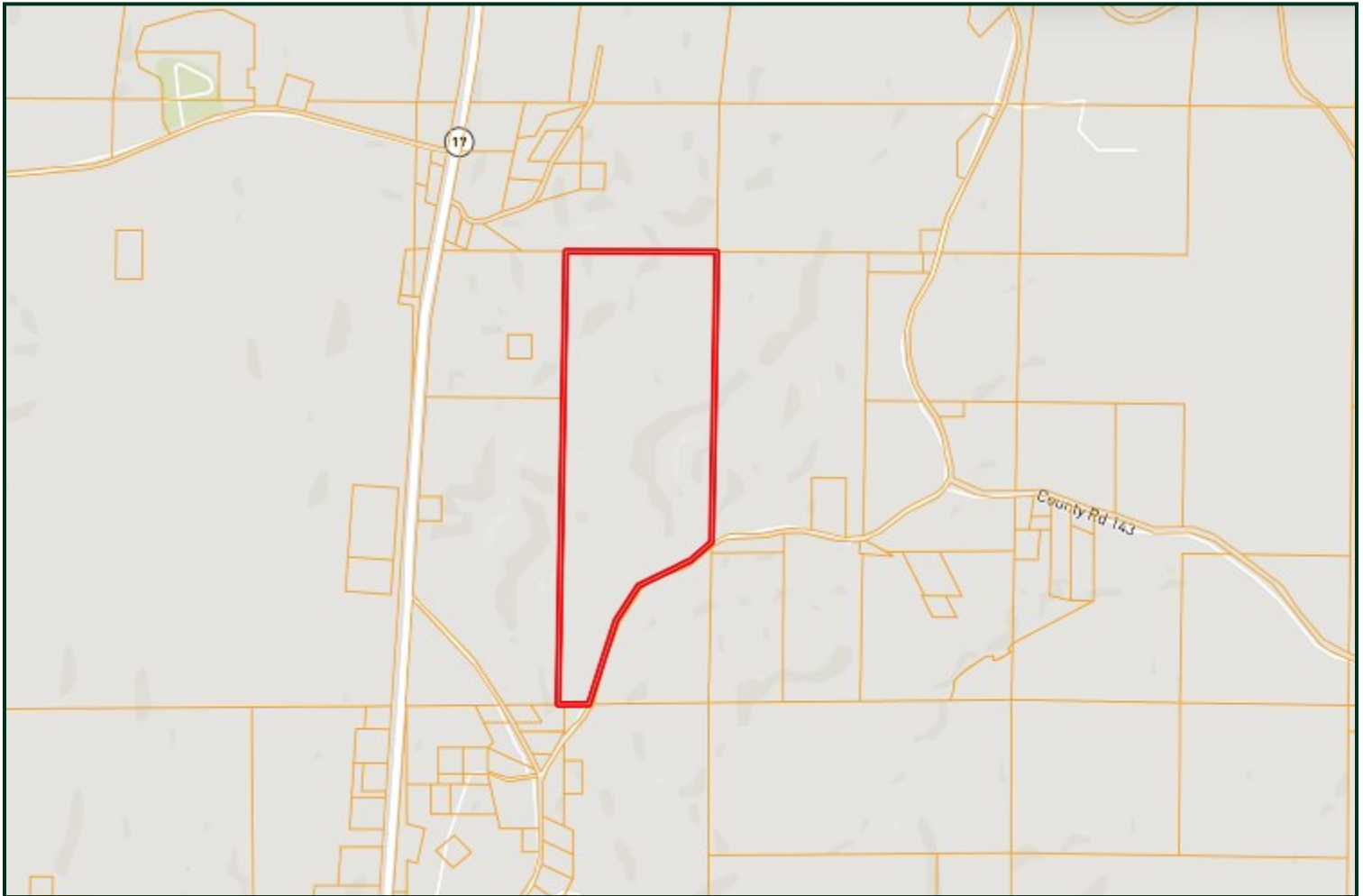
A Real Estate Expert You Can Trust
TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





OWNERSHIP MAP



BRUCE WEST
REALTOR®
Office: 662.441.2500
Cell: 662.873.3007
Bruce@TomSmithLand.com



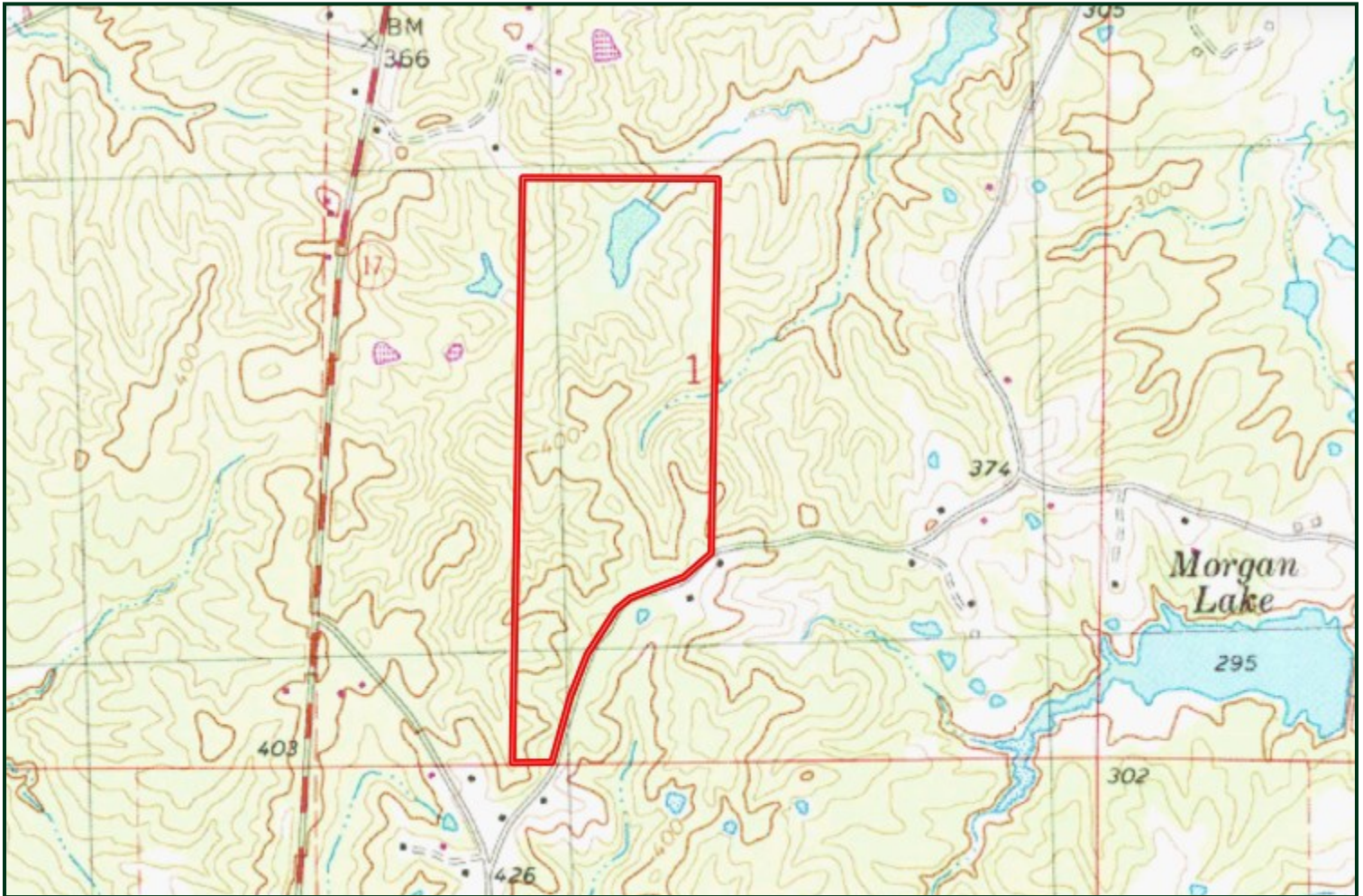
A Real Estate Expert You Can Trust
TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





TOPO MAP



BRUCE WEST
REALTOR®
Office: 662.441.2500
Cell: 662.873.3007
Bruce@TomSmithLand.com



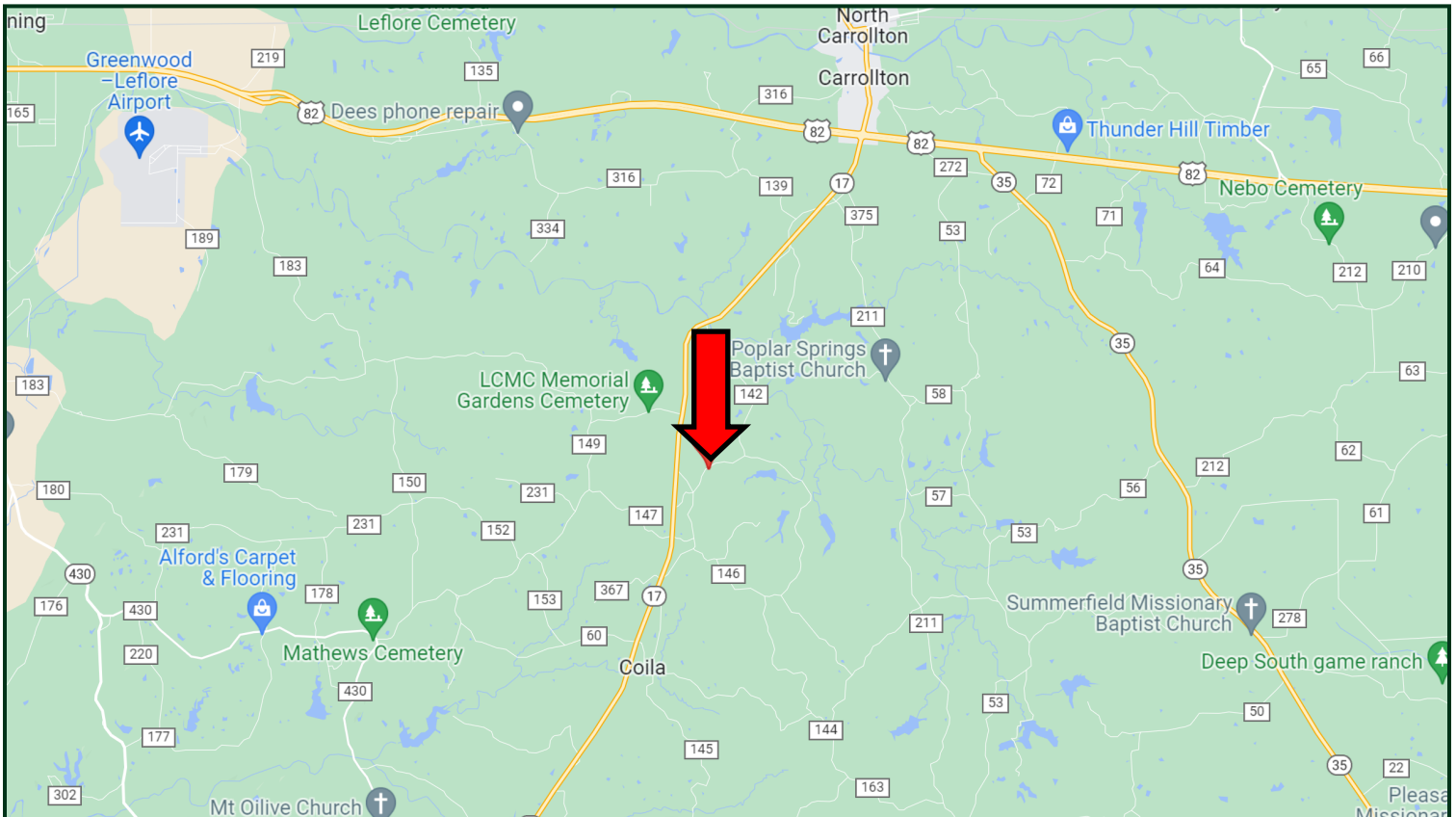
A Real Estate Expert You Can Trust
TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





DIRECTIONAL MAP



Directions from Hwy 17 and Hwy 82 in Carrollton, MS: Travel Hwy 17 for 5.5 miles. Turn left onto CR 141 and travel .4 miles. Turn left onto CR 143. The property will be on the left

[GOOGLE MAP LINK](#)



**BRUCE
WEST**
REALTOR®

Office: 662.441.2500
Cell: 662.873.3007
Bruce@TomSmithLand.com



A Real Estate Expert You Can Trust

TomSmithLandandHomes.com