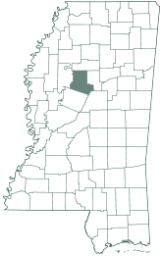




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## 94.8± ACRE RECREATIONAL TRACT IN CARROLL COUNTY, MS



# \$255,350

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



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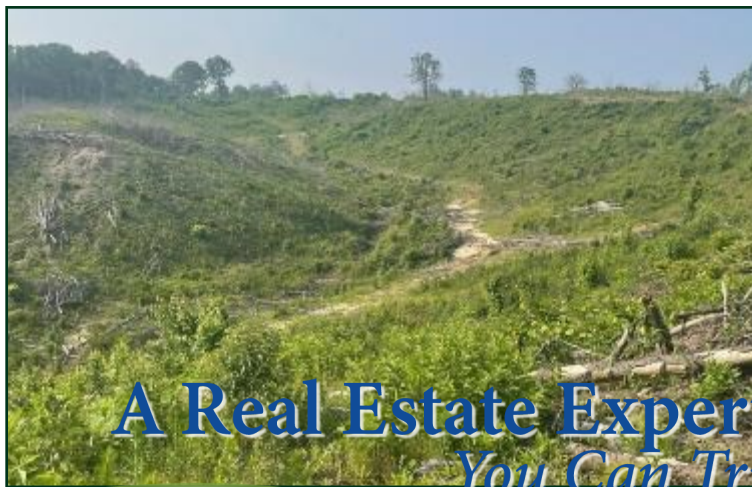


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# AERIAL MAP



[CLICK HERE FOR AN INTERACTIVE MAP](#)

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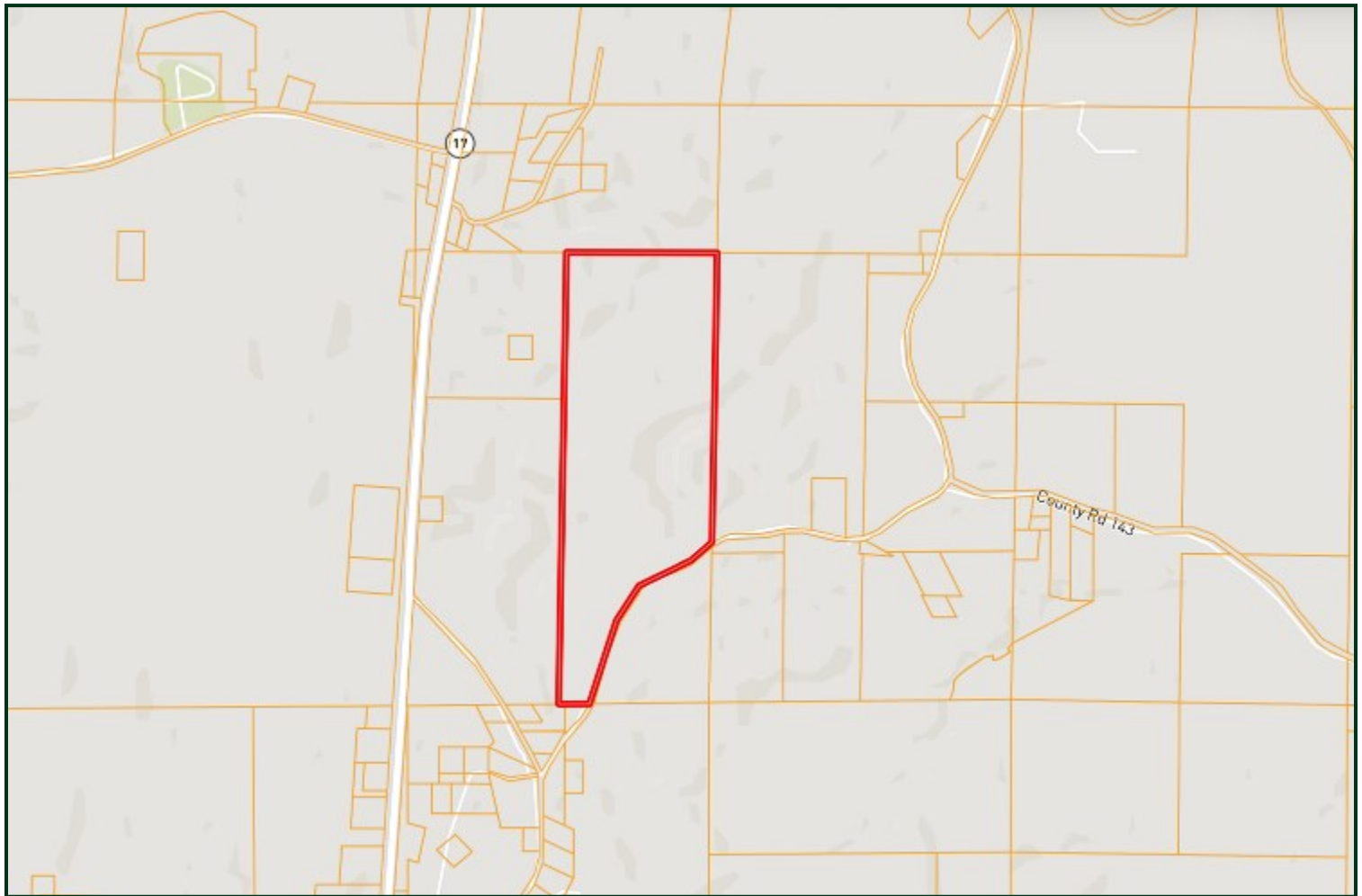




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# OWNERSHIP MAP



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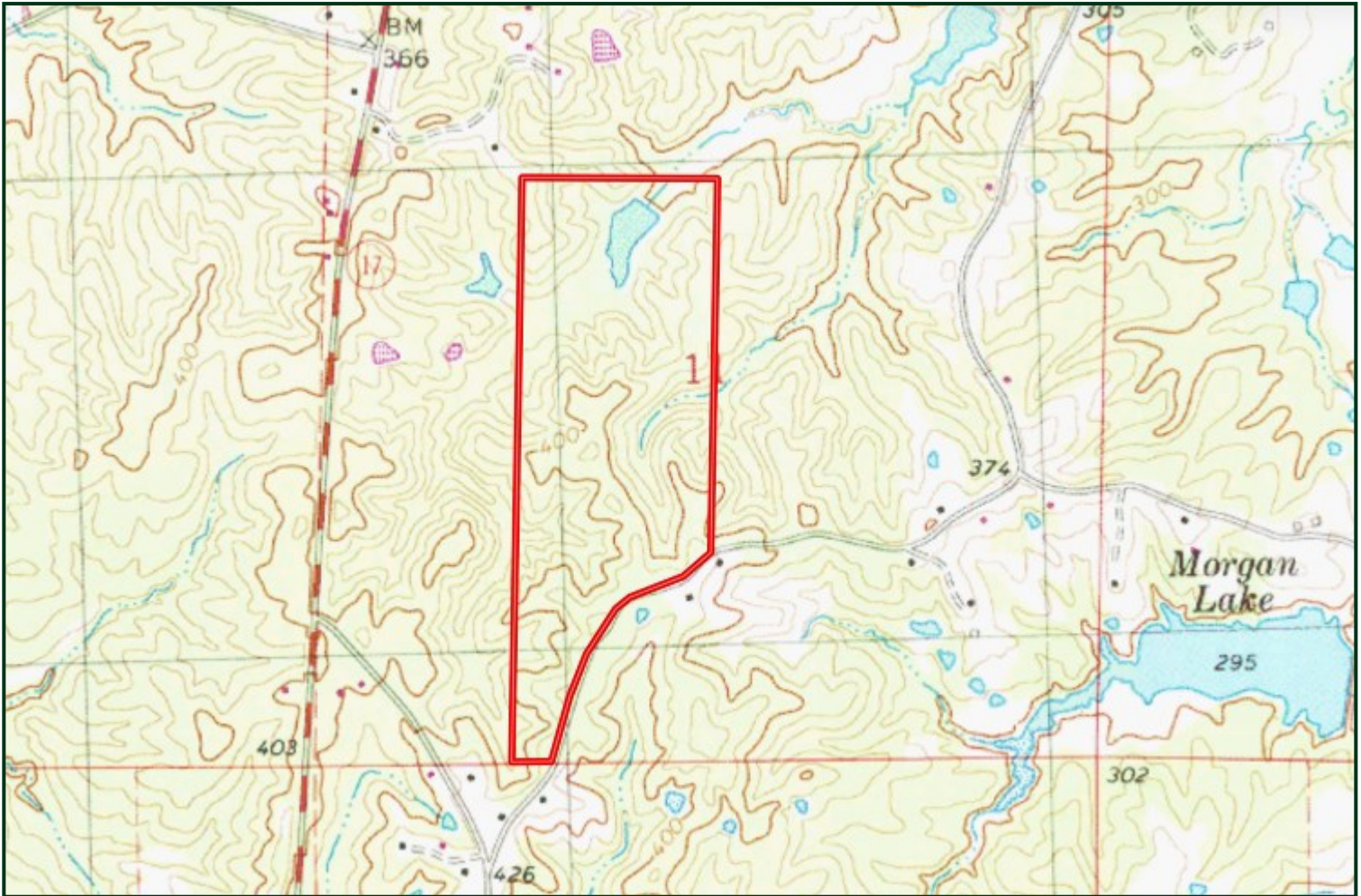
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# TOPO MAP



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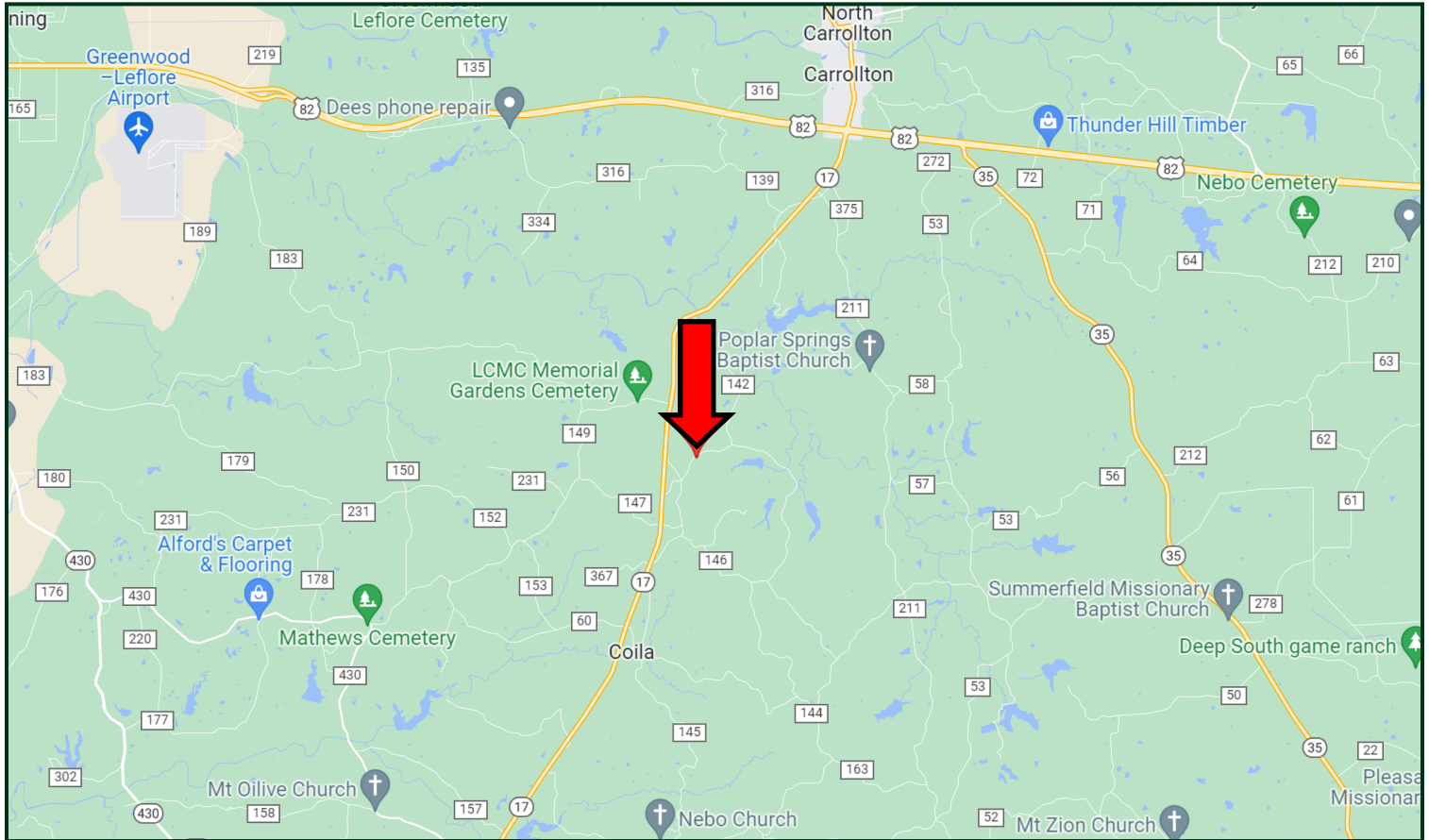


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# DIRECTIONAL MAP



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](#)



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