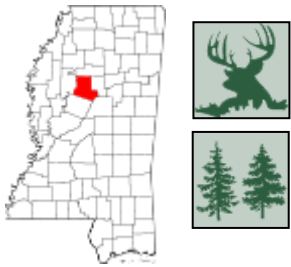




140.3± ACRE TRACT IN CARROLL COUNTY, MS



\$385,750

This 140.3+/- acre Carroll County, MS property is a well-managed, well-established large tract with young trees located southwest of Vaiden, MS, off Kennedy Road. This area is well suited for timber and recreational activities. The property has paved road frontage as well as gravel road frontage to minimize issues that could be associated with paved roads and logging. This property consists of sandy soil in the hills and bottomland. The hills should drain well, allowing for an extended harvest period. Utilities are available. Homesites should be considered for this area. The tract has a central road traverses the ridge and goes from the gravel road to the extreme east end of the property. The property is slightly over an hour's drive from the Metro Jackson area. Call Sam Sample for a private showing.

DIRECTIONS FROM I-55 N AND HWY 35 IN VAIDEN,MS: Take exit 174 towards Vaiden. Turn right onto Hwy 35 and travel 1.3 miles. Turn right onto Kennedy Rd. and travel 5.8 miles. Turn left onto CR 32, the property will be on your left. **GOOGLE MAP LINK**



**SAM
SAMPLE**
REALTOR®

Office: 601.898.2772
Cell: 601.668.5697
Sam@TomSmithLand.com



A Real Estate Expert You Can Trust

TomSmithLandandHomes.com



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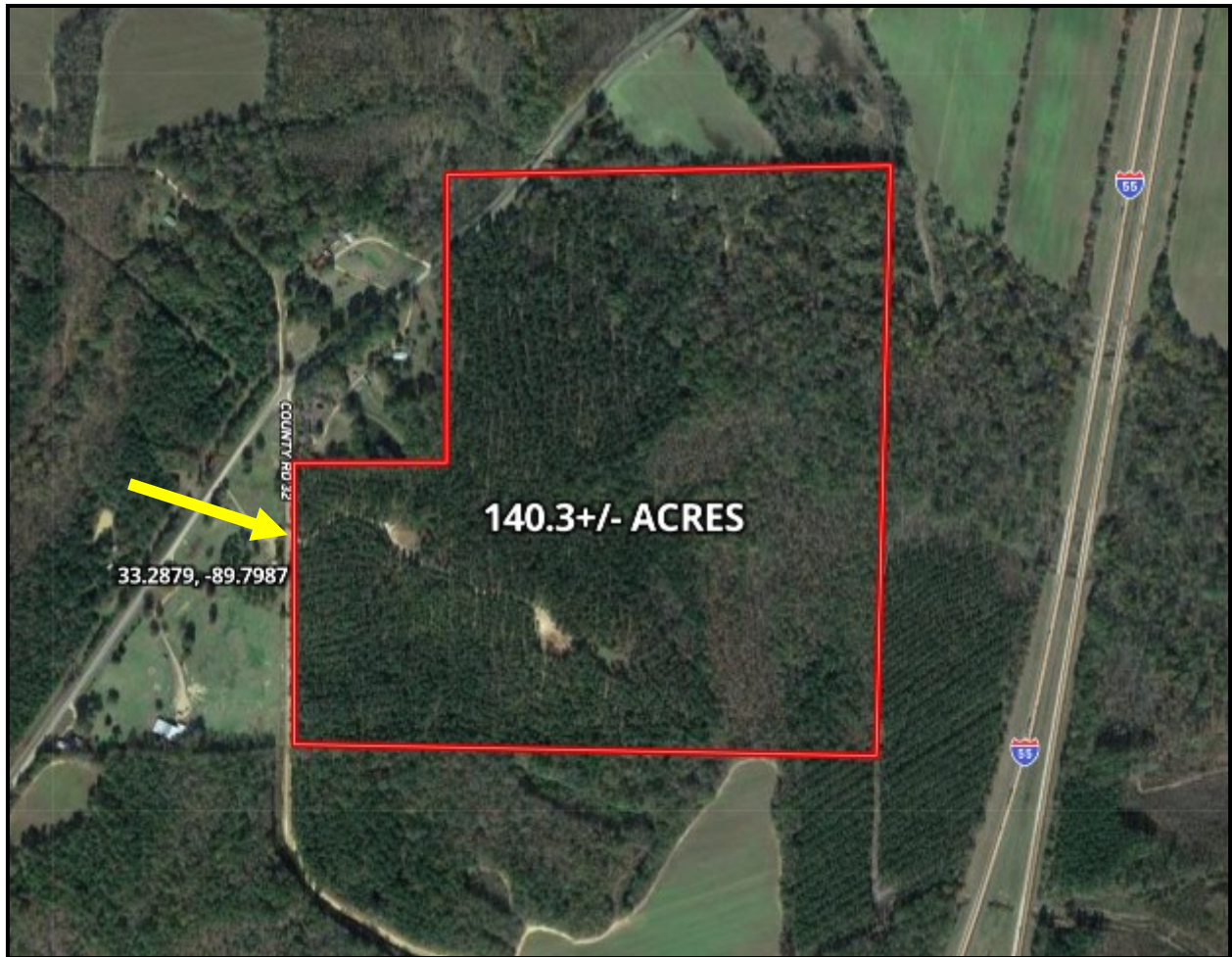
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Information is believed to be accurate but not guaranteed.





AERIAL MAP



[CLICK HERE FOR AN INTERACTIVE MAP](#)

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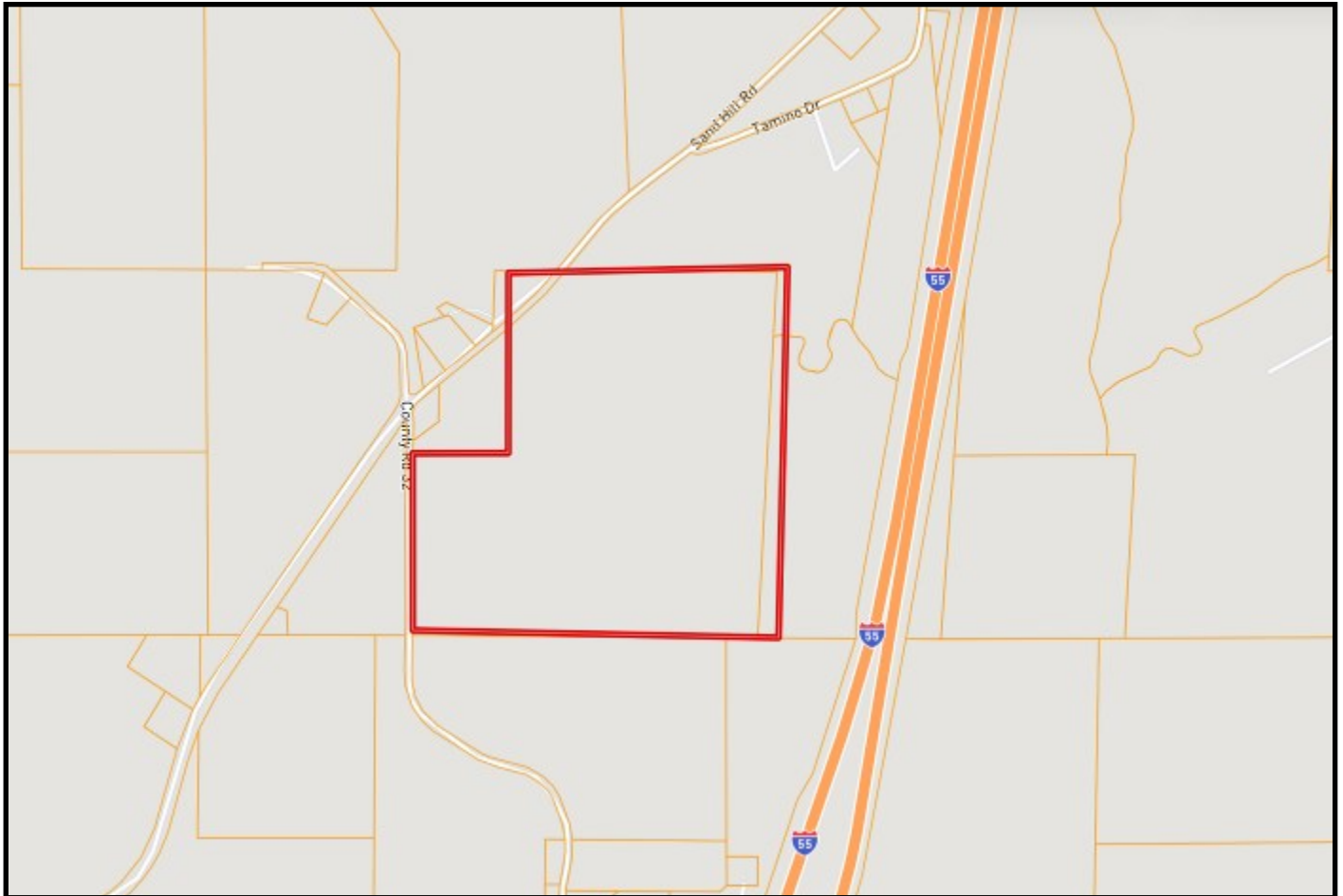
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2011-2023
BEST
BROKERAGES



OWNERSHIP MAP



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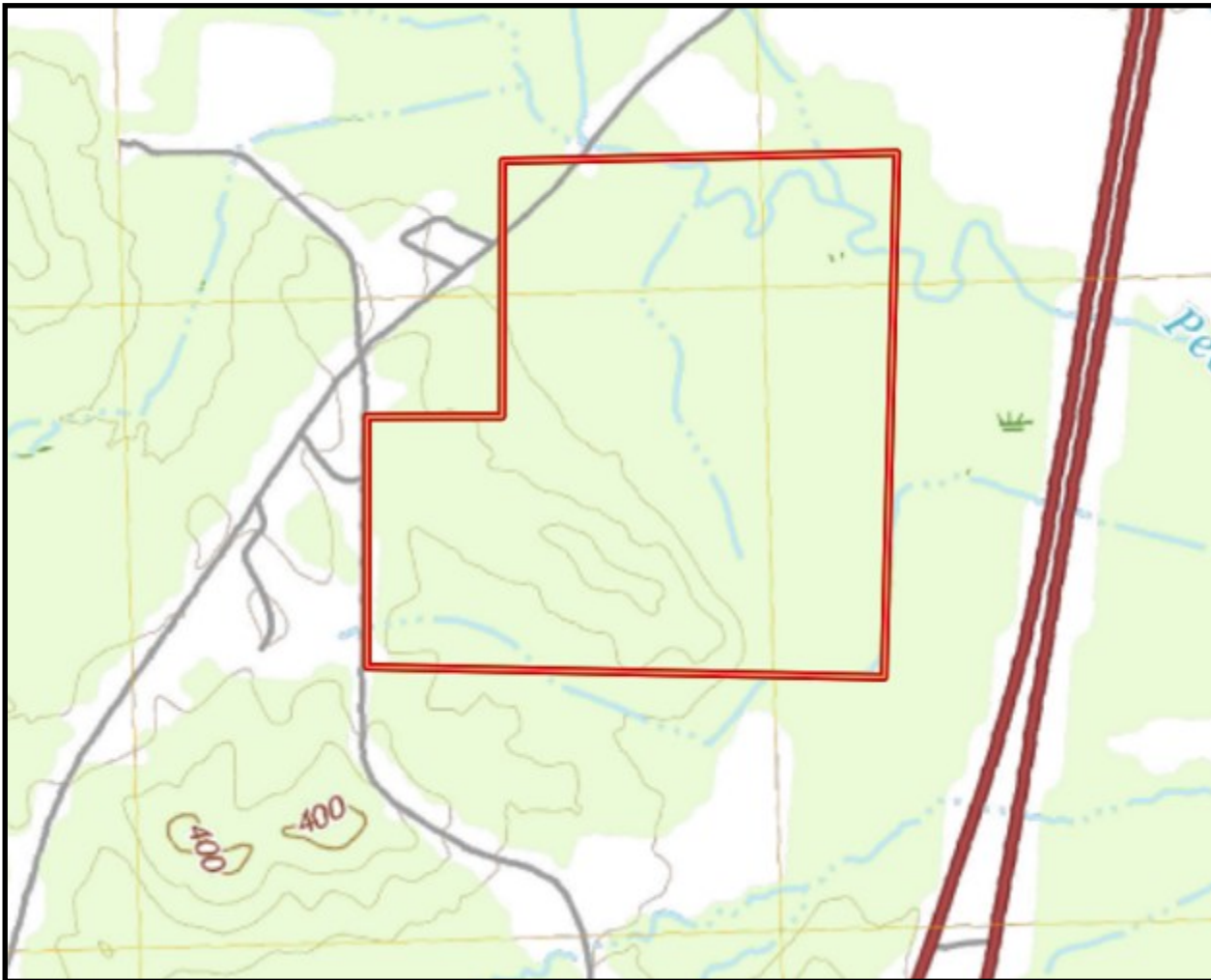
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TOPO MAP



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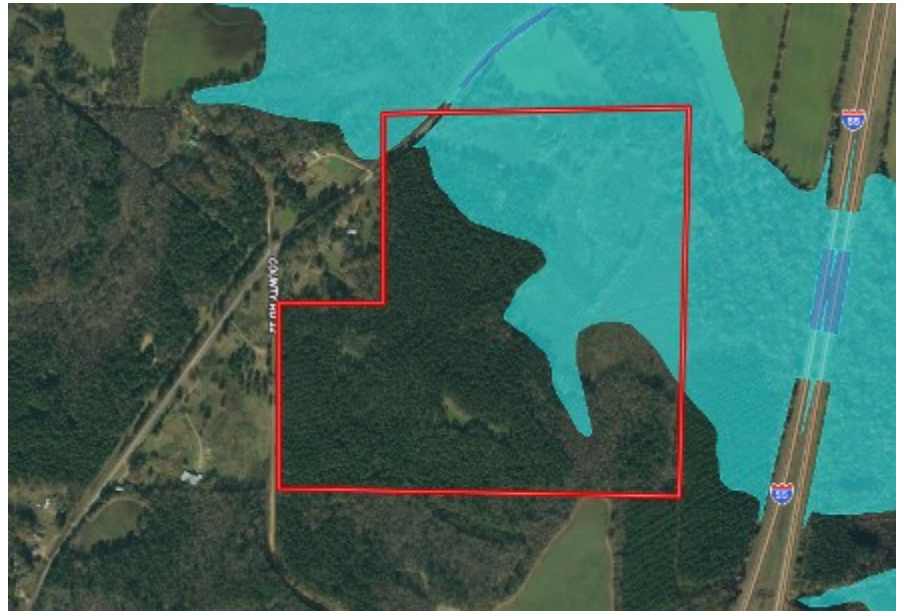
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FEMA FLOODPLAIN MAP



SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
26	Oaklimeter silt loam, 0 to 2 percent slopes, occasionally flooded, north	70.55	50.25	0	74	2w
8C3	Providence silt loam, 5 to 8 percent slopes, severely eroded	25.8	18.38	0	32	4e
8D3	Providence silt loam, 8 to 12 percent slopes, severely eroded	22.68	16.15	0	32	6e
10E2	Smithdale sandy loam, 12 to 30 percent slopes, eroded	18.69	13.31	0	54	7e
48	Gullied land-Smithdale complex	2.69	1.92	0	2	-

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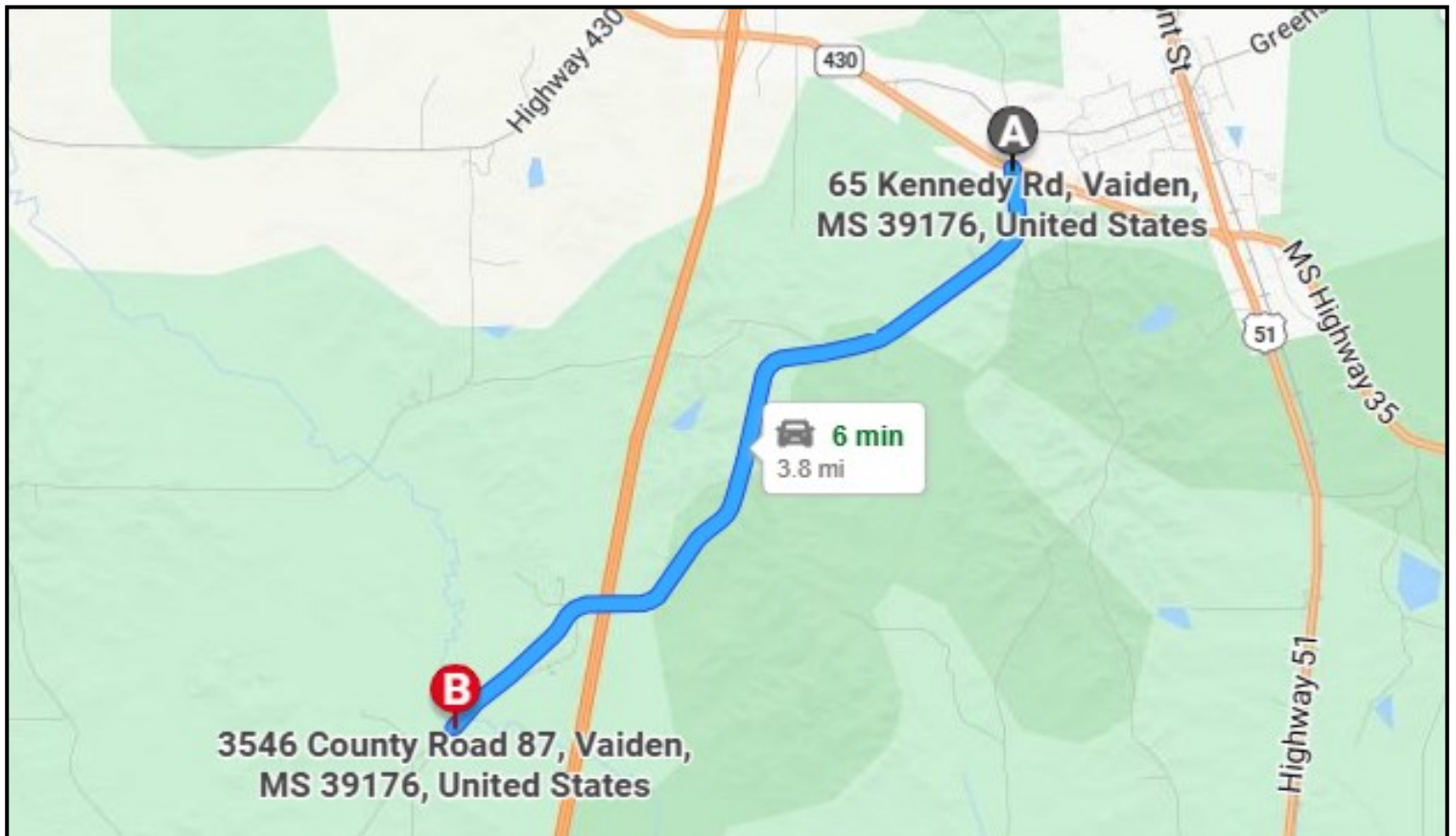




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[GOOGLE MAP LINK](#)

DIRECTIONAL MAP



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