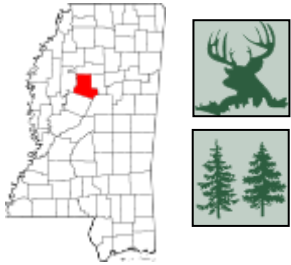




## 140.3± ACRE TIMBER TRACT IN CARROLL COUNTY, MS



**\$385,750**

This 140.3+/- acre Carroll County, MS property is a well-managed large timber tract located east of Lexington off Sand Hill Road. This area is highly desirable for timber and recreational activities. The property has paved road frontage and multiple gravel roads, efficiently managing harvest and transport. This property consists of sandy soil that should drain well, allowing for an extended harvest period. This area has several areas off the paved road that would make suitable home sites. Utilities are available. The tract has several developed food plots that range from hardwood areas near creek beds to high and dry areas within the planted pines, and the game should be plentiful. The property is within an hour's drive of 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  
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REALTOR®

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Cell: 601.668.5697  
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**A Real Estate Expert You Can Trust**

TomSmithLandandHomes.com





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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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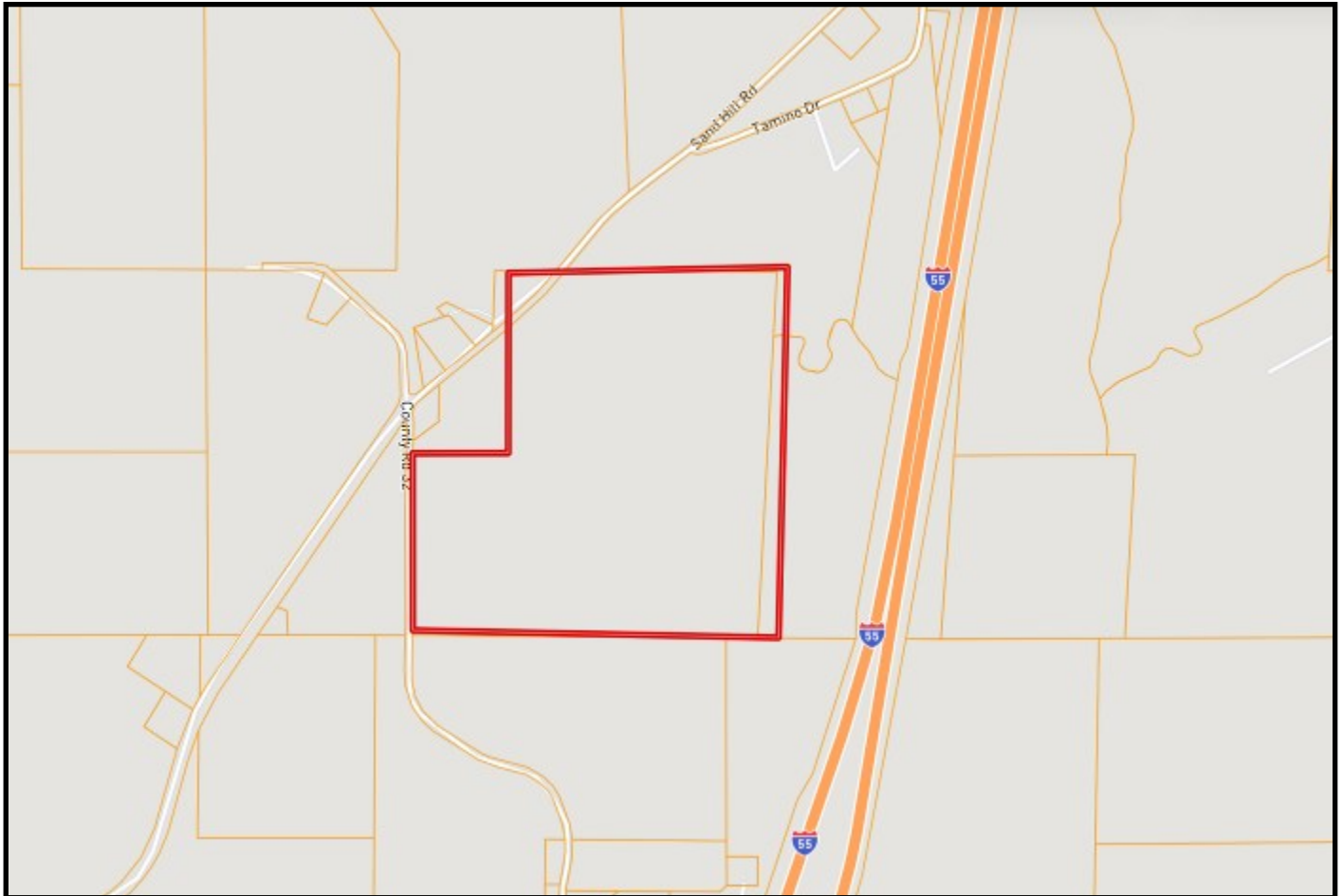
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## OWNERSHIP MAP



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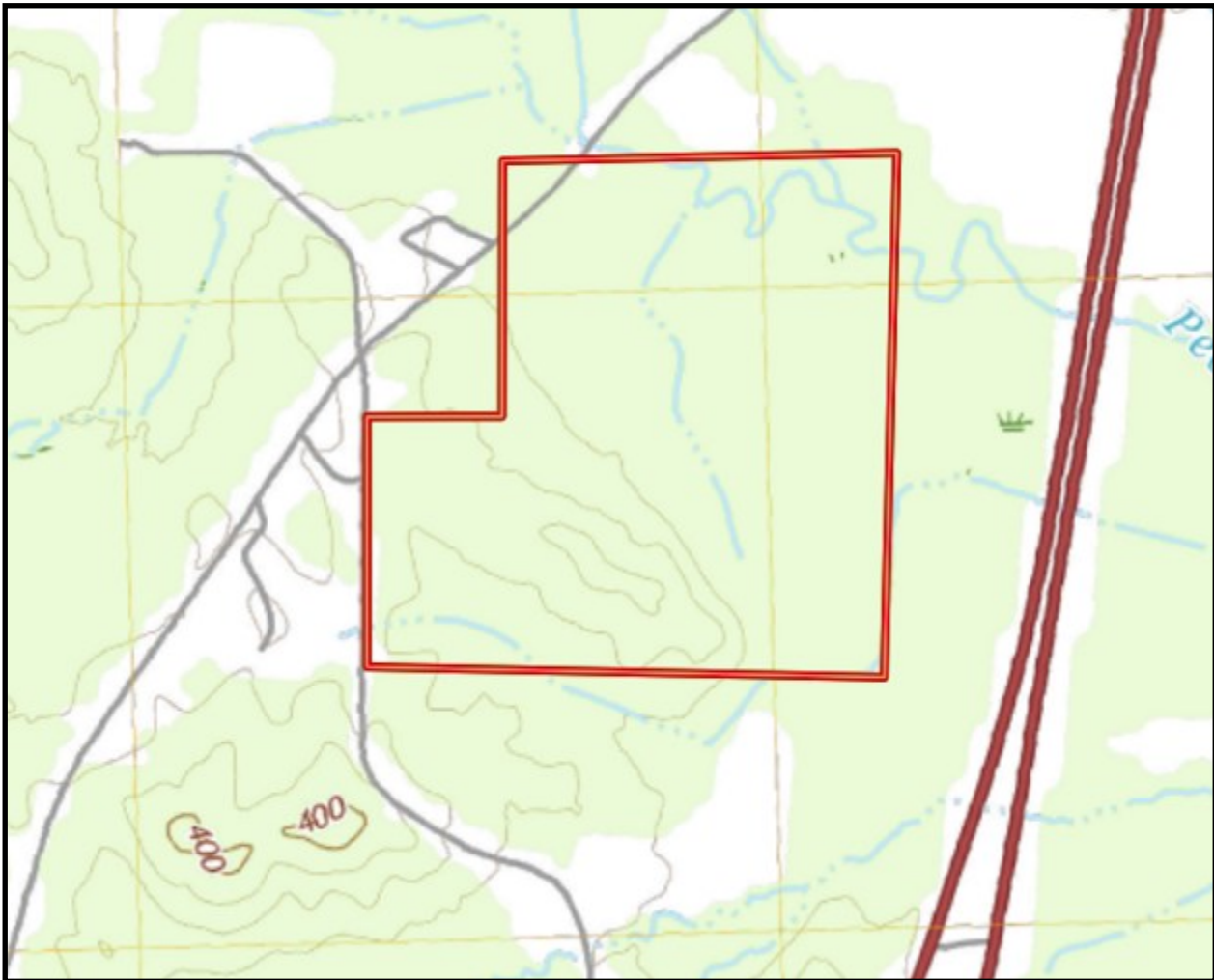
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## TOPO MAP



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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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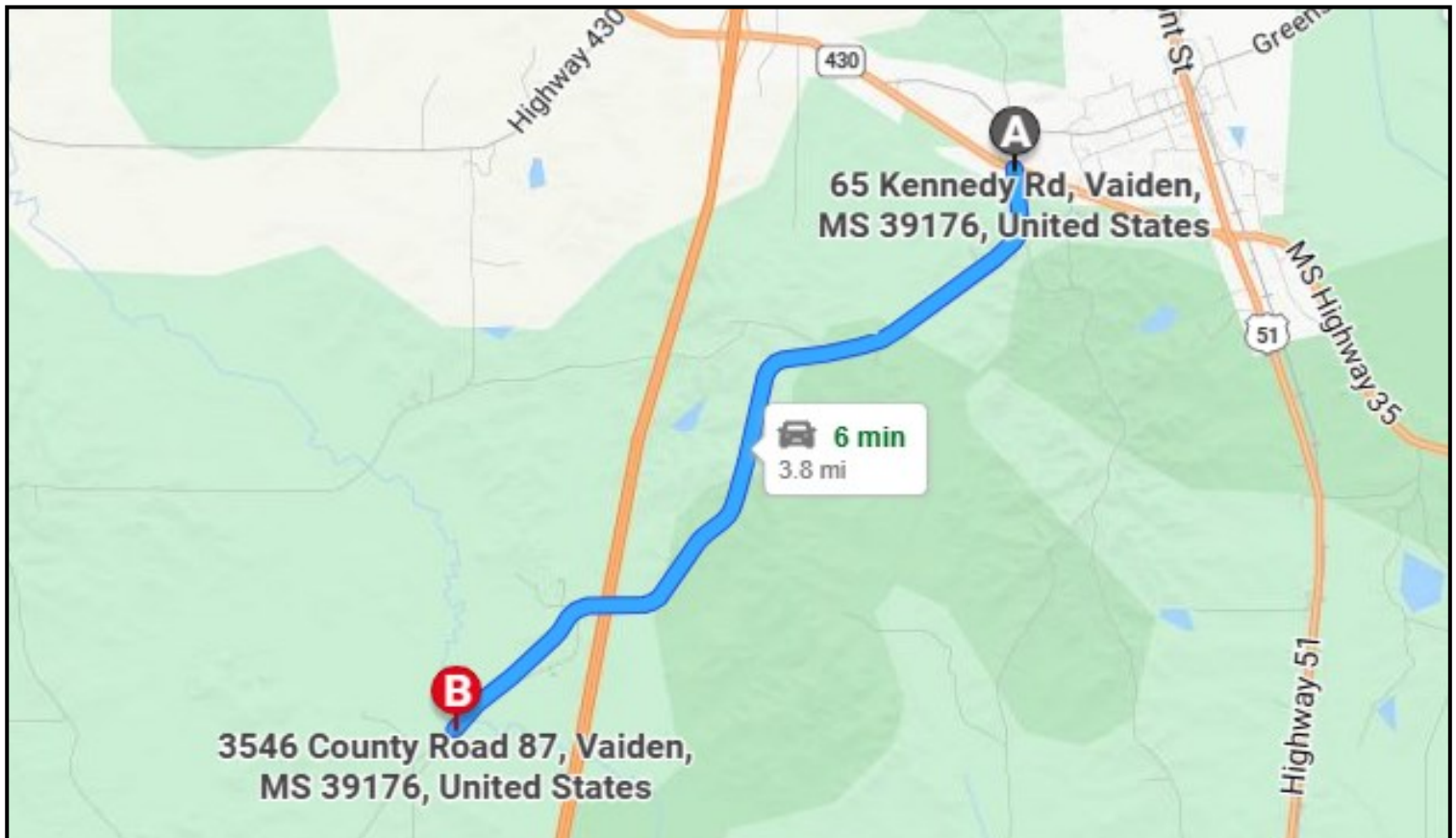




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[GOOGLE MAP LINK](#)

## DIRECTIONAL MAP



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