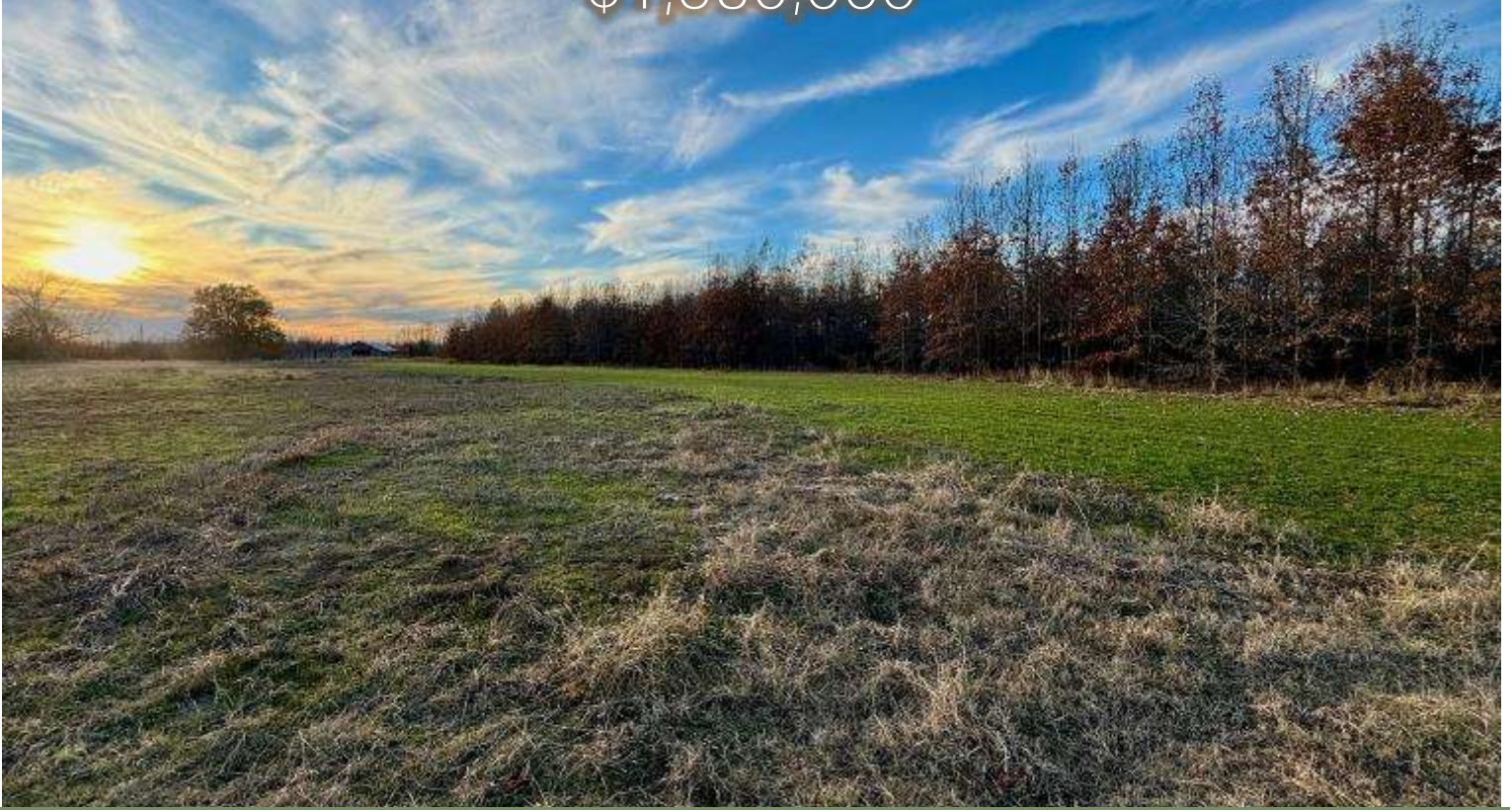


# 383+/- Acres in Carroll County, MS

## \$1,530,000



Take a look at this is a 383+/- acre tract located in the MS Delta, right on the edge of the hills in Carroll County, MS. There are 256+/- acres of CRP producing over \$28,300 a year that's planted various different types of oak trees and the 14-15 year old CRP offers deer thickets all over the property. There is a 22,500 sqft and a 500sqft metal building and a 4,000 sqft pole barn on the property. The 22,500 metal building would make a great place to build a barn dominium camp house. If you didn't want to build there is a 16x 80 1,280 sqft trailer located under the building with living room, three bedrooms, two bathrooms and is in new condition. The property has a 20 acre bean field planted for food plots and 20 plus acres of food plots already planted. There are stands located on each food plot and 45+/- acres that could be planted in crop and a nice deer cleaning area with a deer cooler to store all your wild game. There's water and utilities on the property along with a small pond. The property also has a front gate to your future camp! Call Anthony today for private showings!



**ANTHONY  
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Anthony@TomSmithLand.com



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Information is believed to be accurate but not guaranteed.





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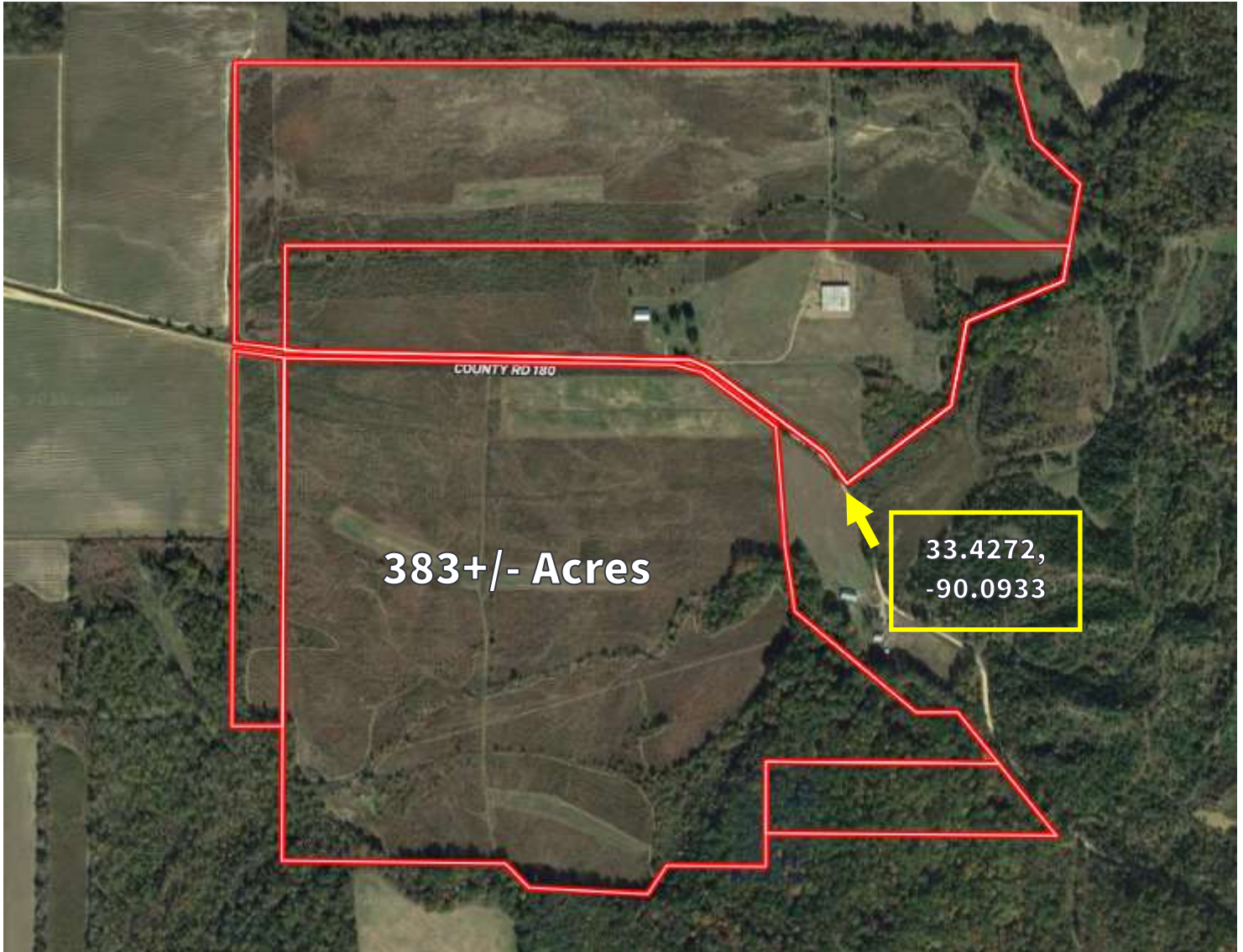
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# AERIAL MAP



[Click for Interactive Map](#)

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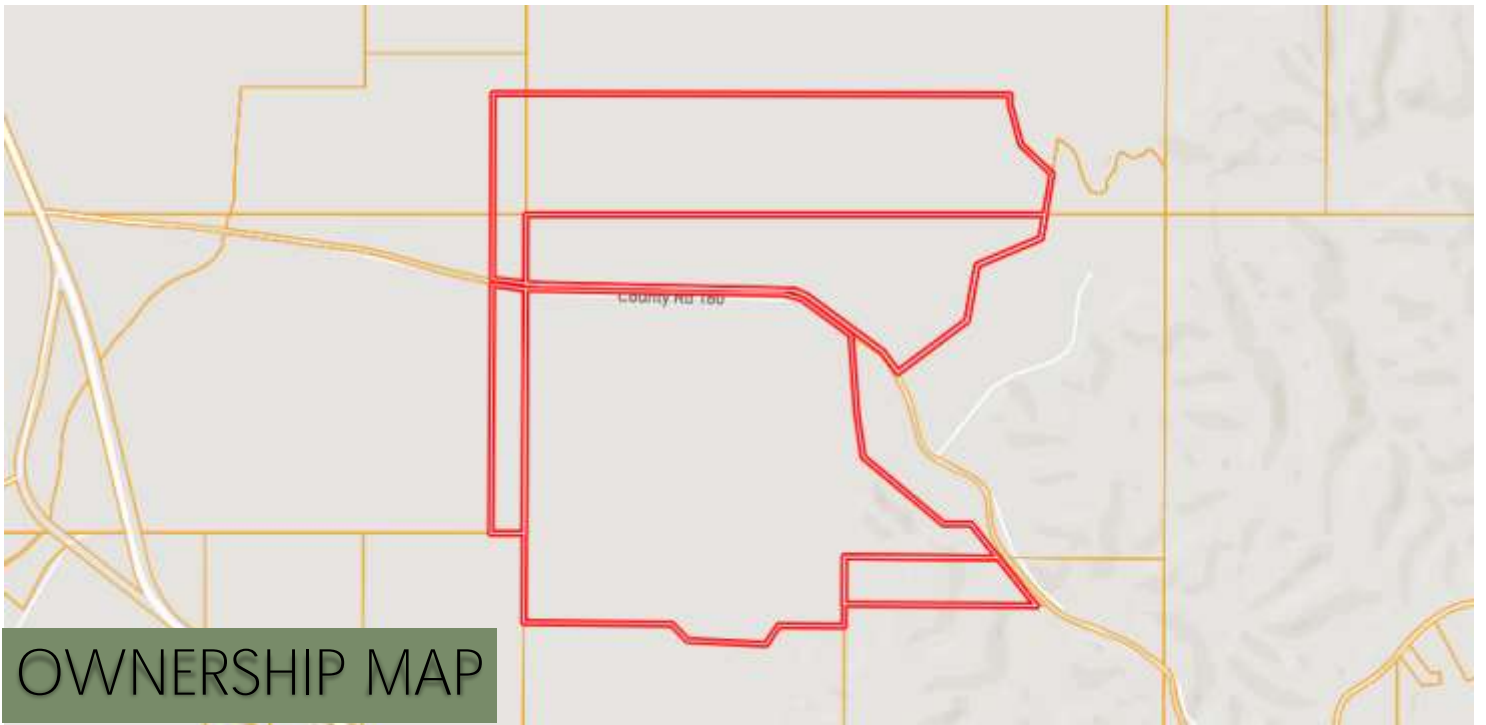


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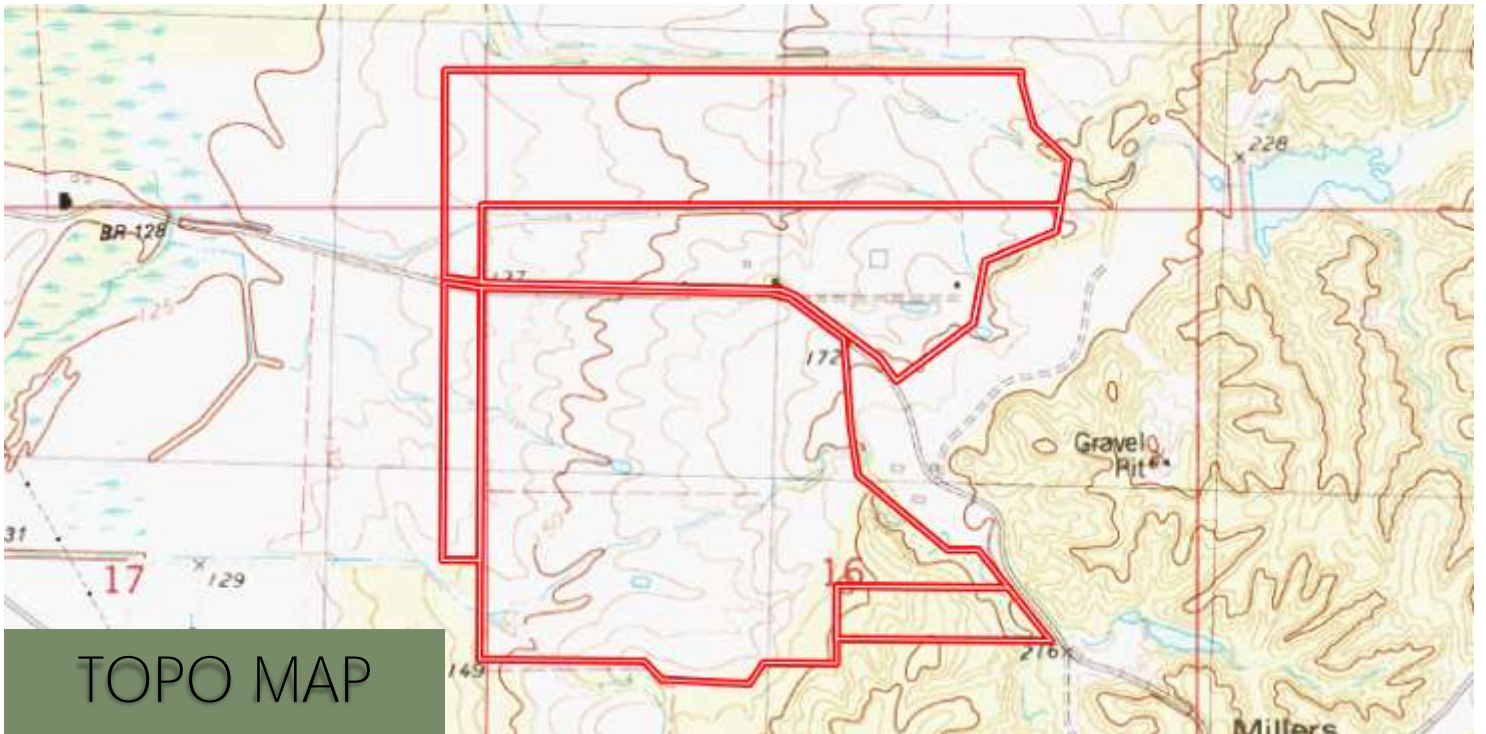
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OWNERSHIP MAP



TOPO MAP

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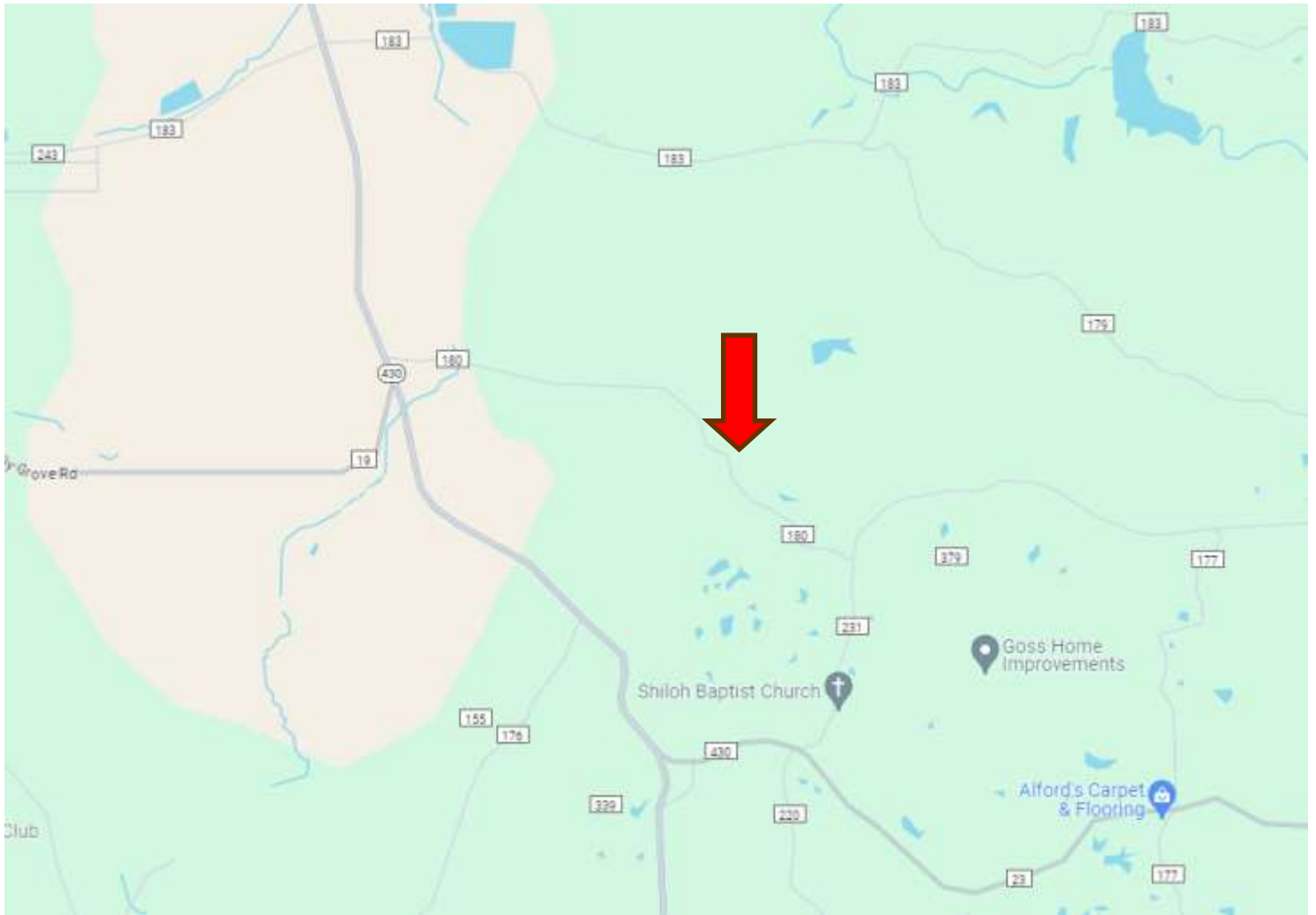
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# DIRECTIONAL MAP



**Directions from Greenwood, MS:** Travel East on US 82 for approximately 1.2 miles. Turn right onto Hwy 430 and in 6.3 miles turn left onto Co. Rd. 180 and in 1.2 miles the land will be on the right and the left of the road. **[Click for Google Maps.](#)**



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