

302± Acre Hunting Paradise in Calhoun County, MS



\$850,000

Welcome to your new recreational retreat! This 302± surveyed acre paradise is located in the heart of Calhoun County, MS. As you enter the front gate, you can't help but feel the seclusion as you drive down the 1/4 mile driveway toward a move-in ready three bedroom, one bath furnished (sold as-is) 925 sq. ft. home with power, water, and septic already connected. A 40x60± sq. ft. shop awaits your equipment to keep it dry and out of the elements. A camper hook-up has also been installed behind the home for when extra family comes to town. There's also a 1± acre pond sitting a short walk from the house stocked with bream and catfish. There are eight food plots, four of which have box blinds that will all remain on the property. A well-maintained internal trail system makes navigating the property a breeze, and Meridian Creek runs through the property, providing a year-round water supply for the local wildlife. The timber investment on this property is phenomenal. There are roughly 180± acres of 35± year old pines, a 40± block with mature hardwoods, and the remaining acreage being 25± year old pine timber. The sawtooth oaks were meticulously planted around each food plot and through the property for an ample food source for your deer herd. Enjoy the luxury of hunting big deer, turkey, and small game on your piece of paradise. Properties like these are a once-in-a-lifetime find! Give Kadero Edley a call today to schedule your private showing!



**KADERO
EDLEY**
REALTOR®

Office: 601.898.2772
Cell: 601.488.7000

Kadero@TomSmithLand.com



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Information is believed to be accurate but not guaranteed.





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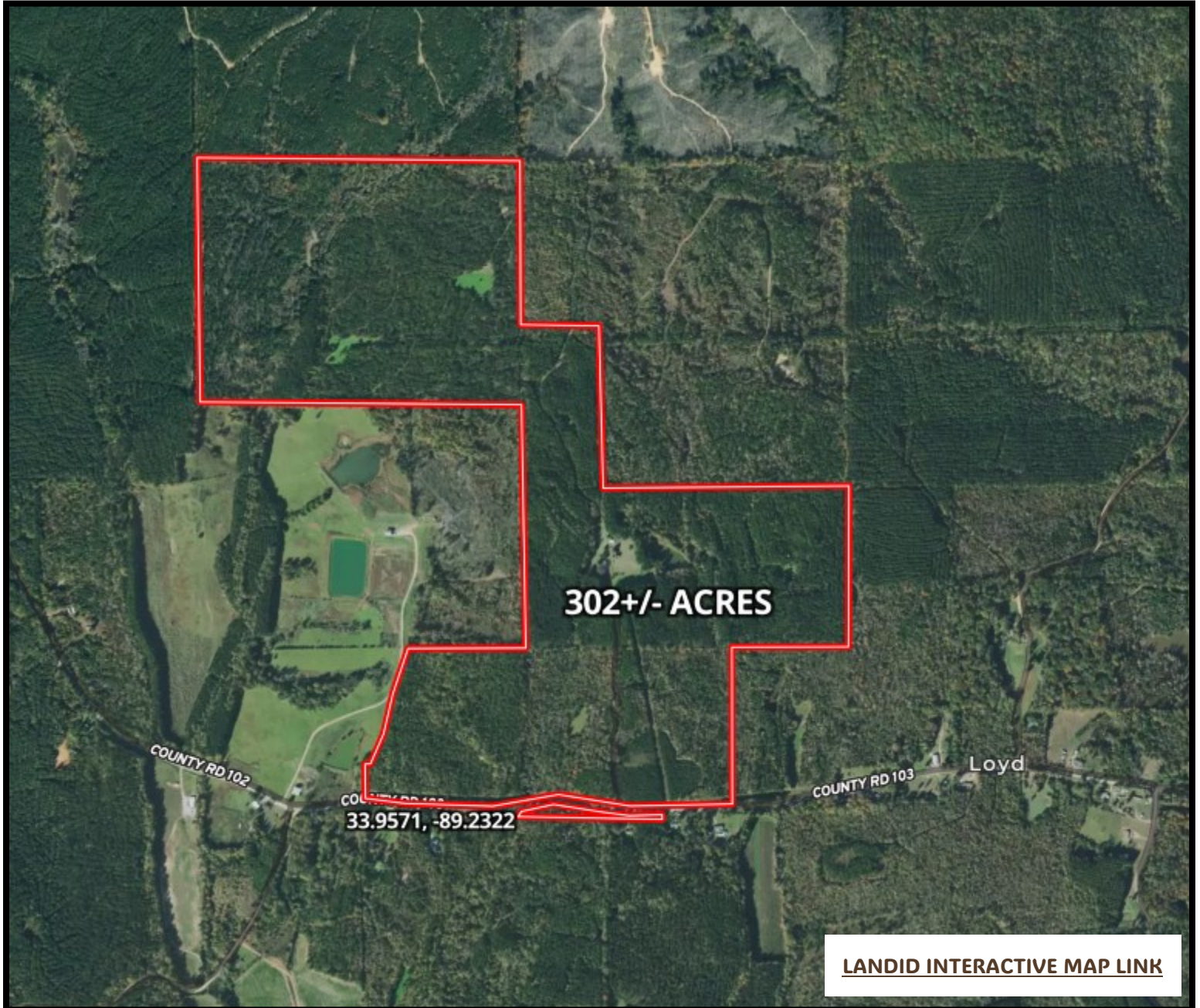
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Aerial Map



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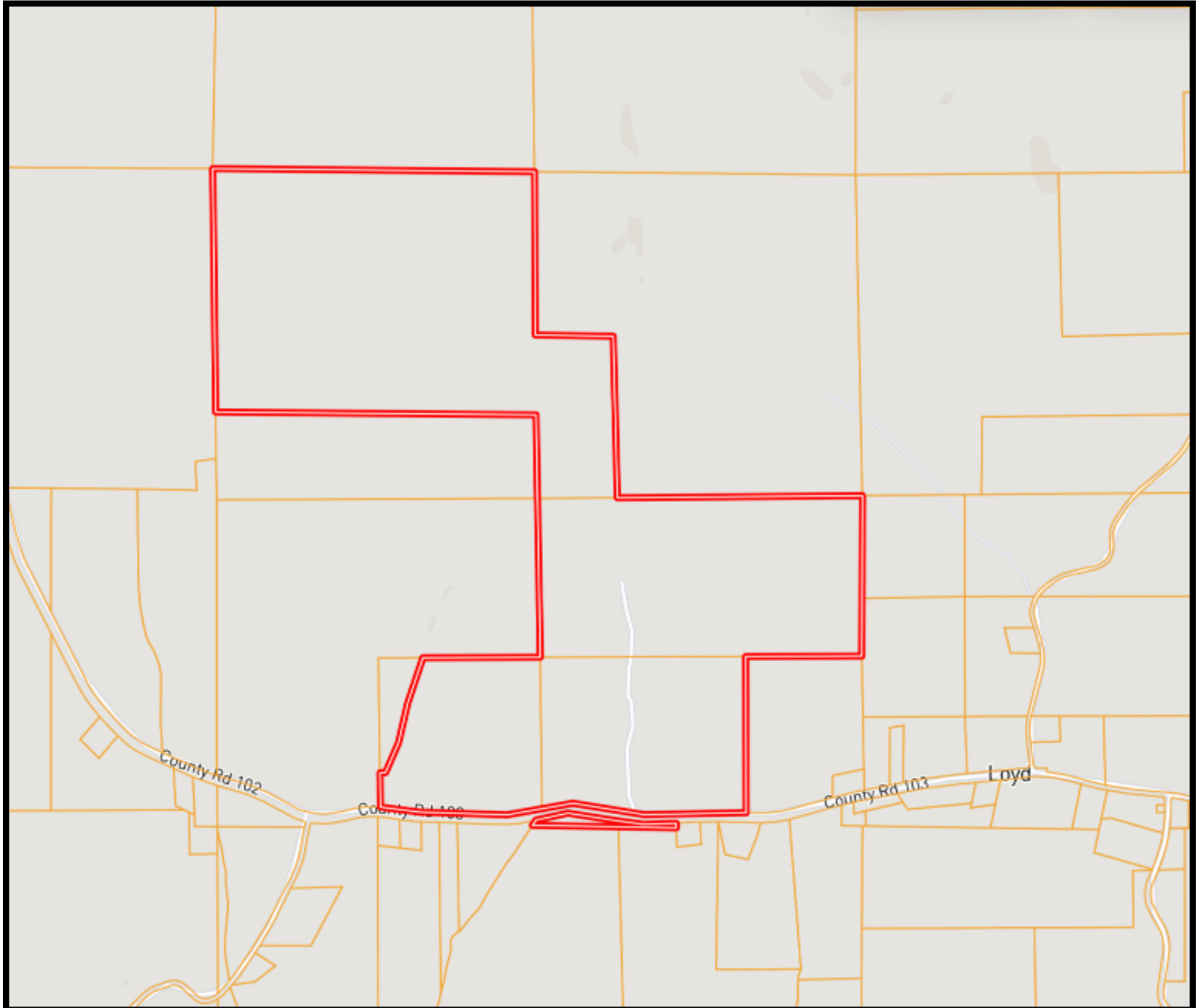
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Ownership Map



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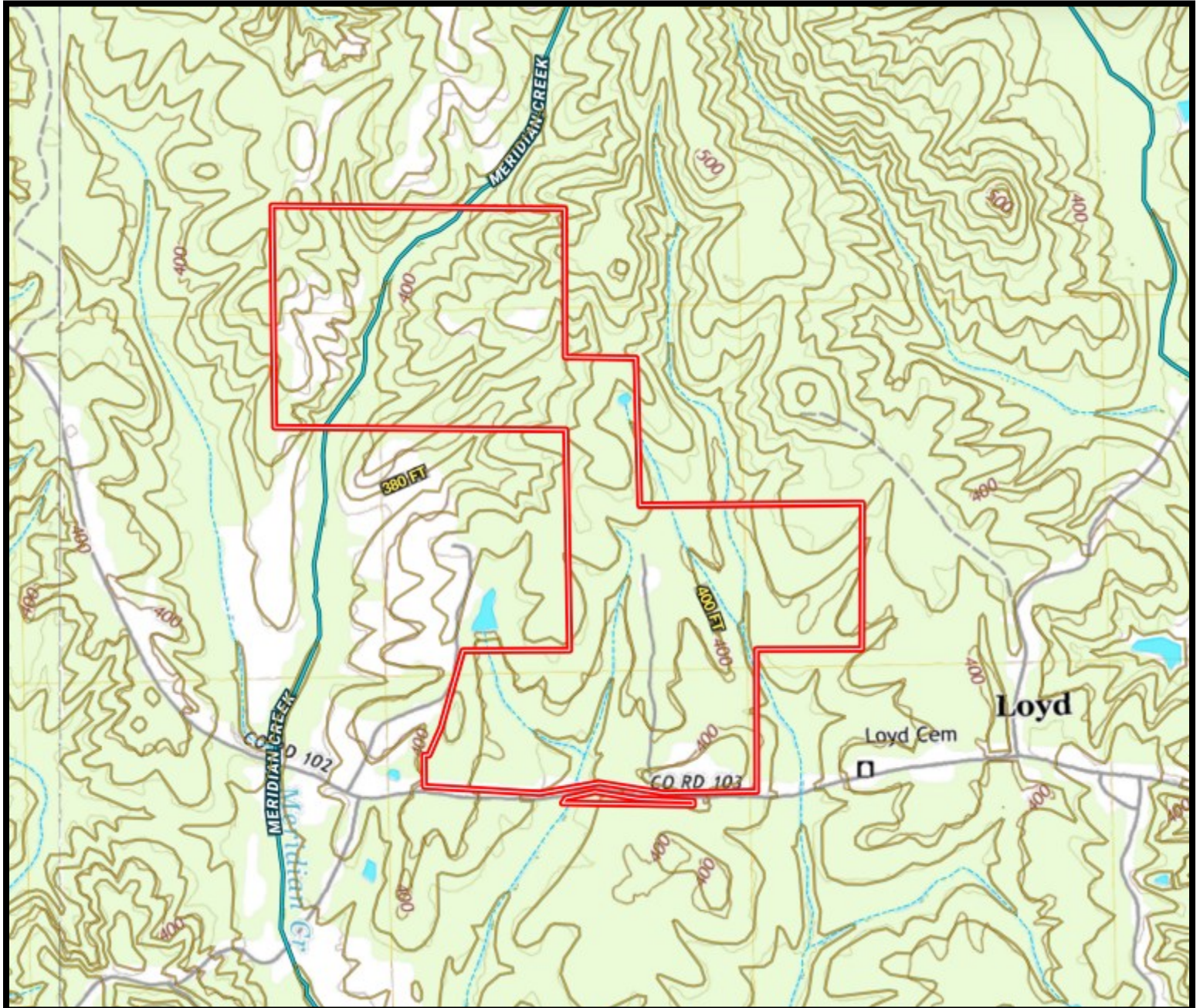
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Topography Map



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Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Gu	Gullied land	84.95	27.81	0	-	7e
CrE	Cuthbert, Dulac, and Ruston soils, 12 to 35 percent slopes (sweatman, providence and smithdale)	77.18	25.26	0	43	7e
Fb	Falaya silt loam, local alluvium (oaklimeter)	47.46	15.54	0	79	2w
DuB3	Dulac silt loam, 2 to 5 percent slopes, severely eroded	23.09	7.56	0	30	3e
DuC3	Dulac silt loam, 5 to 8 percent slopes, severely eroded	22.46	7.35	0	29	4e
DuD3	Dulac silt loam, 8 to 12 percent slopes, severely eroded	17.18	5.62	0	42	6e
DuC2	Dulac silt loam, 5 to 8 percent slopes, eroded	9.02	2.95	0	48	3e
CrE3	Cuthbert, Dulac, and Ruston soils, 12 to 35 percent slopes, severely eroded (sweatman, providence and smithdale)	8.85	2.9	0	35	7e
PrC3	Providence silt loam, 5 to 8 percent slopes, severely eroded	5.04	1.65	0	39	4e
CrD3	Cuthbert-Dulac and Ruston soils, 8 to 12 percent slopes, severely eroded (sweatman, providence and smithdale)	4.91	1.61	0	59	6e
CrD	Cuthbert, Dulac, and Ruston soils, 8 to 12 percent slopes (sweatman, providence and smithdale)	4.37	1.43	0	69	6e
W	Water	0.97	0.32	0	-	-

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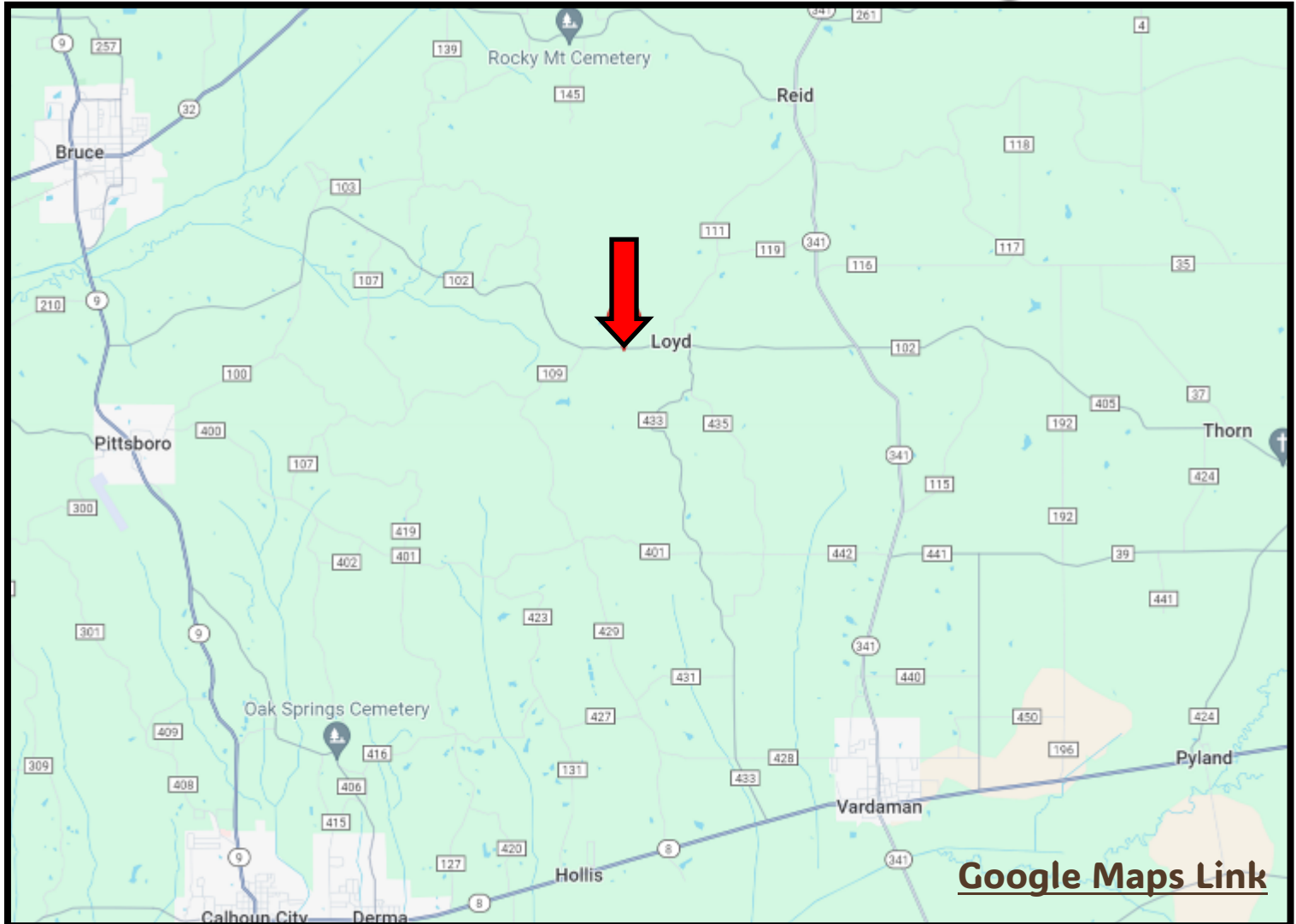


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Directional Map



Directions from HWY 9 in Calhoun City, MS: Travel north on MS-9 for 7.2 miles. Turn right onto Old Town Rd for 2.9 miles. Continue onto CR 102 for 4.7 miles. The property will be on your left.



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