

# Diverse MS Delta Property

165± Acres in Grenada County, MS | \$990,000



**BRUCE  
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**A Real Estate Expert You Can Trust**

[TomSmithLandandHomes.com](http://TomSmithLandandHomes.com)

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# 165± Acres in Grenada County, MS | \$990,000

This exceptional 165± acre property is located at the southeast corner of Highway 51 and Papermill Road in Grenada County, MS. With 87.32± acres of cultivable land and 78.18± acres of lush timberland, this versatile tract offers many possibilities.

Historically utilized for growing cotton, soybeans, and corn, the cultivable land is fertile and ready for your agricultural endeavors. The timberland, complete with a charming pond and a small duck hole, provides a serene natural habitat frequented by deer, adding to the property's appeal for nature enthusiasts and hunters alike.

Accessibility is a key feature, with ample road frontage on both Highway 51 and Papermill Road, ensuring easy access for agricultural or potential commercial development. Its strategic location, near the new Milwaukee Tool manufacturing facility, further enhances its commercial viability. Whether you're looking to expand your farming operations, invest in timberland, or explore commercial development opportunities, this property in Grenada County is a rare find. Take advantage of this extraordinary opportunity to own a versatile, well-located property. Call Bruce to schedule your tour today!

#### Location:

- Grenada County, MS
- 3.9± Miles North of Grenada

#### Coordinates:

- 33.8164, -89.8301

#### Property Use:

- Agriculture
- Hunting
- Commercial Opportunity

#### Tax Information:

- 147-36-002.00: \$805.34
- 159-31-004.01: \$155.90

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# Aerial Map



**land id.** [Click Here for the LandId Interactive Map Link](#)

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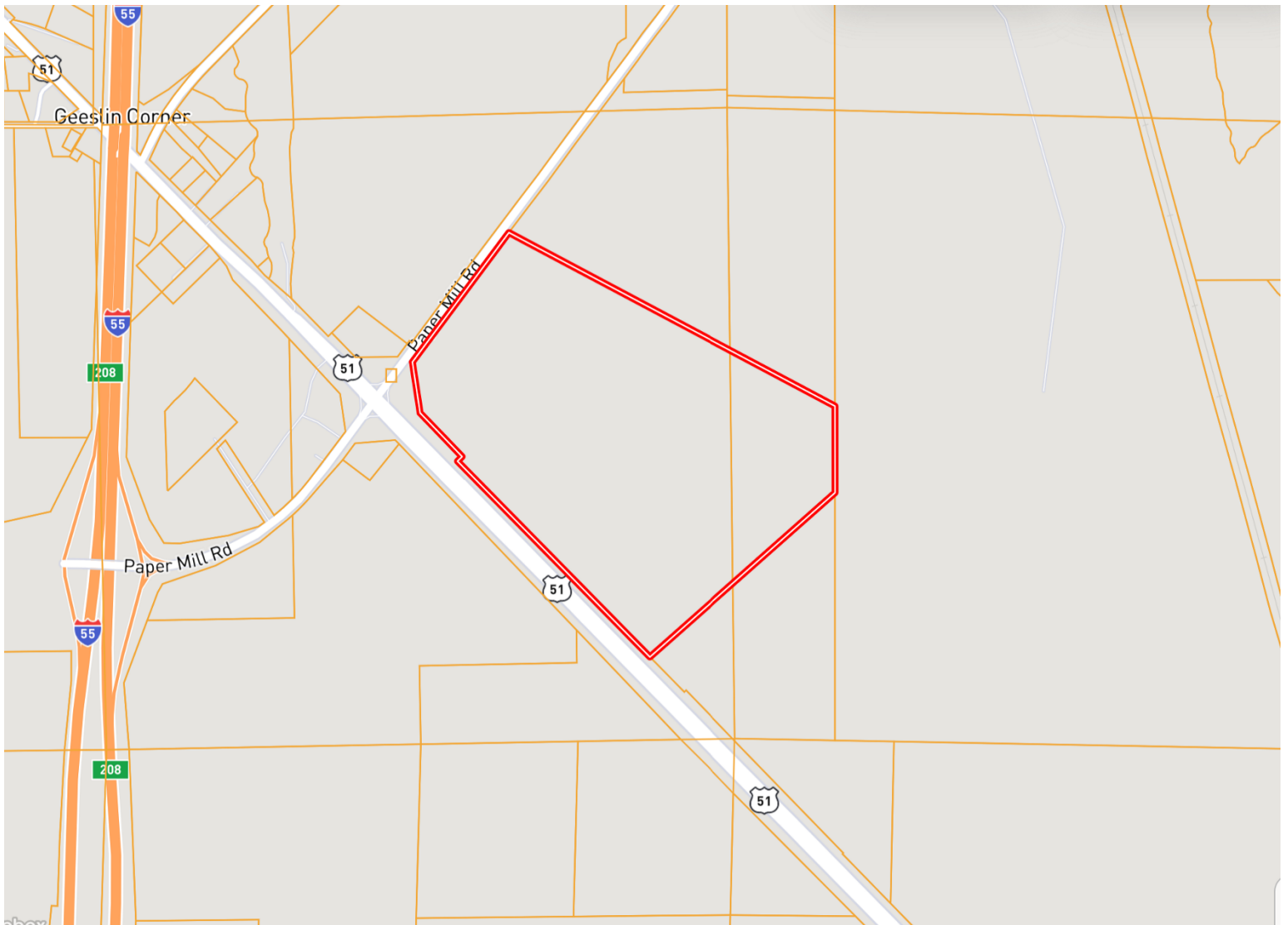


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# Ownership Map



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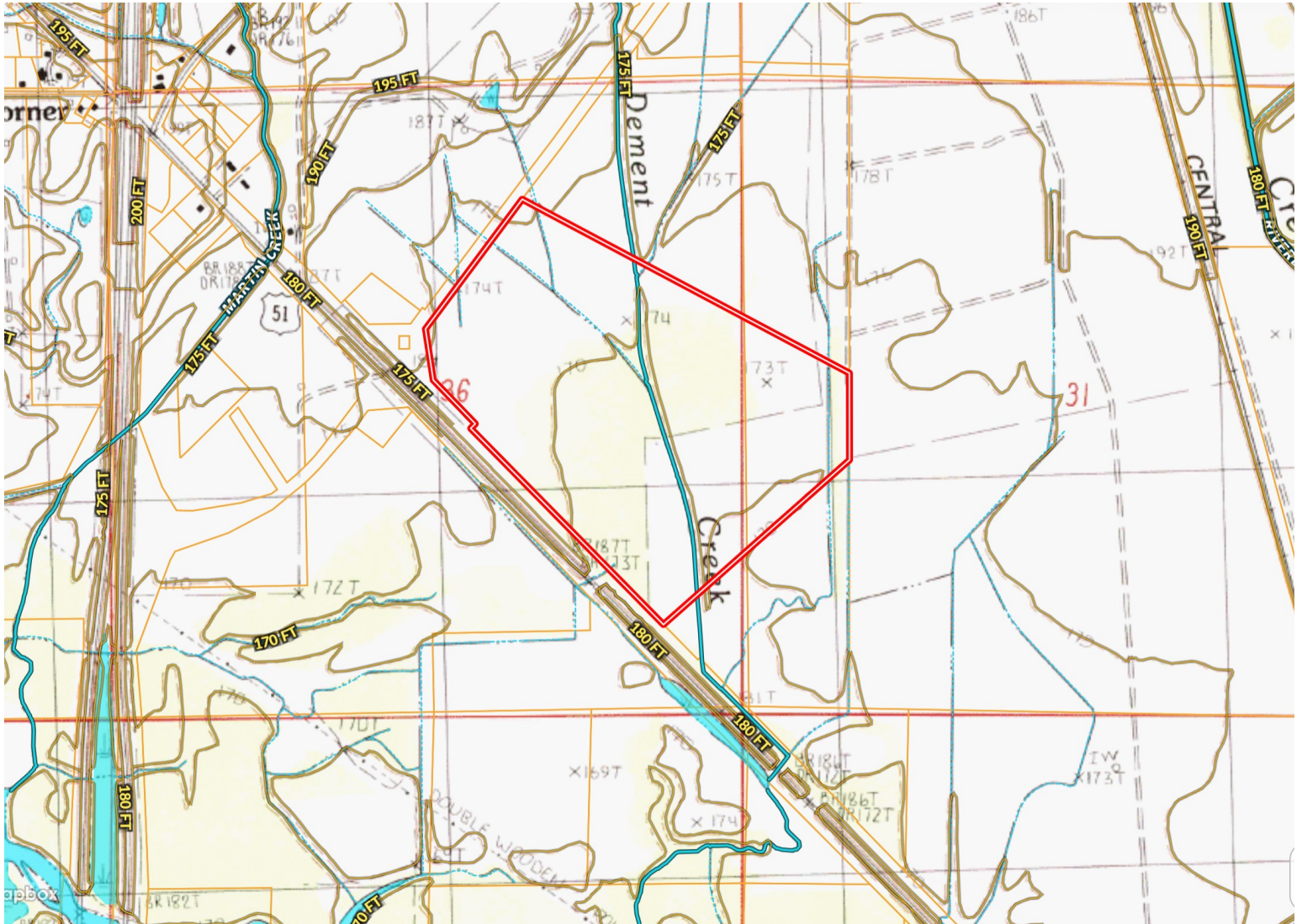
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# Topography Map



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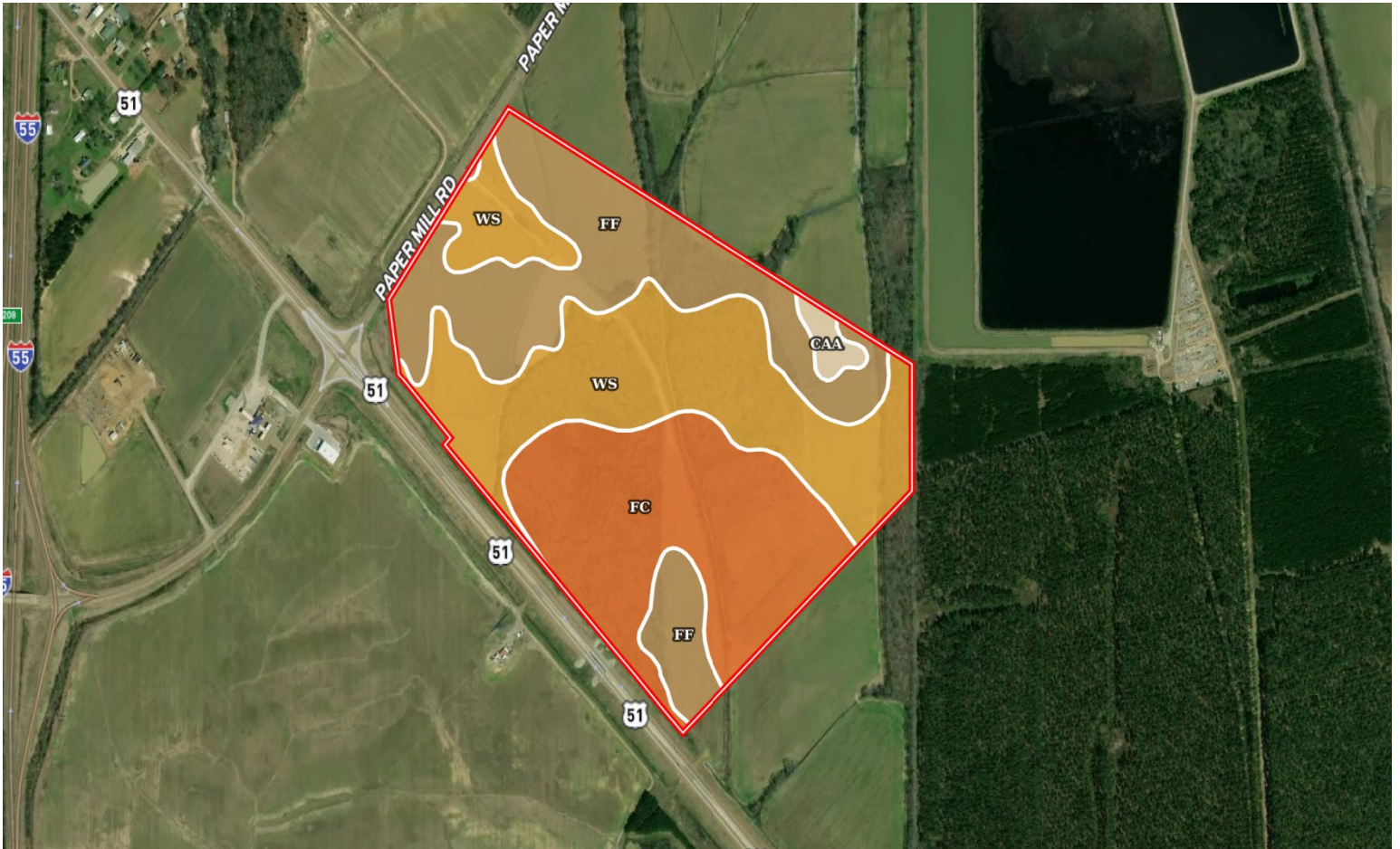
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# Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Ws	Waverly silt loam	57.63	35.59	0	77	3w
Ff	Falaya silt loam	51.14	31.58	0	76	2w
Fc	Falaya-Collins association	50.66	31.29	0	63	4w
CaA	Calloway silt loam, 0 to 2 percent slopes	2.5	1.54	0	51	2e

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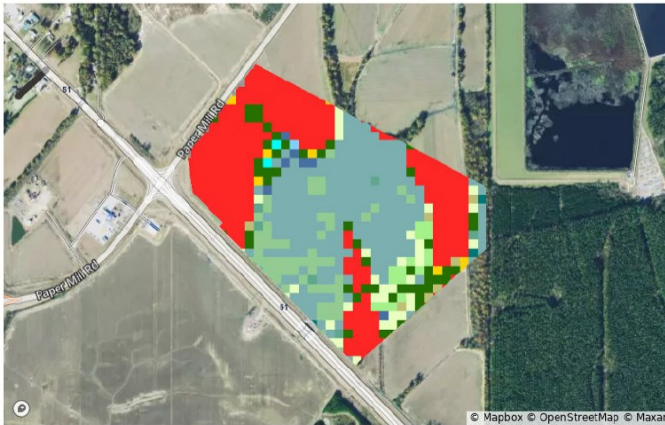


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# Crop Report

2023



2022



2021



2020



All Selections



Crop	2023	2022	2021	2020	2019	2018
Woody Wetlands	33.7%	32.8%	35.2%	36.4%	42.5%	41.1%
Cotton	36.3%	39.7%	34.7%	32.5%	35.5%	29.6%
Other	12.9%	13.0%	13.7%	11.5%	10.4%	13.4%
Soybeans	7.5%	4.1%	8.3%	6.3%	5.9%	13.4%
Deciduous Forest	8.6%	9.1%	6.0%	6.5%	1.3%	1.7%
Fallow/Idle Cropland	1.0%	1.3%	2.1%	6.7%	4.5%	0.8%

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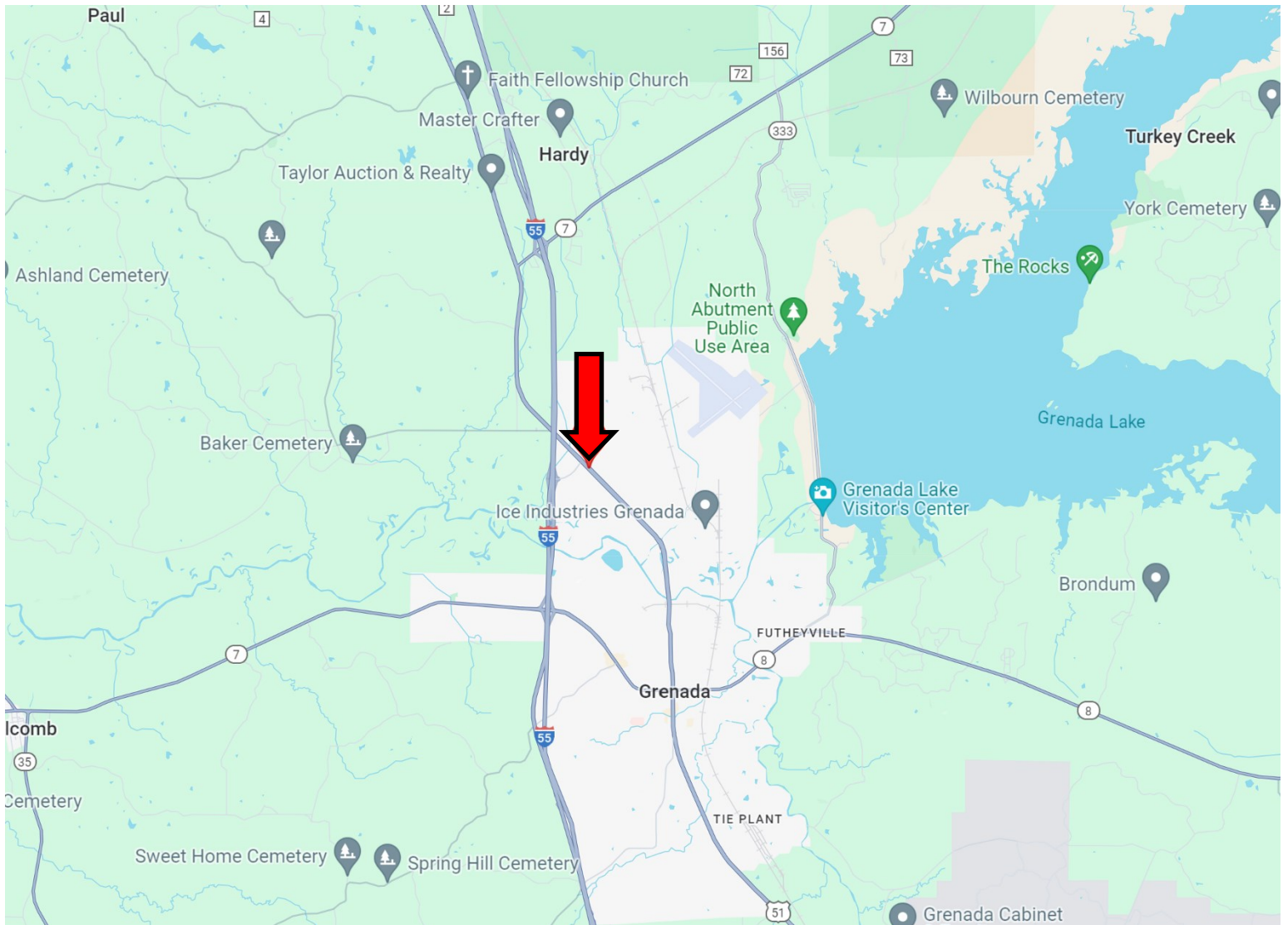
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# Directional Map



**Directions from I-55 N in Grenada, MS:** Take exit 208 for Papermill Road. Turn right onto Papermill Road and travel 0.5 miles. Turn right onto Hwy 51 South and travel 0.2 miles. Make a U-turn and travel North on Hwy 51. After 243 feet the property will be on your right. [GOOGLE MAP LINK](#)



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