



# Diverse Recreational Tract

331.4± ACRES IN  
CARROLL COUNTY, MS  
\$1,015,250



Located in the foothills of the Mississippi Delta, this 331.4± acre property in Carroll County is perfect for investment and leisure. It features a mix of mature hardwoods and replanted pines, ideal for hunting or as a peaceful family retreat. The land offers plenty of space for outdoor activities and is easily accessible with 1,600 feet of frontage road. Fisher Branch Creek borders the property, adding natural beauty and a water source for wildlife. With 66.1± acres of hardwoods and 238± acres of replanted pine, the property provides potential timber income and a diverse habitat for wildlife. Whether you are looking for a hunting ground or a family getaway, this land offers a unique opportunity. Take your chance to own a piece of Mississippi's natural beauty. Contact David today to learn more!



**DAVID  
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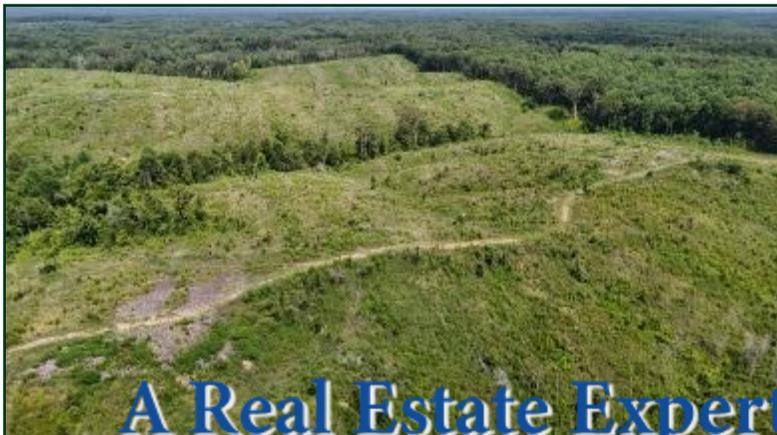


**A Real Estate Expert You Can Trust**

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





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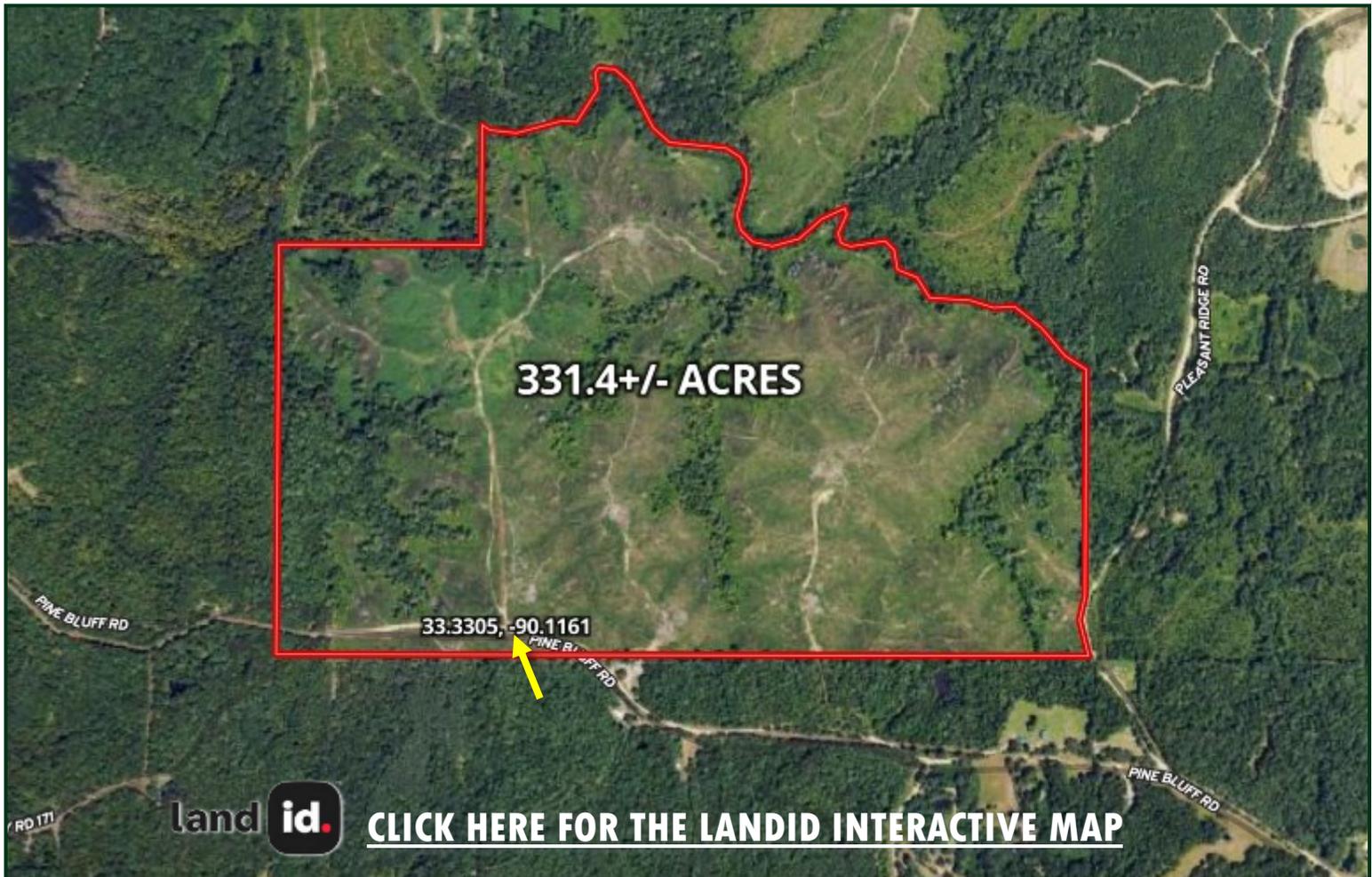
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# Aerial Map



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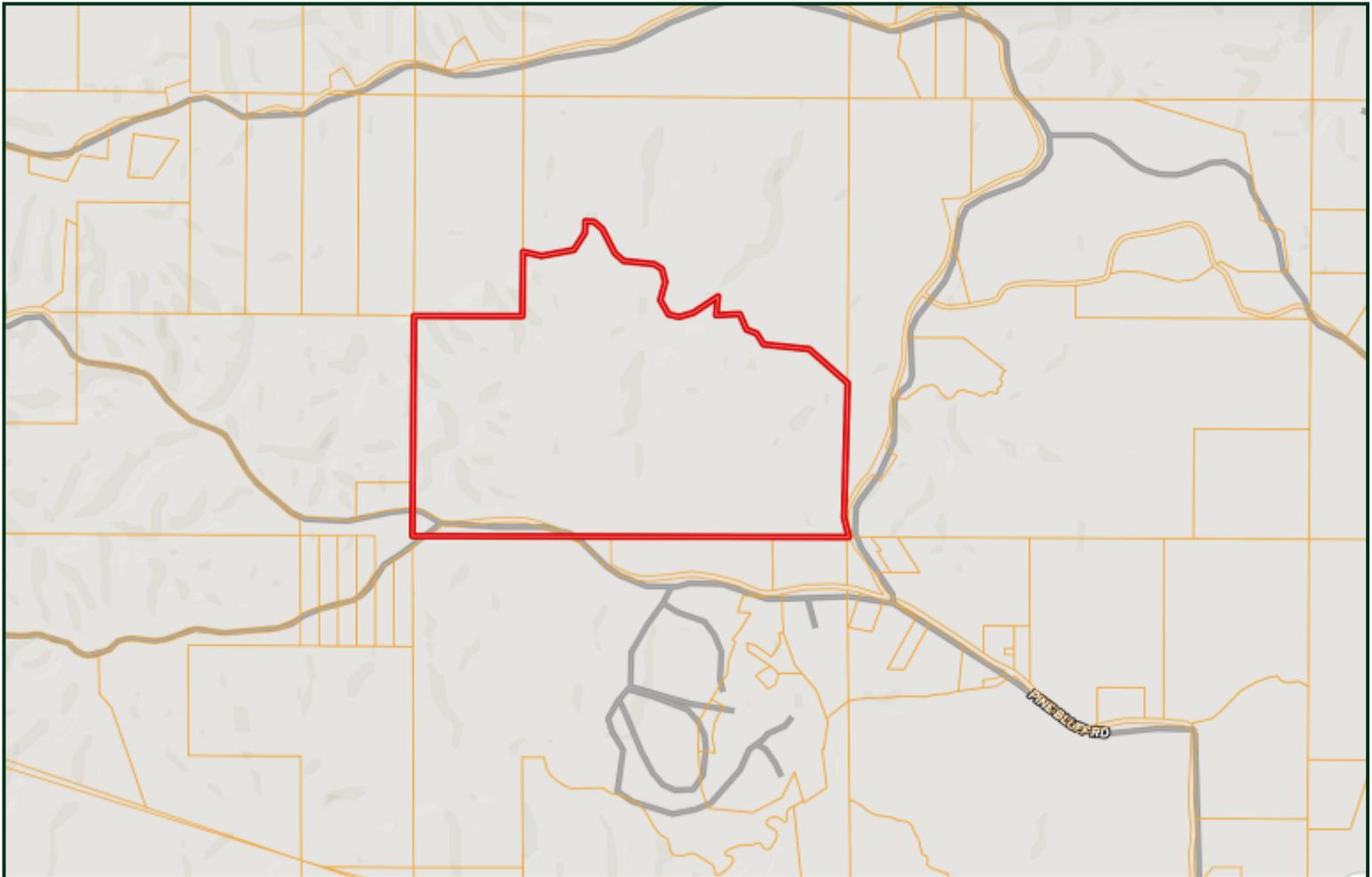


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# Ownership Map



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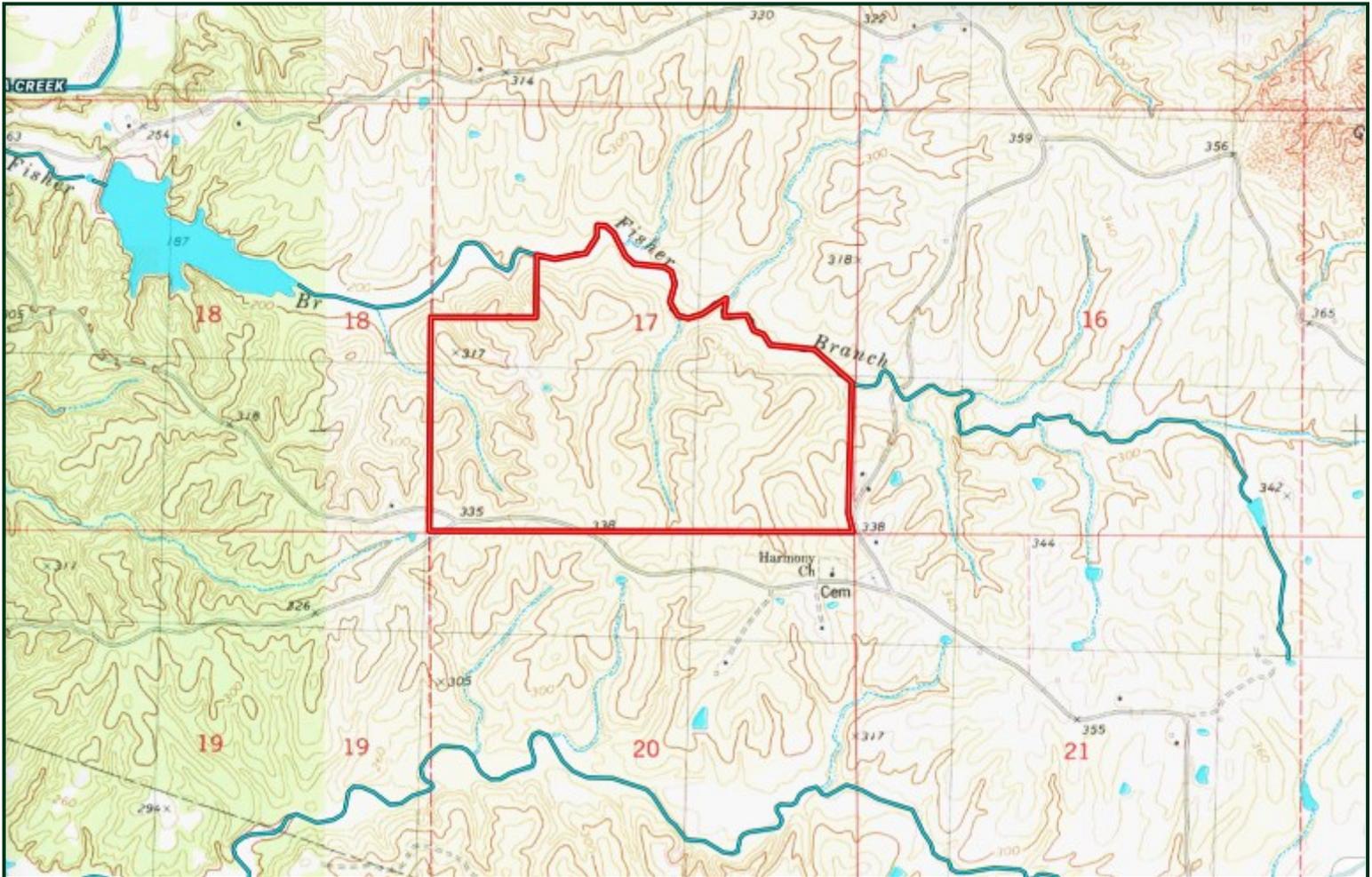


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# Topo Map



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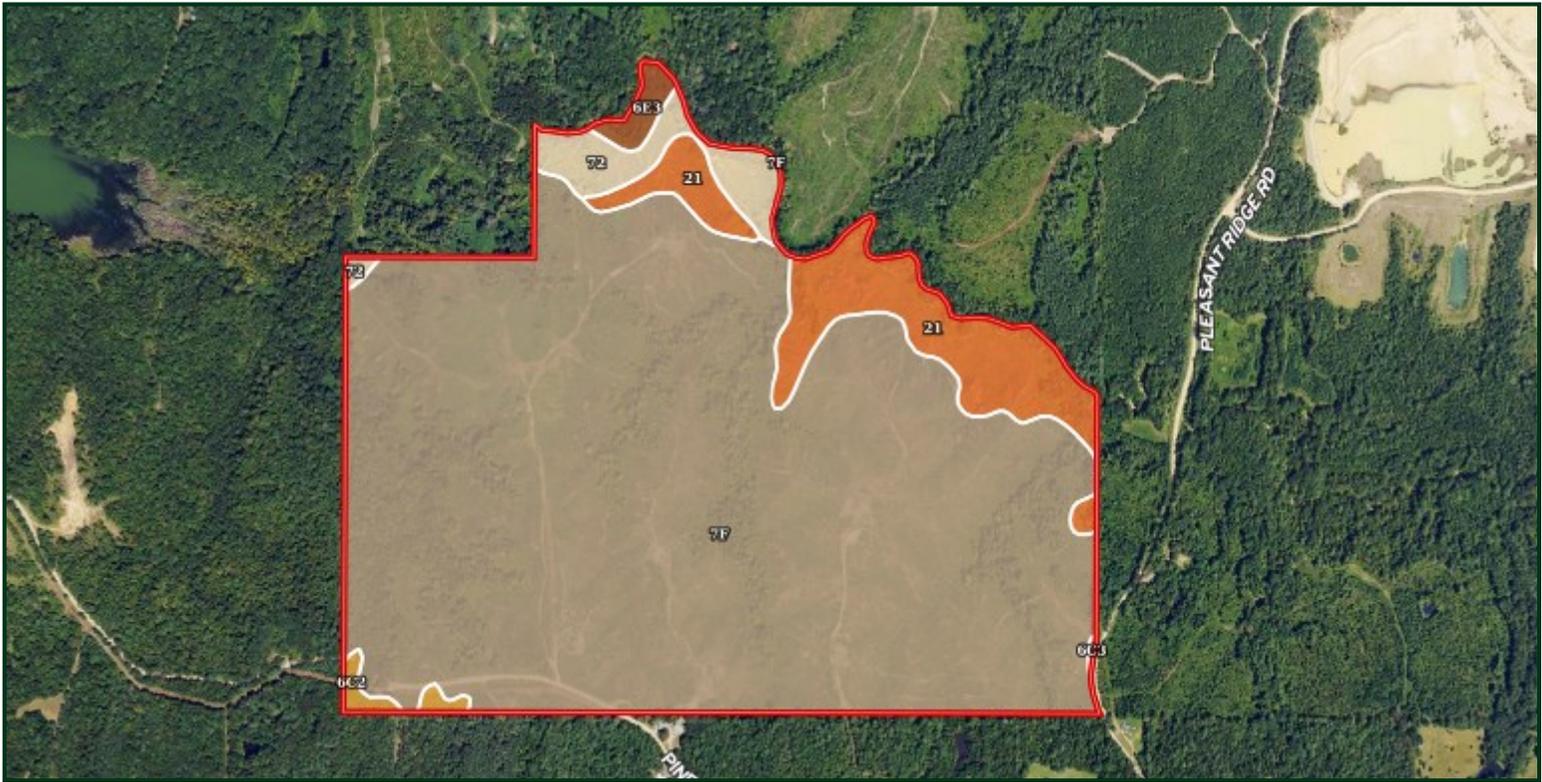
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# Soil Map



| SOIL CODE | SOIL DESCRIPTION   | ACRES  | %     | CPI | NCCPI | CAP |
|-----------|--|--------|-------|-----|-------|-----|
| 7F        | Memphis-Natchez association, 12 to 50 percent slopes             | 287.52 | 85.92 | 0   | 19    | 7e  |
| 21        | Adler silt loam, occasionally flooded                            | 30.38  | 9.08  | 0   | 86    | 2w  |
| 72        | Crevasse sand, occasionally flooded                              | 11.36  | 3.39  | 0   | 19    | 4s  |
| 6E3       | Memphis silt loam, 12 to 40 percent slopes, severely eroded      | 2.91   | 0.87  | 0   | 18    | 7e  |
| 6C2       | Memphis silt loam, 5 to 8 percent slopes, eroded                 | 2.26   | 0.68  | 0   | 82    | 3e  |
| 6C3       | Memphis silt loam, 5 to 8 percent slopes, severely eroded, south | 0.18   | 0.05  | 0   | 77    | 4e  |

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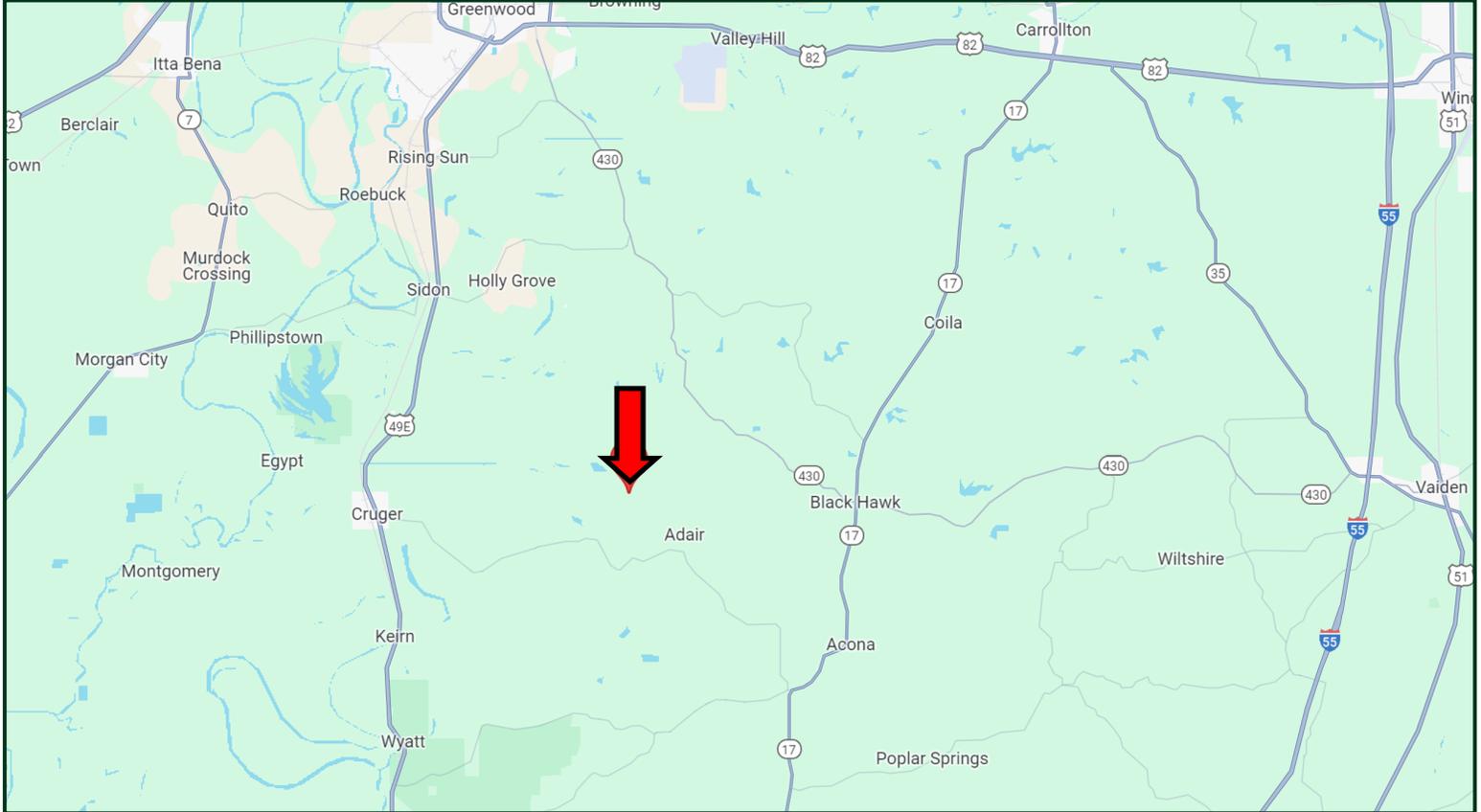
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# Directional Map



**Directions from Greenwood, MS:** Travel Hwy 49E south for 8.1 miles. Turn left onto Catfish Bayou Rd and travel 3 miles. Continue onto Pine Bluff Rd. After 4.7 miles, the property will be on the left. [GOOGLE MAP LINK](#)



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