

178± Acres in Carroll County, MS

1314 County Road 180, Greenwood, MS 38930 | \$759,000



This 178± acre Carroll County tract is just outside Greenwood, MS, south of the Greenwood airport. The property consists of 124± acres of CRP under two contracts (51± acres and 73± acres), both expiring on 9-30-24, with the hardwoods providing abundant acorns for wildlife. The 51± acre section along the ditch could be converted into a duck hole with a floodgate for water control, a natural spring-fed ditch, and a well, ensuring a constant water supply. Located in the foothills of Carroll County, this property is ideal for turkey hunters. It features large 5-10± acre food plots, giving your deer plenty of food in winter and plenty of grazing for your turkeys in the off-season. The property includes a pole barn, a shed, and a 22,000 sqft metal hangar with a deer cooler, a deer cleaning rack, a sink with running water, and a three-bed, two-bath camp with water and utilities. The 10± acre food plot around the camp house is planted with beans, corn, and sunflowers, making it ideal for a dove field. The remaining 50± acres of food plots could be planted for cropland income or left for food plots. This property would make a perfect weekend camp house as it has gated entrances and a long private gravel drive, with \$6,700 from the CRP, adding potential additional income to the farm. This property has gated entrances and a long private gravel drive, and the excellent road system allows truck access to all stands, including five box stands and one tripod stand. This property would make a perfect weekend camp, generating \$6,700 in CRP income, with additional potential from the 50± acres. Call Anthony to schedule your private showing today!



**ANTHONY
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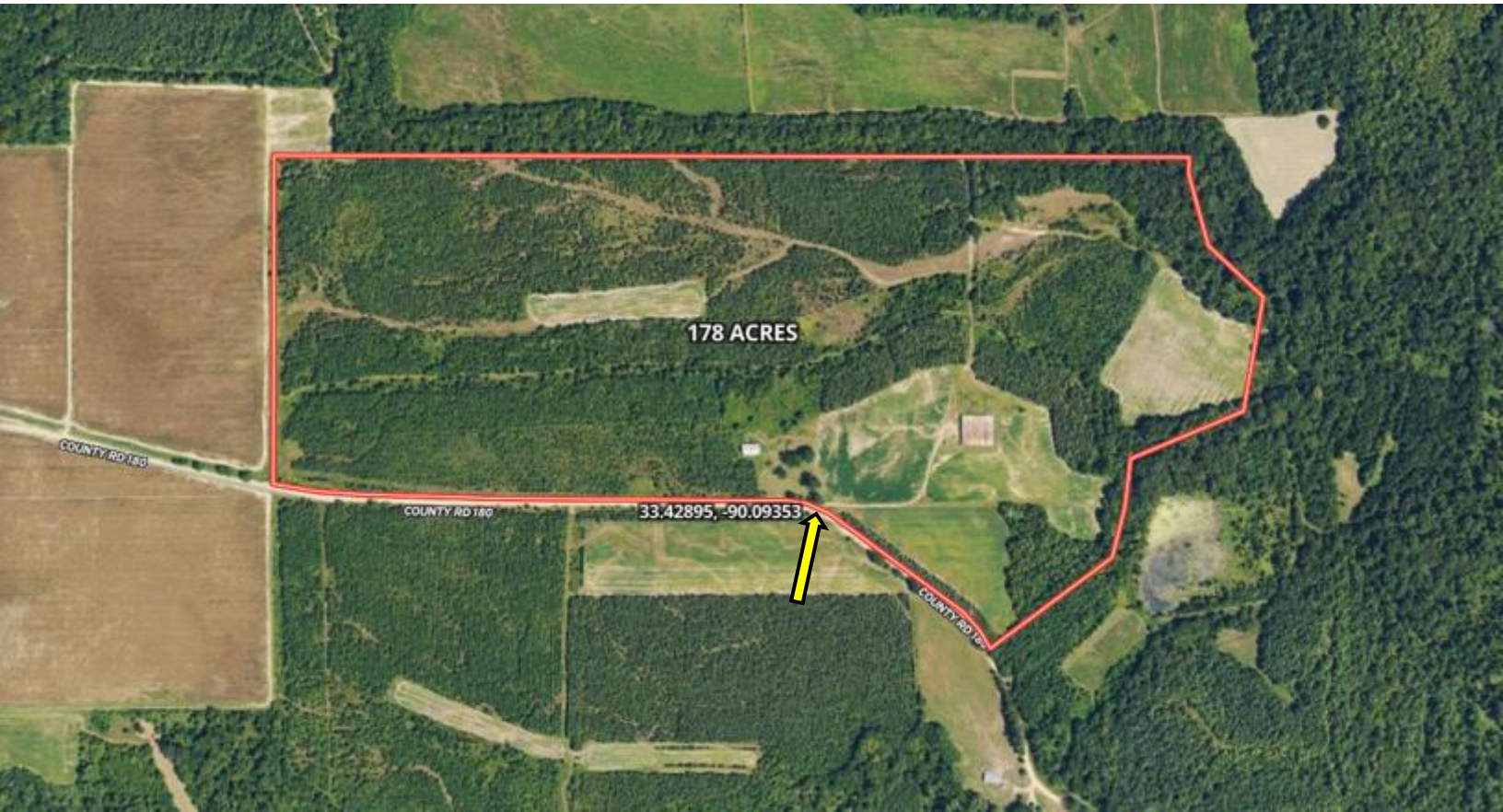
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AERIAL MAP



[Click for the Interactive Map](#)

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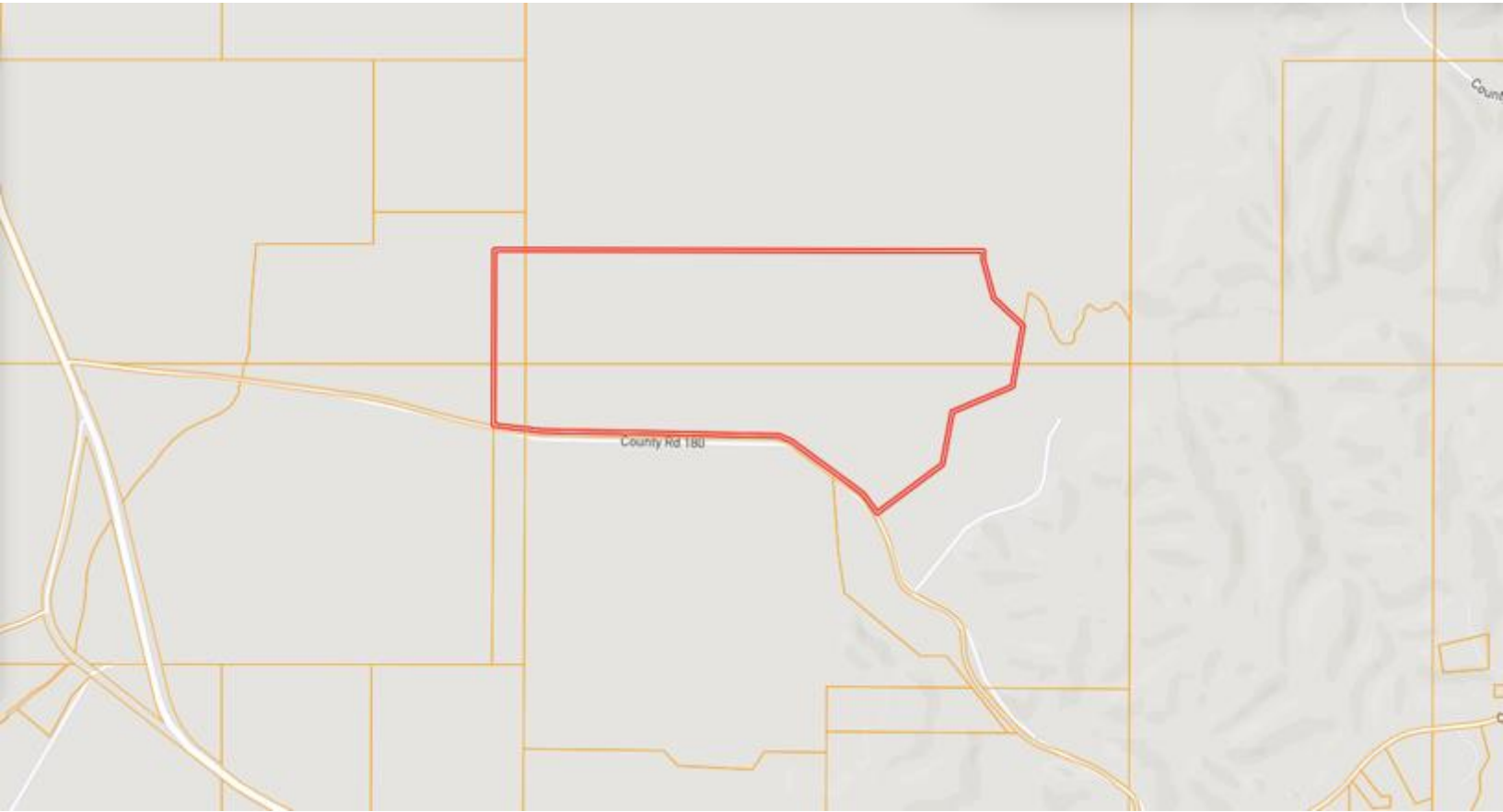


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OWNERSHIP MAP



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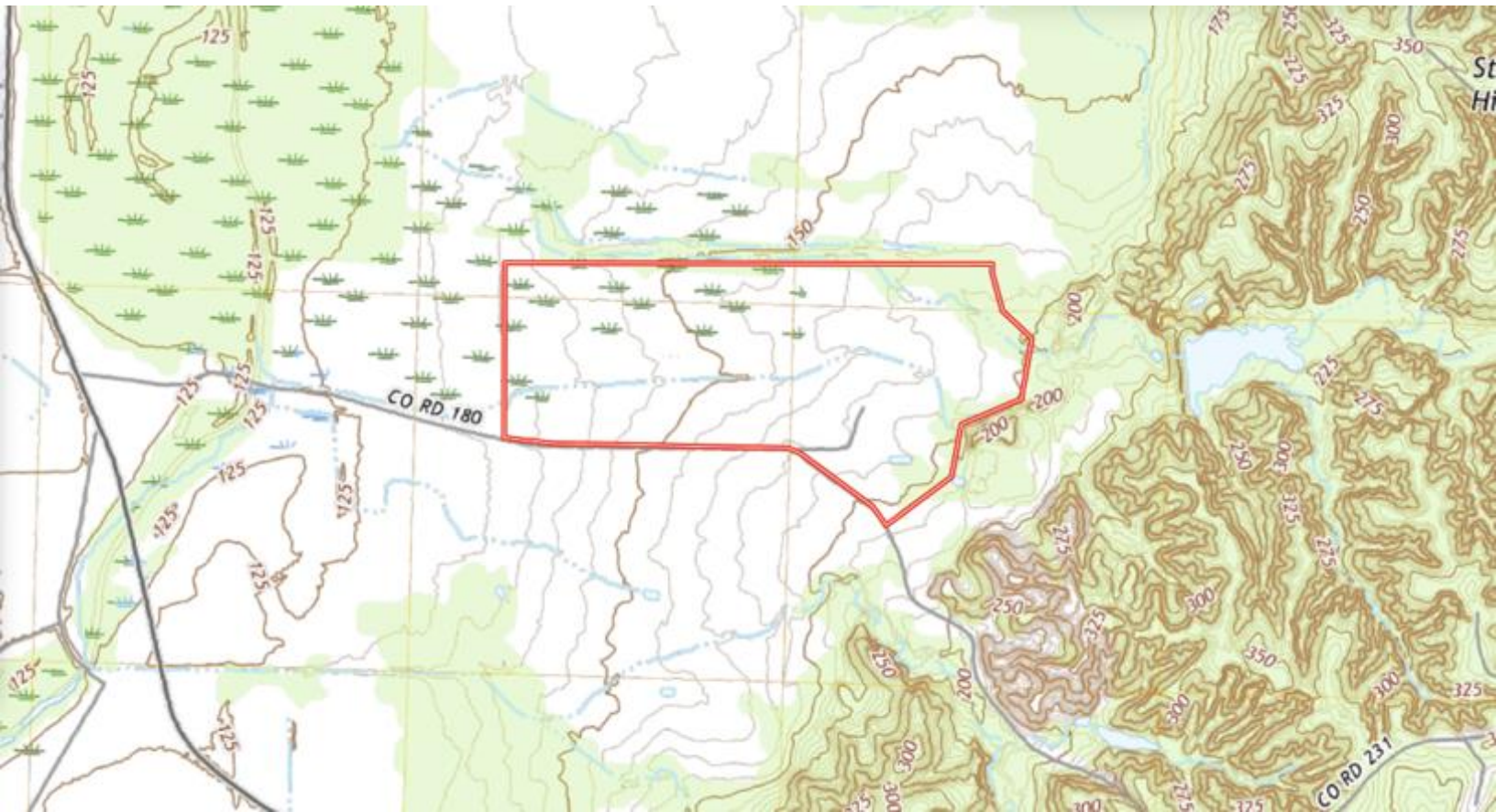
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TOPOGRAPHY MAP



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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
13	Bruno sandy loam, occasionally flooded	86.74	50.63	0	39	3s
19	Bruno-Tutwiler complex	45.04	26.29	0	68	3s
21	Adler silt loam, occasionally flooded	20.92	12.21	0	86	2w
80	Bonn silt loam, occasionally flooded	10.33	6.03	0	71	4s
28	Ariel silt, occasionally flooded	5.68	3.32	0	90	2w
60F1	Natchez-Saffell association, hilly	2.59	1.51	0	17	7e
TOTALS		171.3(*)	100%	-	55.65	2.97

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

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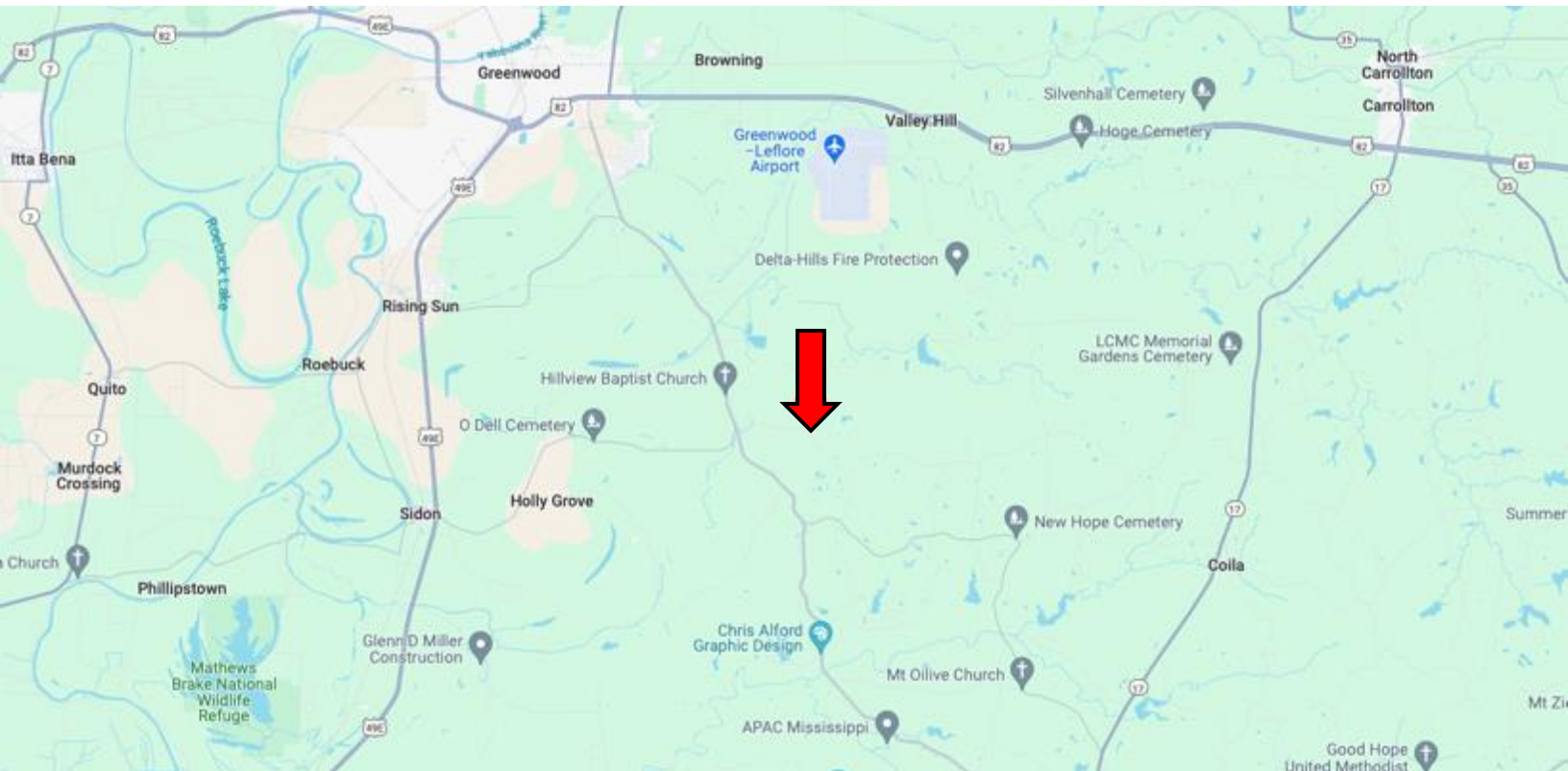
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DIRECTIONAL MAP



Address: 1314 County Road 180, Greenwood, MS 38930

Directions from US-82 and MS-430 in Greenwood, MS:

Travel south on MS-430 E for 6.2 miles. Turn left onto Co Rd 180. After 1.2 miles, the property will be on the left. [Google Map Link](#)



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