

# 209± Acres in Carroll County | \$805,000



This 209± acre property is ideally located just 8 miles south of Greenwood, MS, in the heart of the Mississippi Delta. Located off County Road 180, it features road frontage on both the north and east sides and extends to the hills of Carroll County, known for its abundant turkey and deer populations. The land features large grazing food plots that provide ample vegetation for wildlife, including deer, rabbits, squirrels, and quail. Approximately 11± acres of the property can be used for farmland but is currently being used as deer food plots and dove fields. A second food plot, spanning around 6± acres, was previously planted with beans and wheat to further enhance the habitat for wildlife. Additionally, two more existing food plots and a designated bow hunting spot are on the property, accessible via a well-maintained road. The 209± acre tract is a large CRP mix of planted oak hardwoods, covering approximately 55± acres, which will exit the CRP program on September 30, 2024. This transition allows new owners to develop food plots for deer or create a duck hole with a controlled water structure to manage water levels year-round. A small ditch running east to west across the property presents an ideal location for constructing this duck hole in the Mississippi Delta. The property currently benefits from CRP payments of approximately \$131.77 per acre. In the southeast corner, 25± to 26± acres of clear-cut timber have naturally regrown, providing an excellent bedding area for wildlife. A gravel vein running through the property offers potential investment opportunities, such as selling gravel for road construction. Utilities, including water, are available on-site at the northeast end of County Road 180. Property taxes for the 209± acres are just under \$2,125 per year, with an option to purchase an additional 178± acres of CRP land to the north.



## ANTHONY STEEN

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

Information is believed to be accurate but not guaranteed.







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# AERIAL MAP



[Click Here for the Interactive Map](#)

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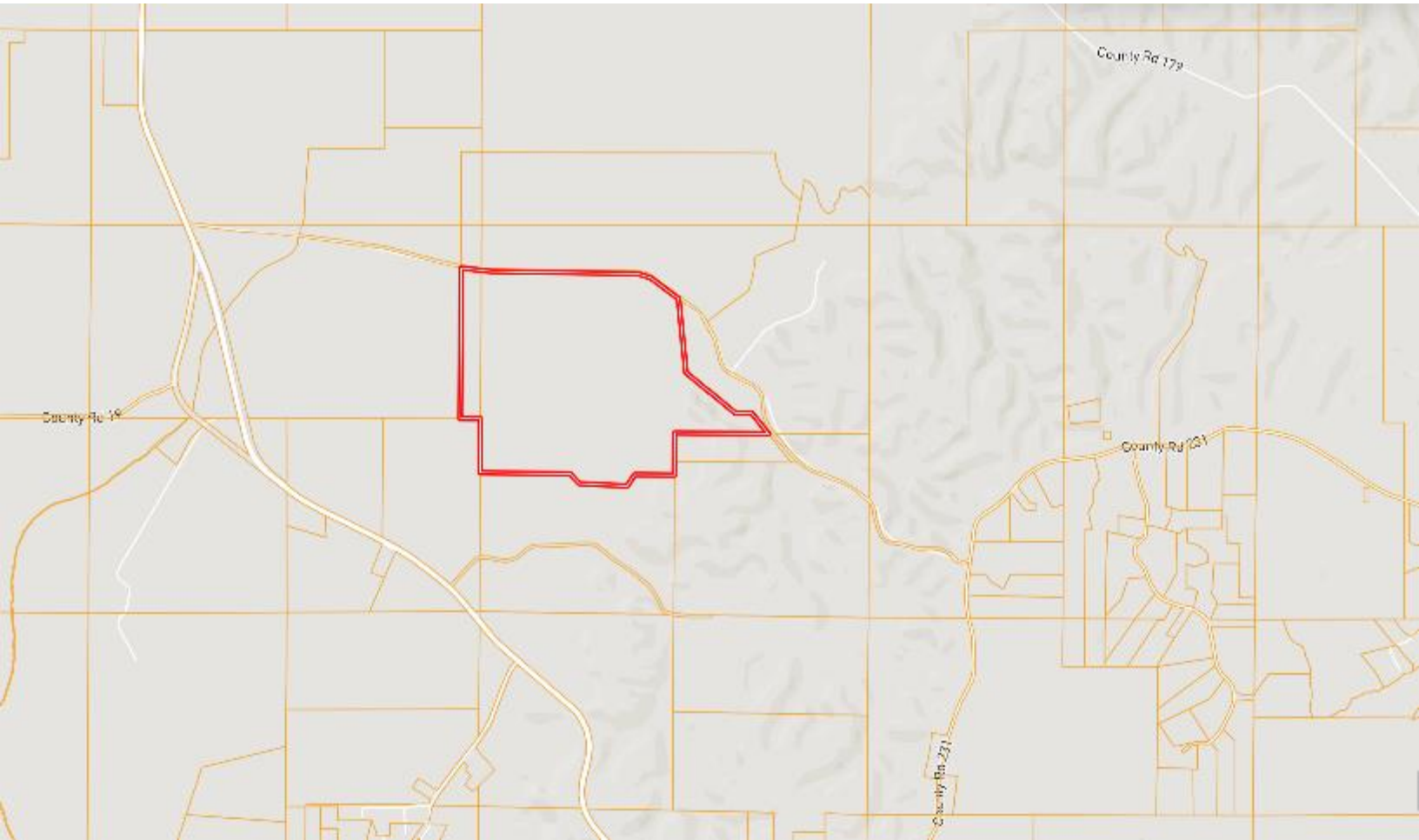


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# OWNERSHIP MAP



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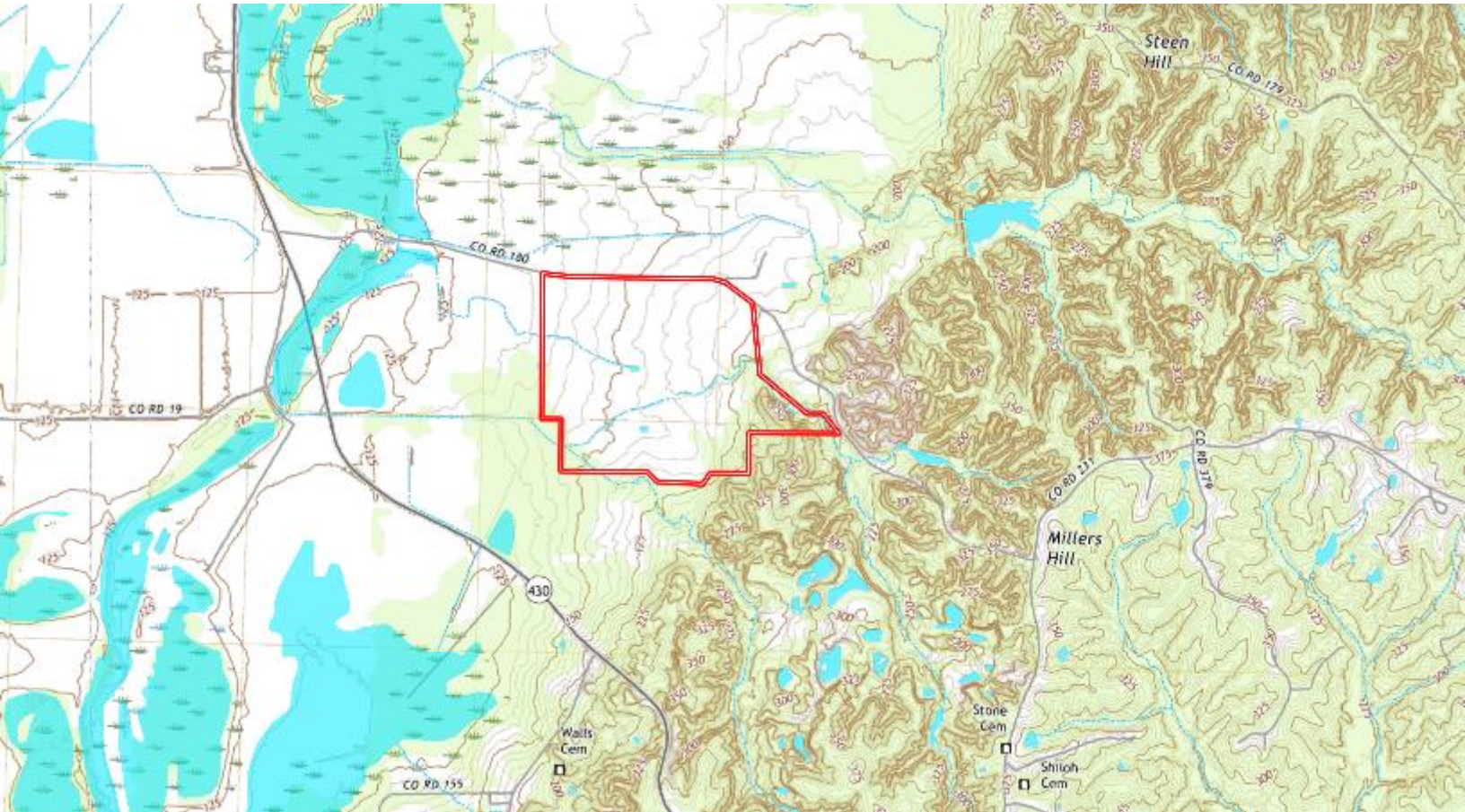
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# TOPOGRAPHY MAP



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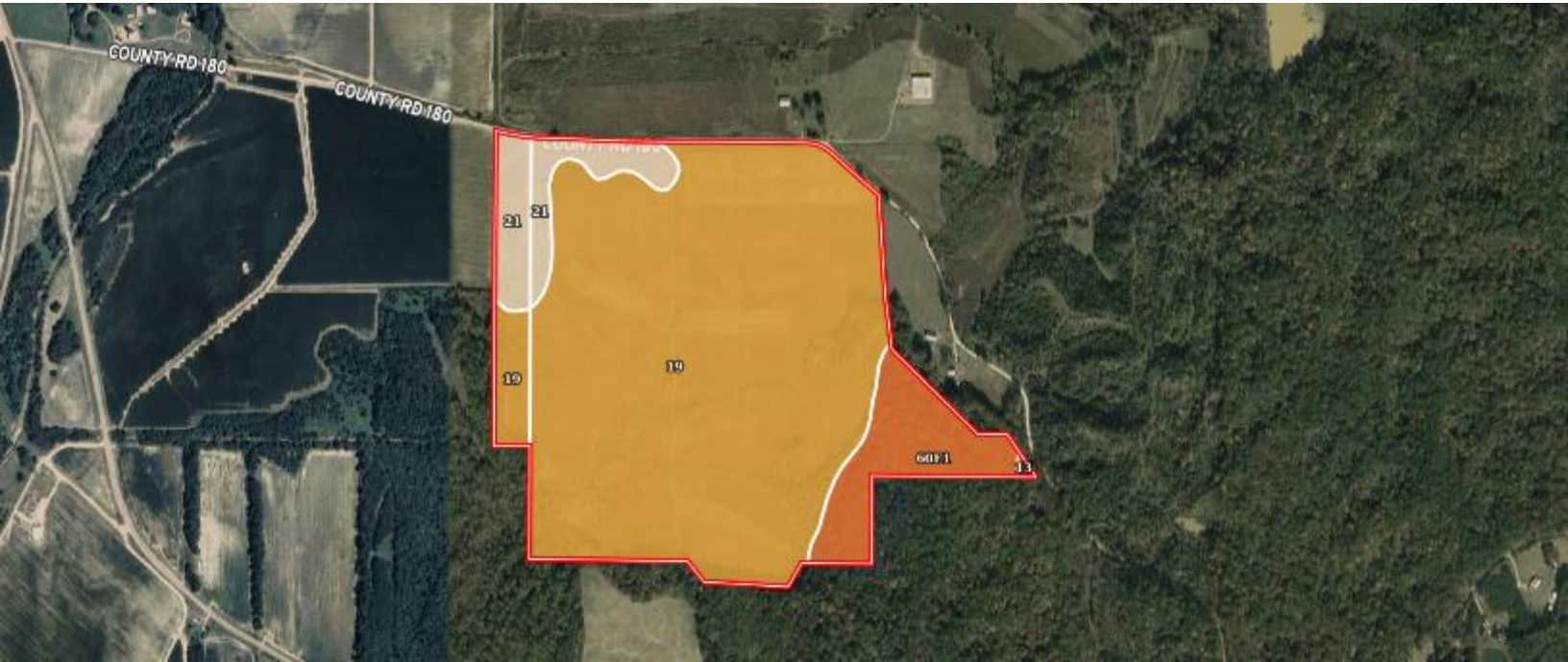
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# SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
19	Bruno-Tutwiler complex	159.04	82.14	0	68	3s
60F1	Natchez-Saffell association, hilly	18.83	9.72	0	17	7e
21	Adler silt loam, occasionally flooded	15.47	7.99	0	86	2w
13	Bruno sandy loam, occasionally flooded	0.29	0.15	0	39	3s

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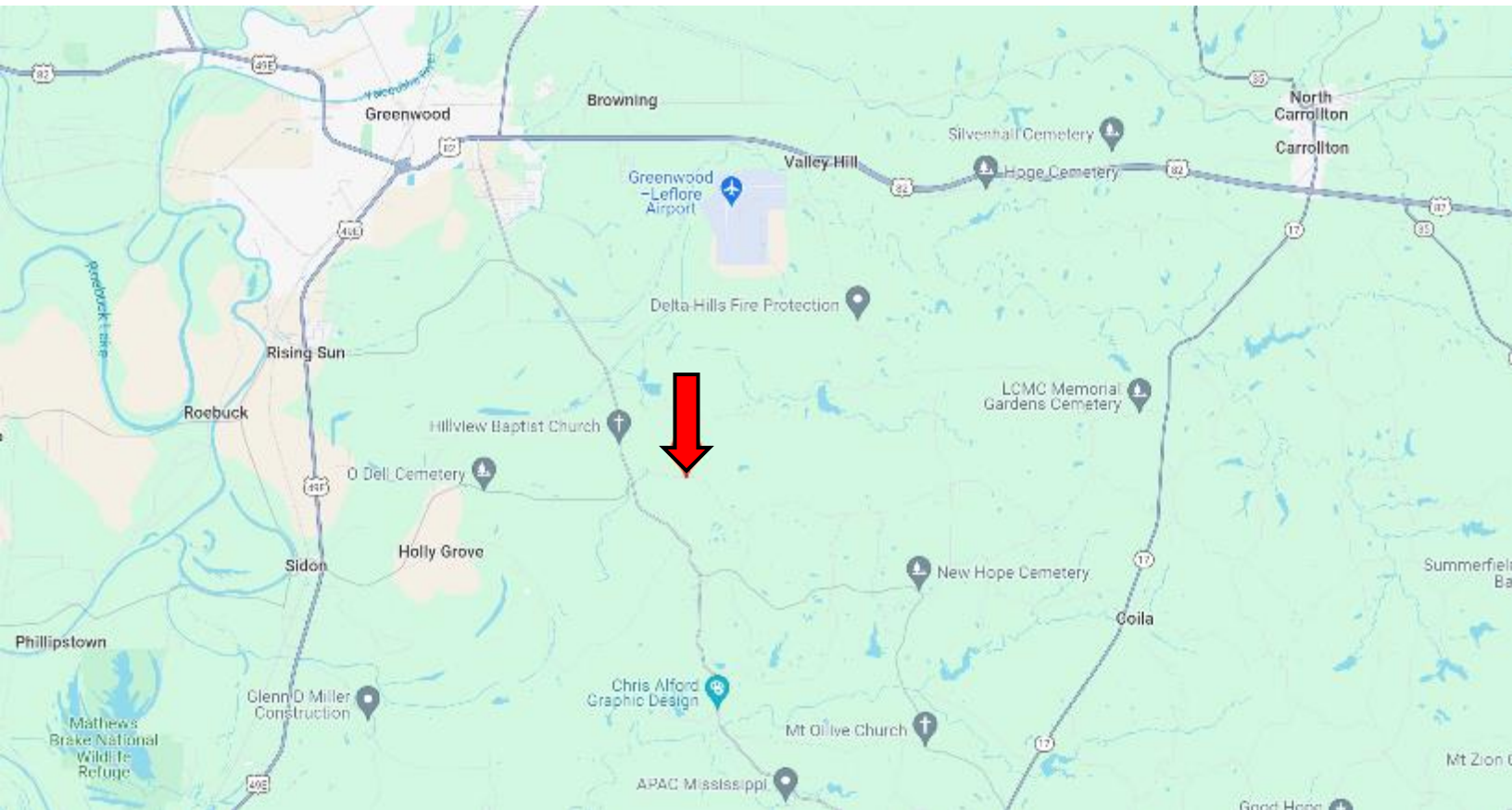
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# DIRECTIONAL MAP



**Address:** 1314 County Road 180, Greenwood, MS 38930

**Directions from the intersection of US-49E and US-82 in Greenwood, MS:** Travel East on US-82 for 1.5 miles. Turn right onto MS-430 E and travel 0.6 miles. Continue straight to stay on MS-430 E and travel 5.6 miles. Turn left onto Co Rd 180. After 1 mile, the property will be on the right. [Google Map Link](#)



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