

HOME-SITE ON 13.5± ACRES

County Road 69, Carrollton, MS 38917 | \$55,000



Are you dreaming of building your perfect home in the country? Check out this 13.5± acres in Carroll County, located on County Road 69 in Carrollton, MS. The property features mixed hardwoods, a house site, and road frontage. For more information or to schedule a viewing, call Anthony Steen today!



**ANTHONY
STEEN**

REALTOR®

Office: 601.898.2772

Cell: 662.645.5151

Anthony@TomSmithLand.com



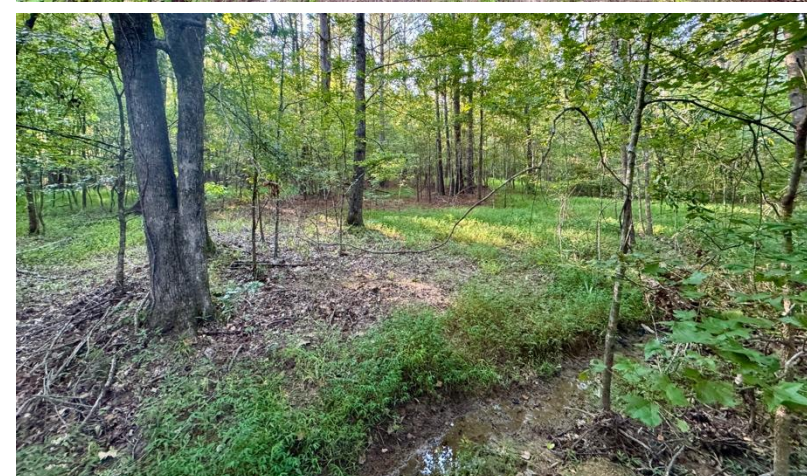
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Information is believed to be accurate but not guaranteed.





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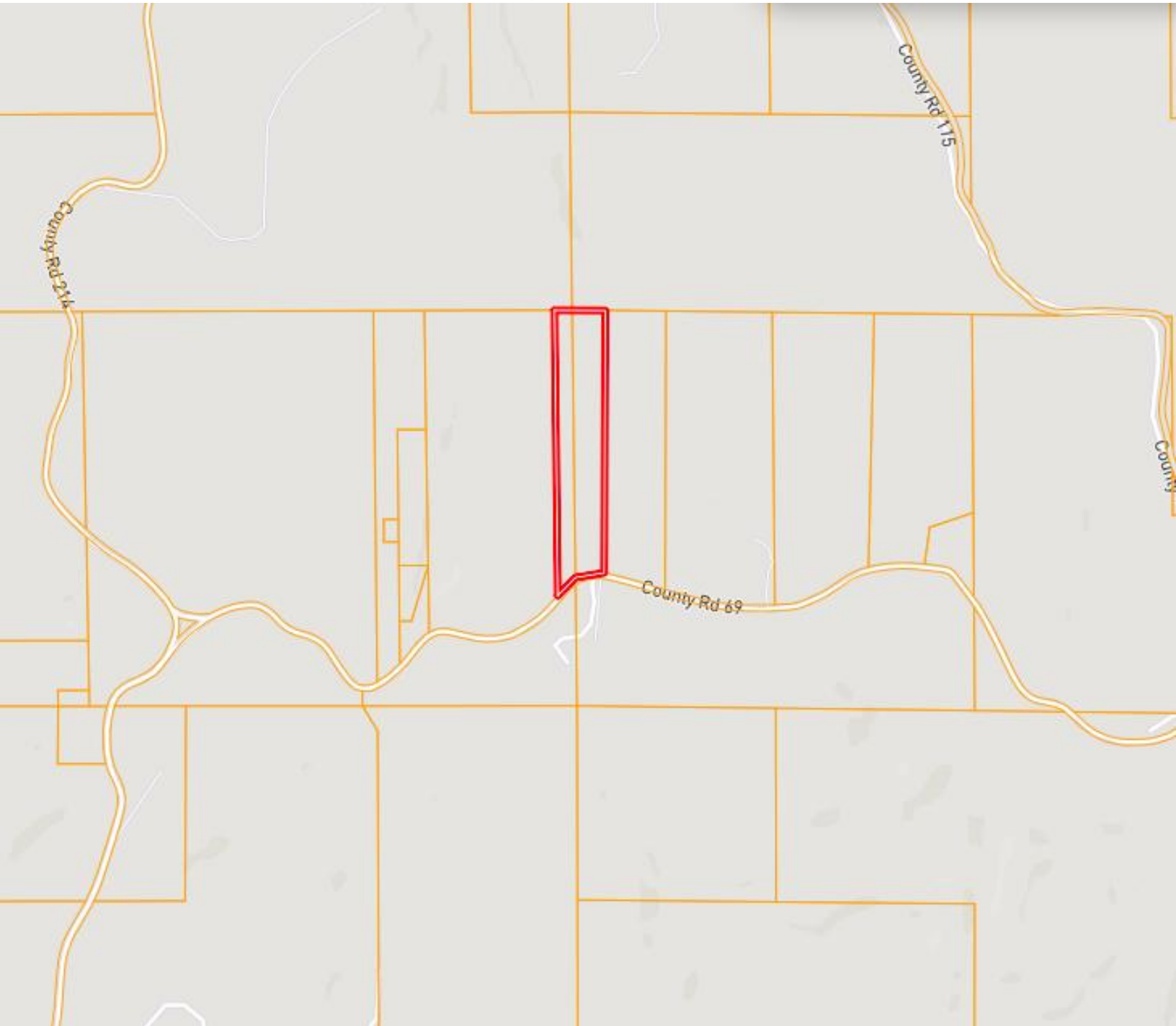
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OWNERSHIP MAP



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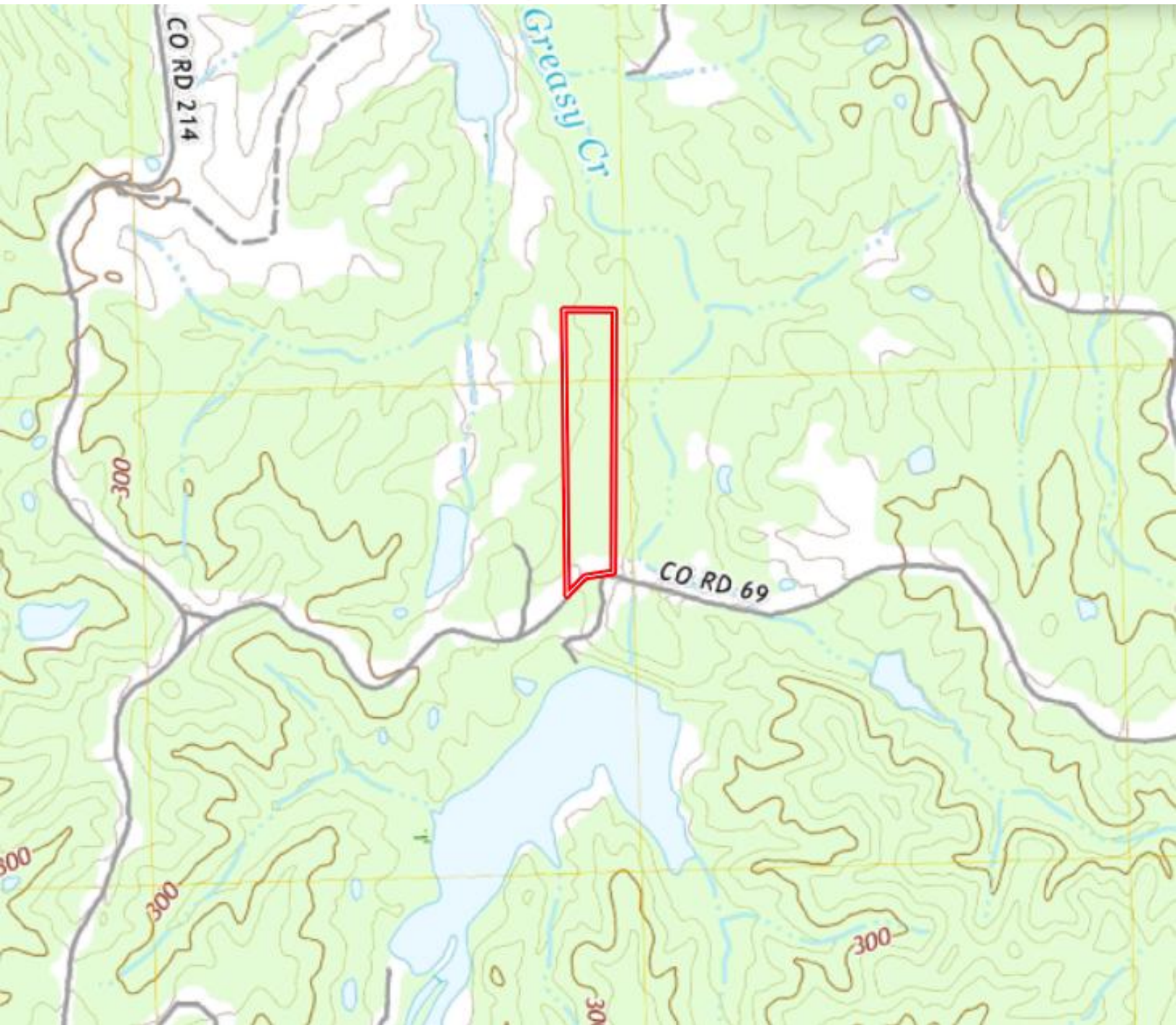


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TOPOGRAPHY MAP



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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
9F	Smithdale-Providence-Lexington association, hilly	10.93	81.87	0	40	7e
26	Oaklimeter silt loam, 0 to 2 percent slopes, occasionally flooded, north	1.52	11.39	0	74	2w
46	Gullied land-Loring complex	0.58	4.34	0	6	7e
6C3	Memphis silt loam, 5 to 8 percent slopes, severely eroded, south	0.33	2.47	0	77	4e
TOTALS		13.36(*)	100%	-	43.34	6.36

(*) 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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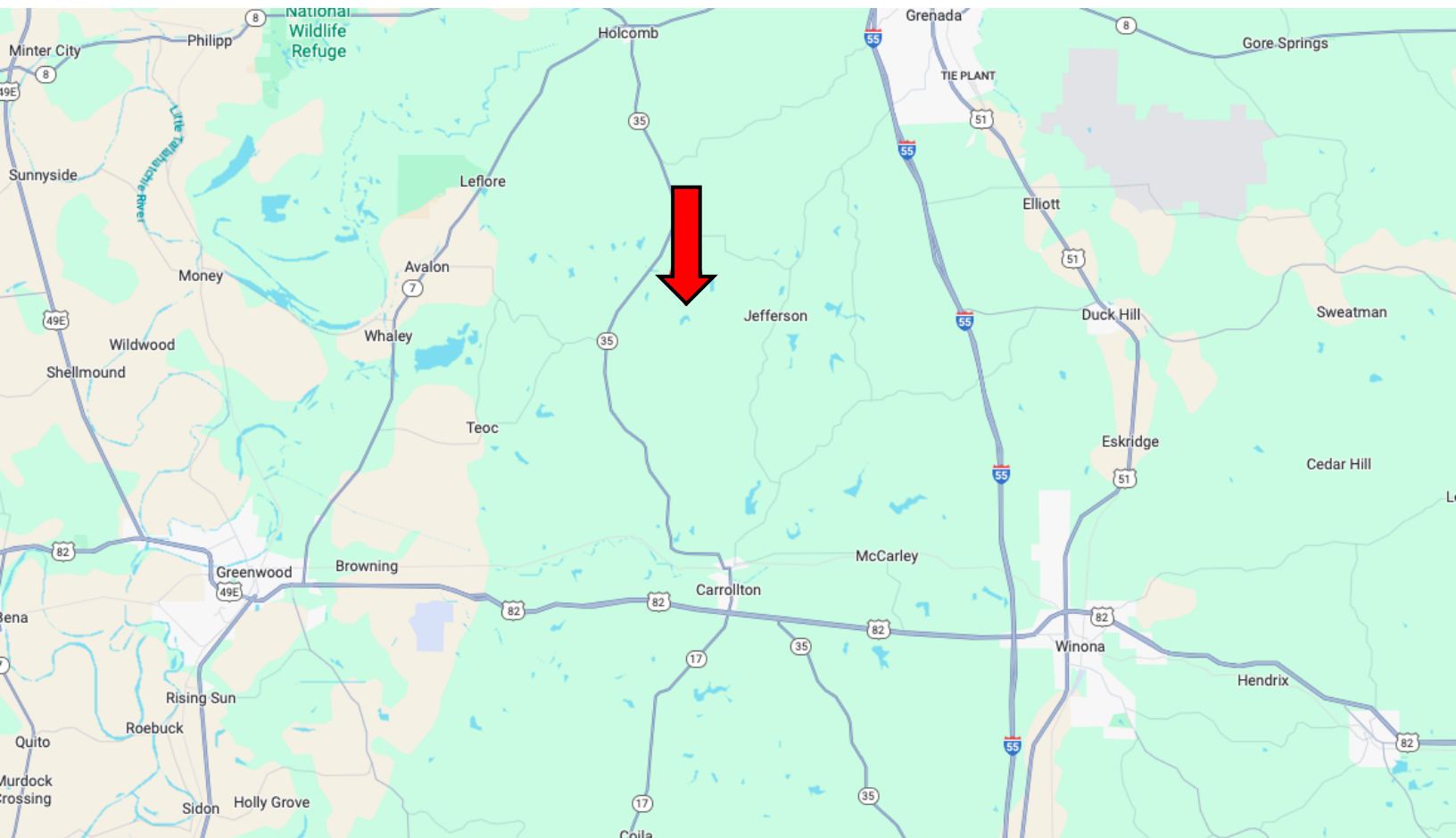
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DIRECTIONAL MAP



Address: County Road 69, Carrollton, MS 38917

Directions from MS-35 & US-82, Carrollton, MS: Travel north on MS-35 N for 1.4 miles. Turn left onto Main St for 0.2 miles. Continue to follow MS-35 N for 10.1 miles. Turn right onto Co Rd 69. After 3.1 miles, the land will be on the left. [Google Maps Link](#)



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