

86.3 +/- Acres in Carroll County, MS

Hunting | Recreational | Timber



DIRECTIONS: From Winona take Hwy 82 West. Then take CR 212 South and drive approximately 2 miles and the property will be on your right.



Call me today!

STEVE MARTENS, REALTOR®
Steve@TomSmithLand.com

601.898.2772 office | 601.573.2962 cell



TomSmithLandandHomes.com



**86.3 +/- Acres
Carroll County, MS**



Hunting and investment potential! This 86.3 +/- acre tract in Carroll County, MS is packed with possibilities and wildlife. Deer and turkey are abundant and enjoy the habitat variety of this unique property. This acreage boasts hardwoods in the bottoms along creeks and has potential for future timber investment. Enjoy road frontage and the advantages of being surrounded by large land owners. Join the club of stewarding your OWN LAND and call me today to see this 86 + acres!

Road frontage | Habitat Variety

Investment Potential | Abundant Wildlife



Preferred
BROKER

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Expect More. Get More.



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Information is believed to be accurate but not guaranteed.

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You could be sitting in this tree stand on your own property! Existing road systems are ready for you to explore and make your own...



 **PotlatchDeltic** Preferred **BROKER**

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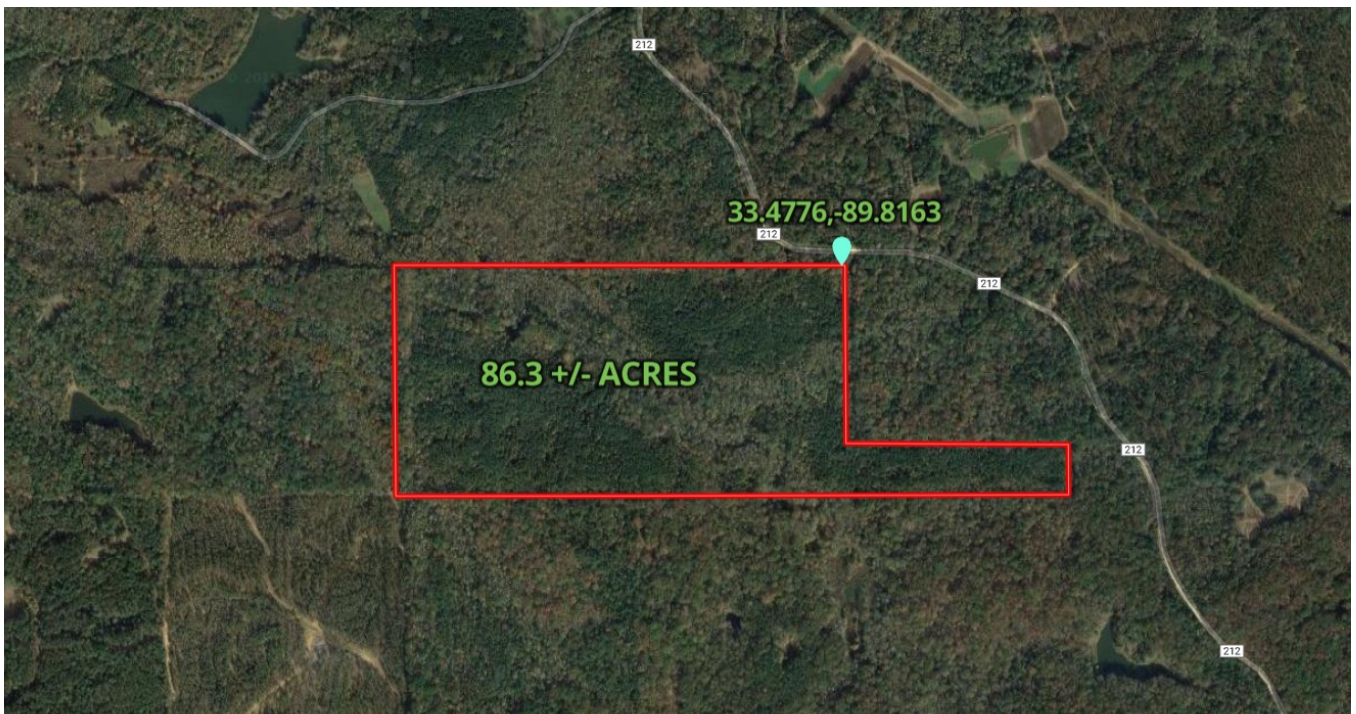


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Aerial Map



[Click Here for Interactive Map](#)



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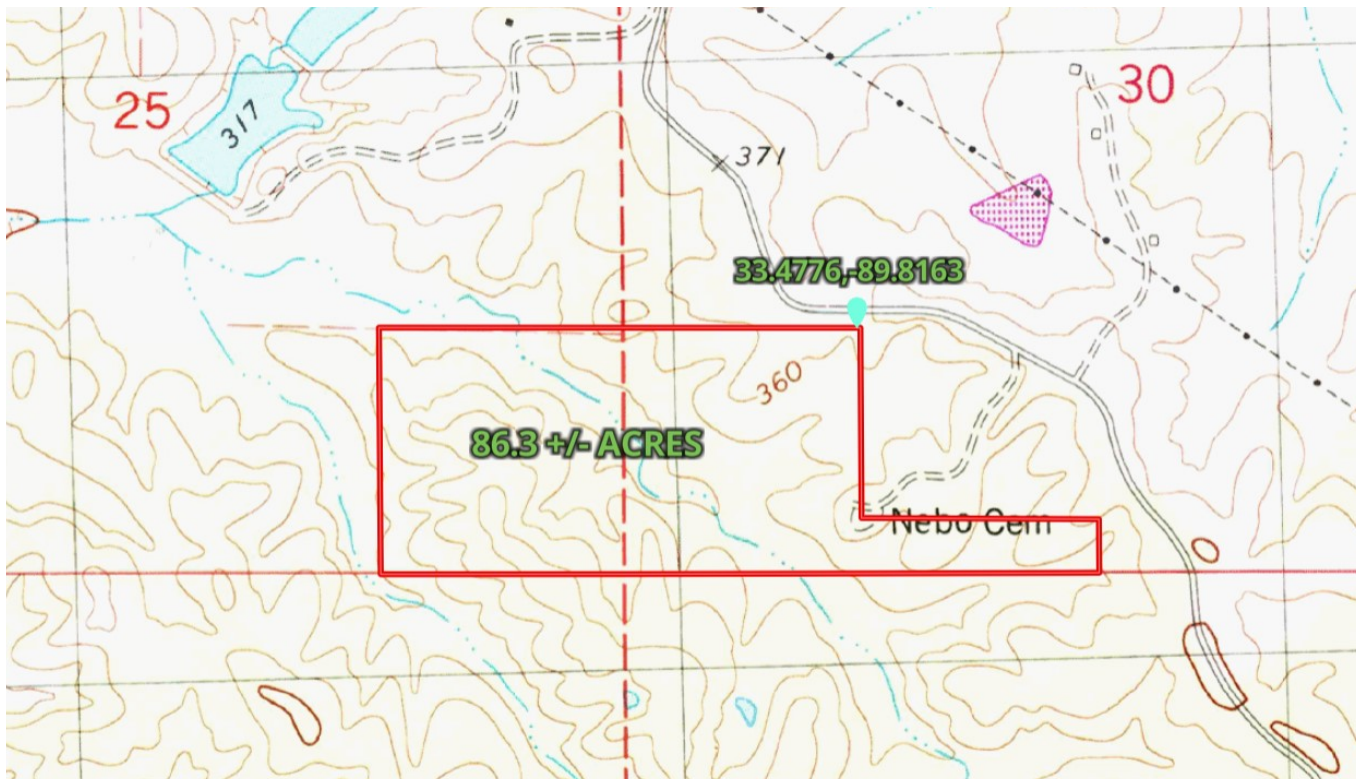
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86.3 +/- Acres in Carroll County, MS Topo Map



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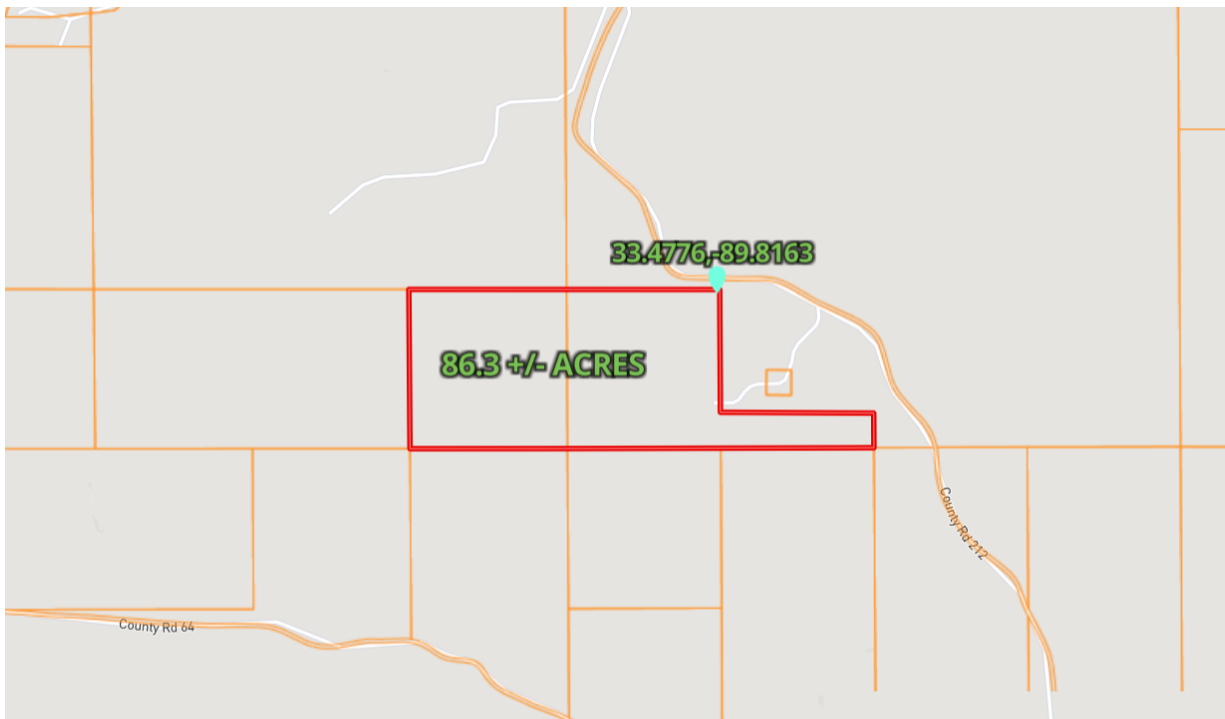
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86.3 +/- Acres in Carroll County, MS Ownership Map



[Click Here for Interactive Ownership Map](#)



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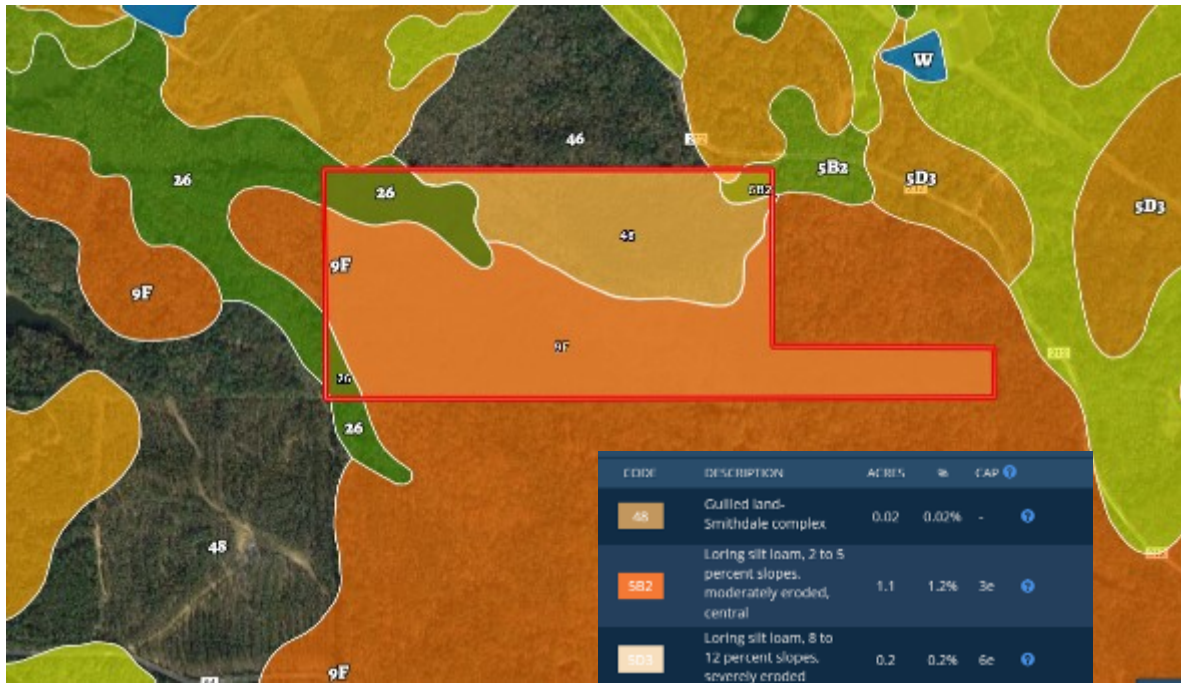
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86.3 +/- Acres in Carroll County, MS Soil Map



CODE	DESCRIPTION	ACRES	%	CAP
46	Gullied land-Smithdale complex	0.02	0.02%	-
5Bz	Loring silt loam, 2 to 5 percent slopes, moderately eroded, central	1.1	1.2%	3c
5D3	Loring silt loam, 8 to 12 percent slopes, severely eroded	0.2	0.2%	6e
46	Gullied land-Loring complex	24.3	27.5%	-
26	Oaklometer silt loam, 0 to 2 percent slopes, occasionally flooded, north	7.9	8.9%	2w
9F	Smithdale-Providence-Lexington association, hilly	55	62.2%	7c
Totals		88.6 Ac		6.3 Cap. Average



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86.3 +/- Acres in Carroll County, MS

Directional Map



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