

RECREATIONAL PLAYGROUND

668.5± Acres in Carroll County, MS



\$1,700,000

Welcome to your new 668.5± acre recreational playground in Carroll County, MS. The sellers are walking out and you're walking in. As you pull through the gate, you will see a soaring timber with a beautiful cabin in the distance. The full-length front porch has a welcoming feel as soon as you park. The 2,358 square foot rustic cabin was constructed in 1993 and has been renovated through the years. The current features include 4 bed/4 baths, kitchen/great room combo with vaulted ceilings, a stone fireplace, pantry, and laundry room. The all-wood interior is sure to please the whole family. Behind the cabin, you will find a large deck that's perfect for entertaining and overlooks a long wildlife plot. The deer and turkey will show off for your guest as long as you will let them. Beside the cabin is a one-bay shop and shed with all your land maintenance items (Kubota Tractor, Bush hog, Disk). On the opposite side of the cabin, you will find a bream and bass pond tucked away in the big oak timber. The land makeup includes mainly mature hardwood and pine mixed timber with two 100 yard wide previous clear-cut strips for wildlife bedding. You may have trouble picking the "right" white oak to bow hunt on this one. The interior roads are in place (one being an abandoned county road) and will lead you to any of the 11 wildlife plots (6 with box stands). A gravel bottom creek traverses the property east to west creating a natural travel corridor lined with monster timber. The seller also has plans to cut three more 10 acre areas for increased bedding areas. This farm holds big whitetail and high turkey numbers year in year out (see trail pictures). With the owners feeding protein for the last 5 years and the Mississippi Delta located just over a mile to the west, the recipe for giant whitetails is there. The turkey hunting is no different with the owners (father and son) limiting out on gobblers almost every year for the last 5 years. If you have been looking for a family compound just a few minutes from the delta, we need to take a ride on this farm. Your whole family will fall in love in no time! Call Michael Oswalt for your private showing.



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Call me today!

MICHAEL OSWALT, ASSOC. BROKER

Michael@TomSmithLand.com

601.898.2772 office | 662.719.3967 cell

Licensed in MS, AR & MO



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Information is believed to be accurate but not guaranteed.



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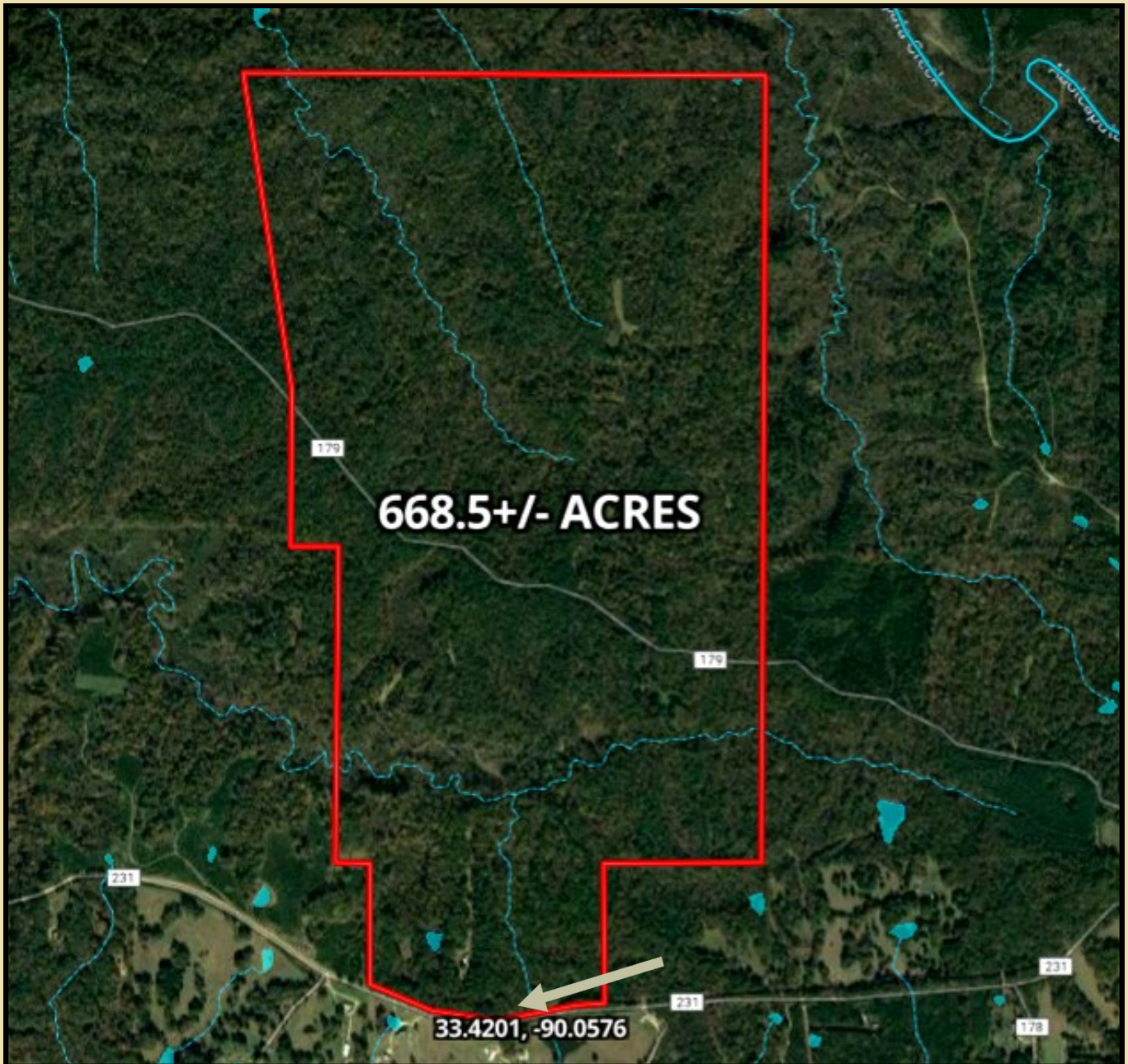
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AERIAL MAP



CLICK [HERE](#) FOR AN INTERACTIVE MAP



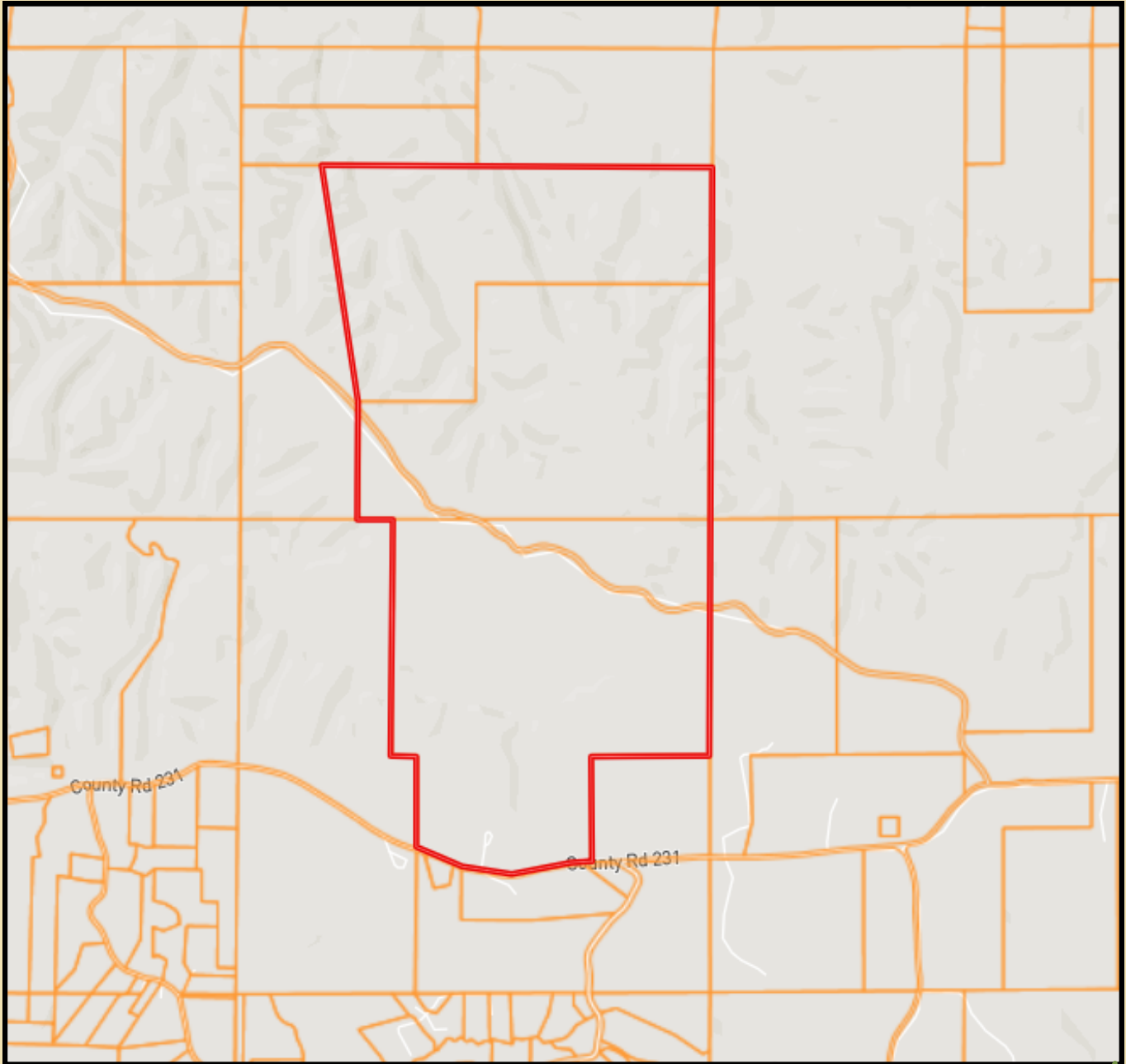
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OWNERSHIP MAP



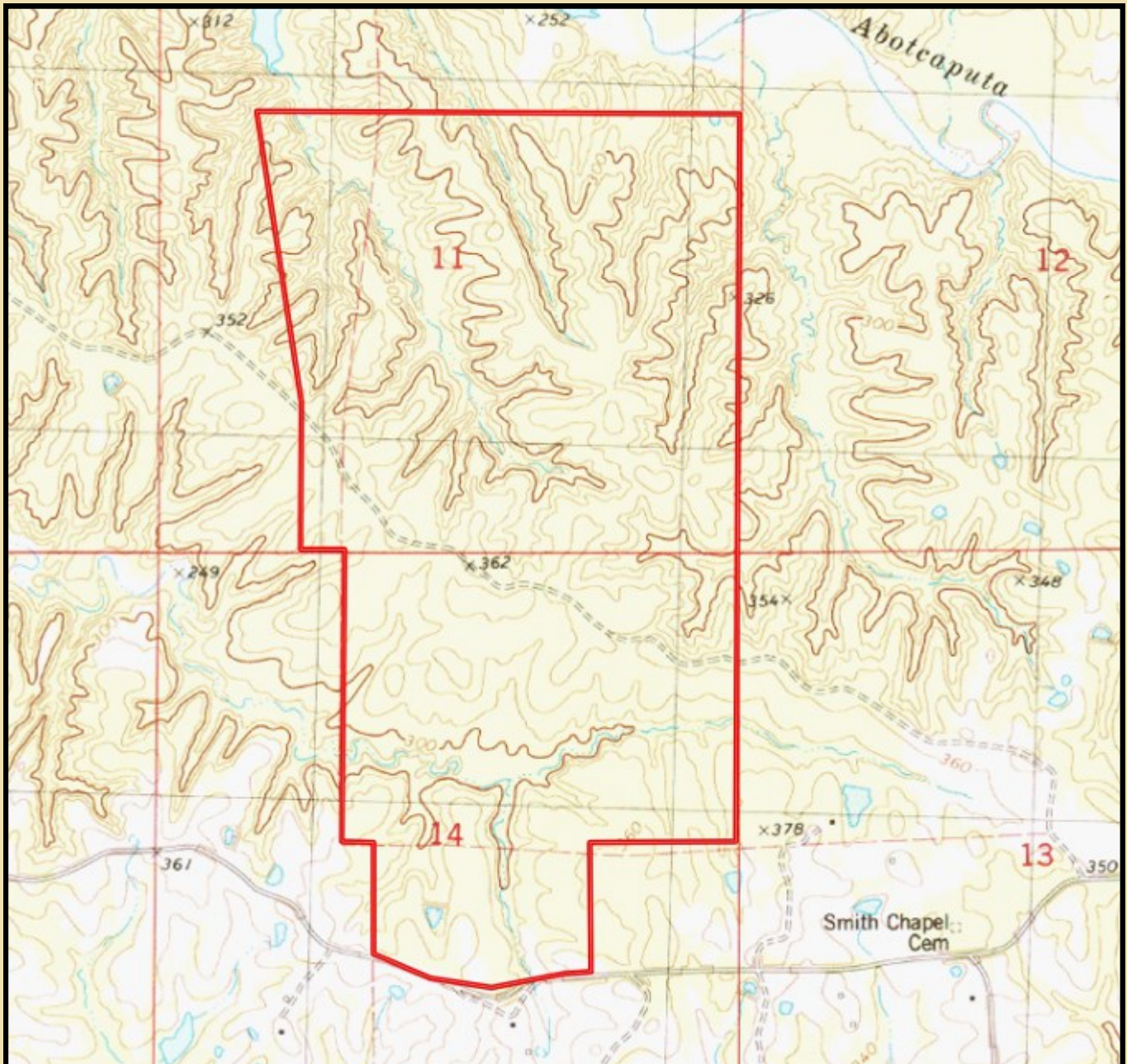
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TOPO MAP



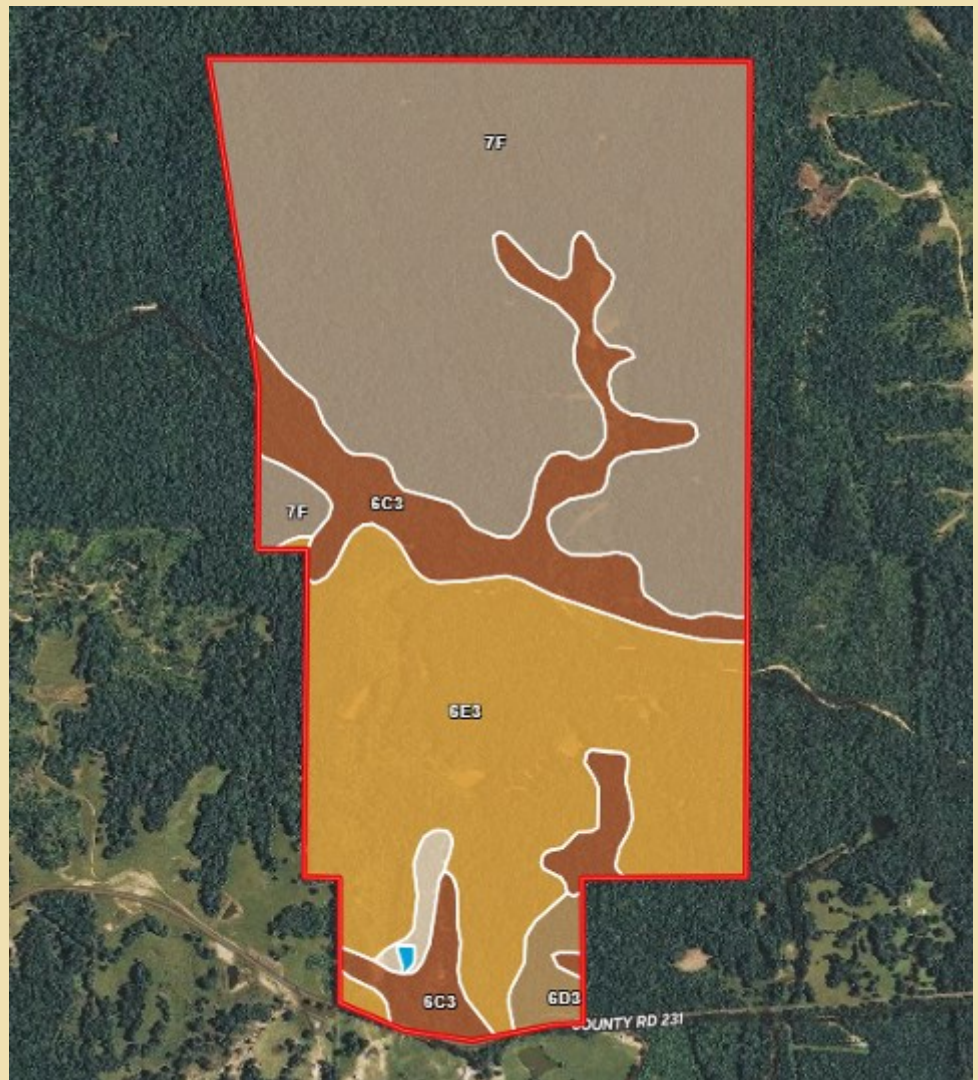
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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
6D3	Memphis silt loam, 8 to 12 percent slopes, severely eroded	10.7	1.65	6e
W	Water	0.6	0.09	-
46	Gullied land-Loring complex	5.3	0.82	-
6E3	Memphis silt loam, 12 to 40 percent slopes, severely eroded	205.0	31.63	7e
6C3	Memphis silt loam, 5 to 8 percent slopes, severely eroded, south	91.8	14.16	4e
7F	Memphis-Natchez association, 12 to 50 percent slopes	334.8	51.65	7e



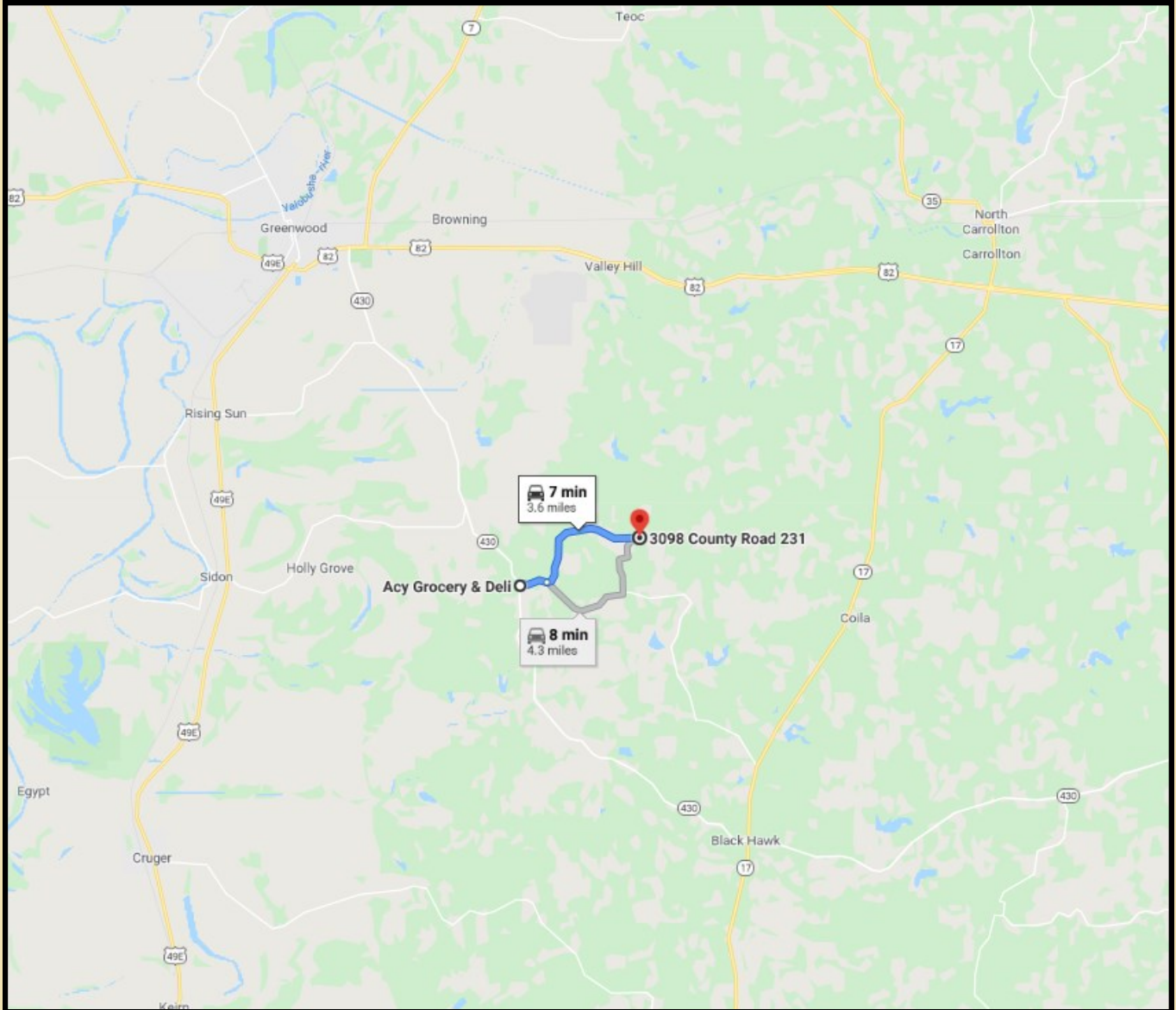
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DIRECTIONAL MAP



DIRECTIONS FROM MACY'S GROCERY & DELI IN GREENWOOD, MS: Head North on Hwy 430 towards CR 23. Make a sharp right on CR 23 and travel .6 miles. Turn left on CR 231 then travel approximately 2.9 miles. The property will be on your left.



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