

Hunting & Recreation Tract

80± ACRES IN GRENADA COUNTY, MS



\$2,245/ACRE

LOCATION!LOCATION!LOCATION! This Grenada County, MS 80± acre recreational timberland tract is located less than a mile south of Grenada Lake and just a few hundred yards from Hugh White State Park! The Campbell Group has professionally managed the timber for years and the makeup includes: 19 year old Loblolly Pine, 35 year old Loblolly Pine, 22 year old unspecified hardwood, and 53 year old pine-hardwood mix. The tract has one entrance with an interior road in place. A food plot has been maintained over the years with room for plenty more. Water and power are available along the road if you are thinking of building a home or cabin. Paved road frontage makes travel to and from a breeze. Deer and turkey should be abundant but don't rule out the summer fun with a Grenada Lake boat landing just up the road. If you have always wanted a great recreational tract close to the lake, call Michael Oswalt for your private tour today!

Directions From Grenada, MS: Travel Highway 8 East for 4.4 miles. Turn left on Hugh White State Park Road and travel 1.1 miles. The property will be on your left. [GOOGLE MAPS LINK](#)



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Call me today!

MICHAEL OSWALT, ASSOC. BROKER
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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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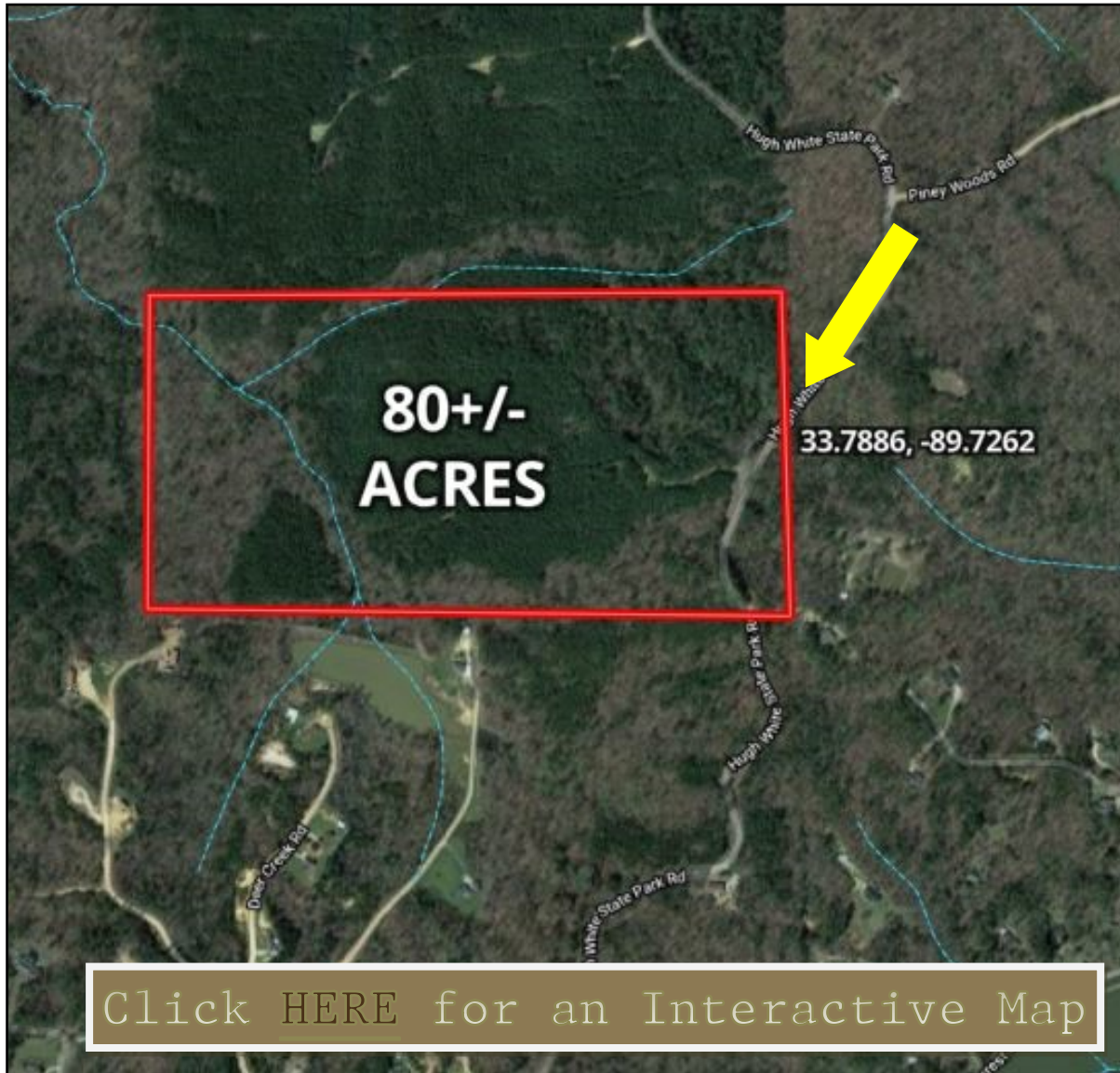
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AERIAL MAP



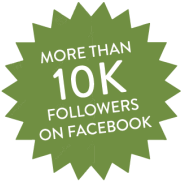
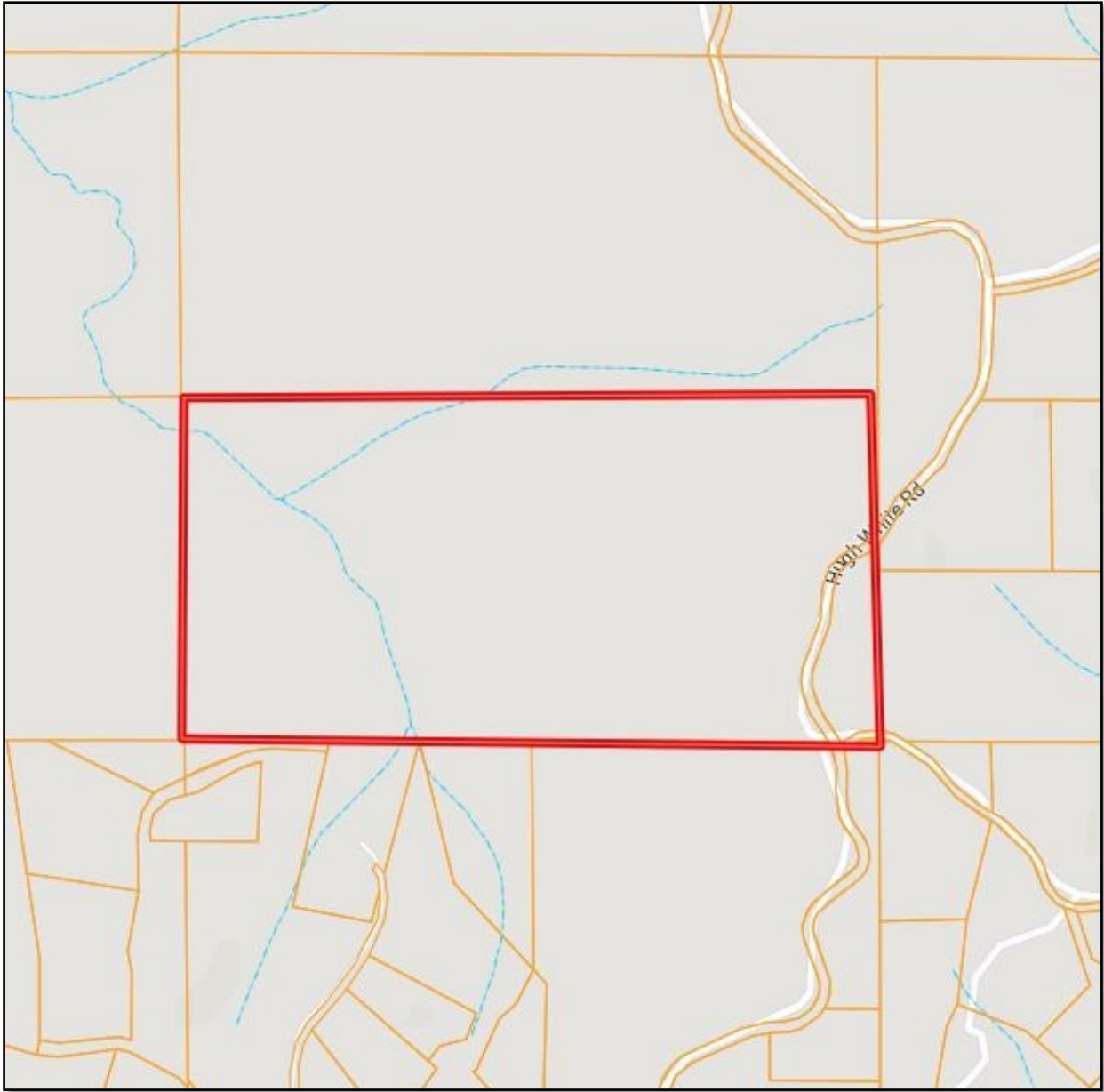
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OWNERSHIP MAP



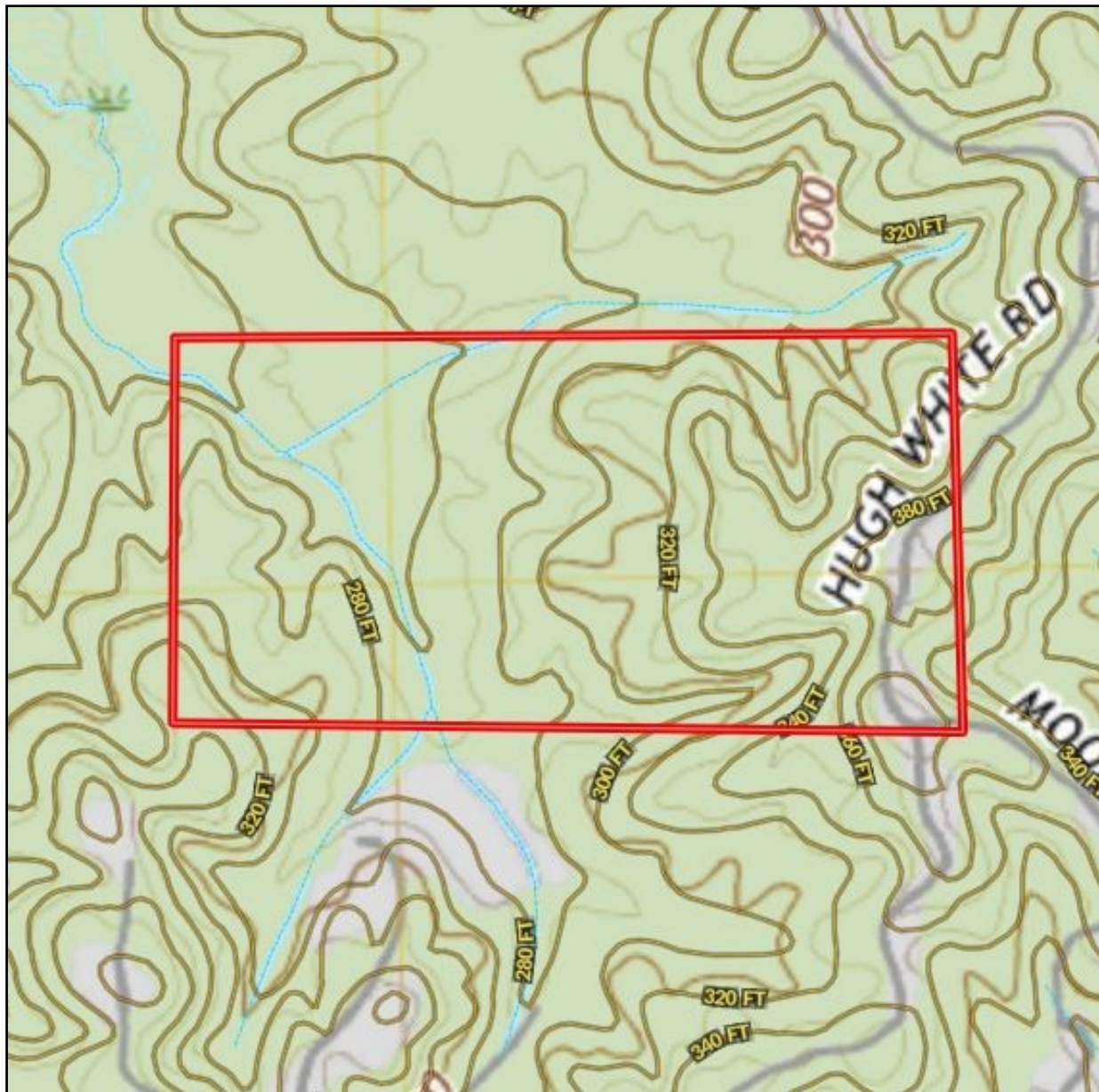
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TOPO MAP



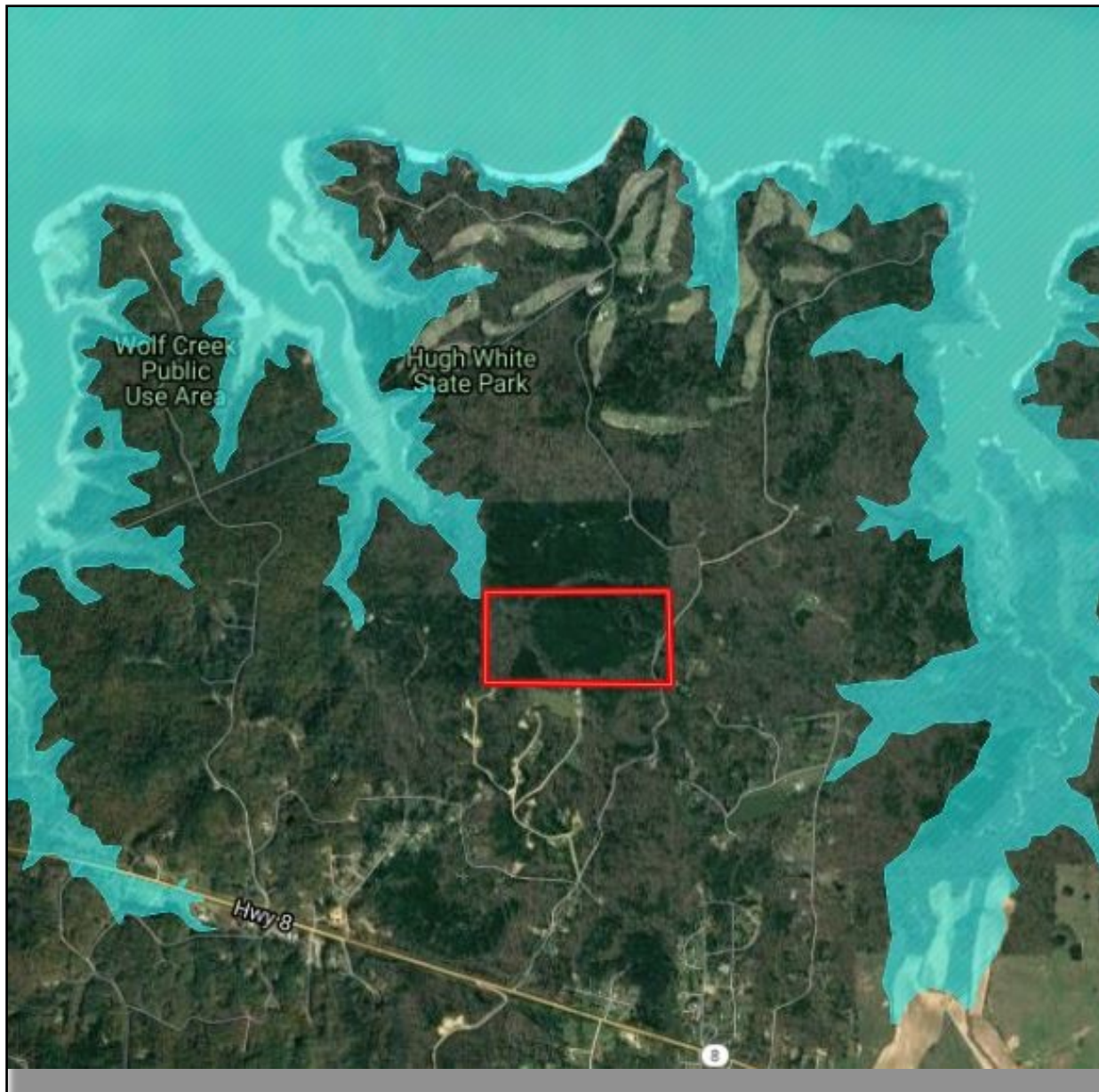
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FLOOD MAP



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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
Gt	Gullied land, sandy	16.8	20.66	7e
Fl	Falaya silt loam, local alluvium	13.4	16.5	2w
RcF	Ruston-Cuthbert association, hilly (smithdale, sweatman)	51.0	62.84	7e
TOTALS		81.2	100%	6.17



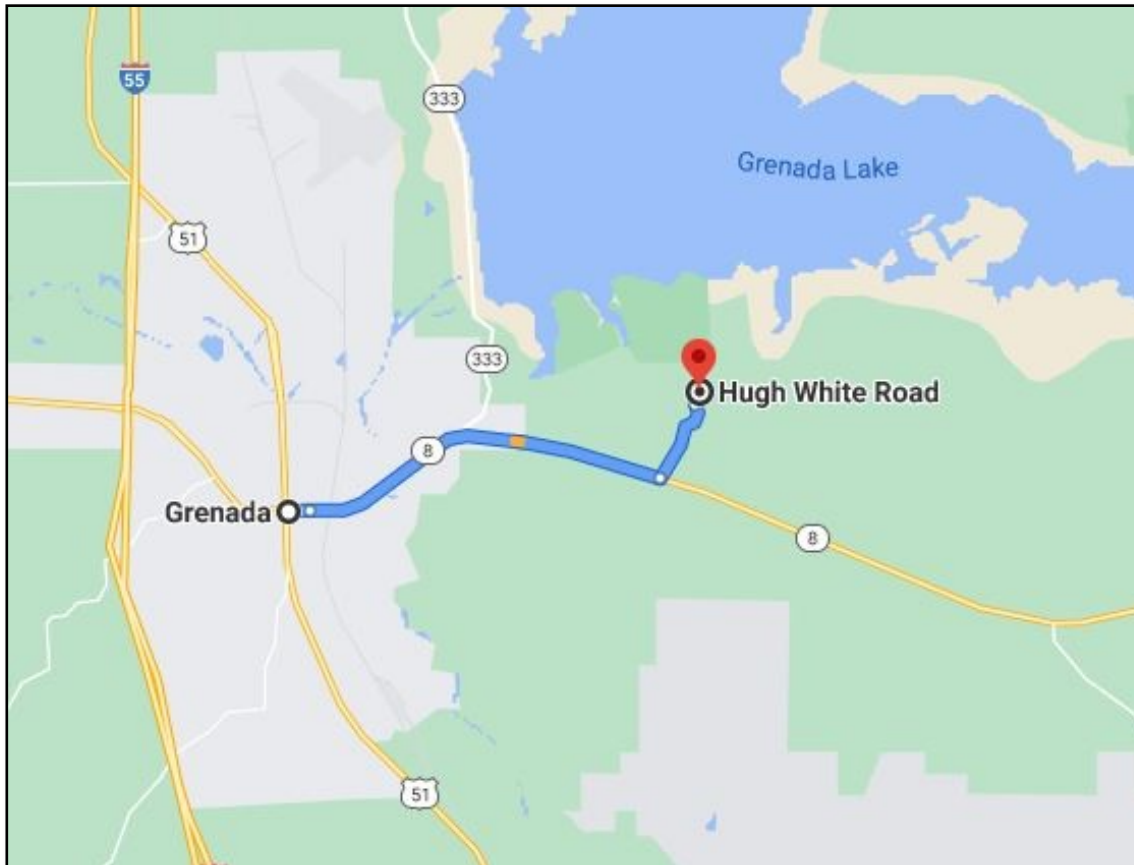
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DIRECTIONAL MAP



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