

# 215+/- Acre Recreational Timber Tract Calhoun County, MS



**\$1,250/Acre**

This 215+/- acre property, located in Calhoun County, MS consists of 110+/- acres of rolling topography that has been clear cut and replanted with pines trees which are approximately 3 years old. The remaining 105+/- acres is made up of mixed timber with internal trails throughout. There are several established food plot locations within this 105+/- acre portion. Multiple deer were sighted on initial inspection. The property has paved road frontage on County Road 300 along with utilities. This property would make a good recreational hunting tract, especially with a live creek flowing through the property. The potential is endless! Call Michael Cooper today to schedule a showing!

Directions: From the round about in Calhoun City travel 2.6 west miles on West Russell Avenue. Turn right onto County Road 307 travel .25 miles. Turn left onto Old Gauley Road travel approximately 2 miles. Turn right onto County Road 314. Travel approximately 5 miles on County Road 314 which turns into County Road 300 and the property will be on the right.



*Call me today!*

**MICHAEL COOPER**, REALTOR®

MCooper@TomSmithLand.com

662.268.6333 office | 662.285.8686 cell

135 Jefferson Street | Starkville, MS 39759



Expect More. Get More.

**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.





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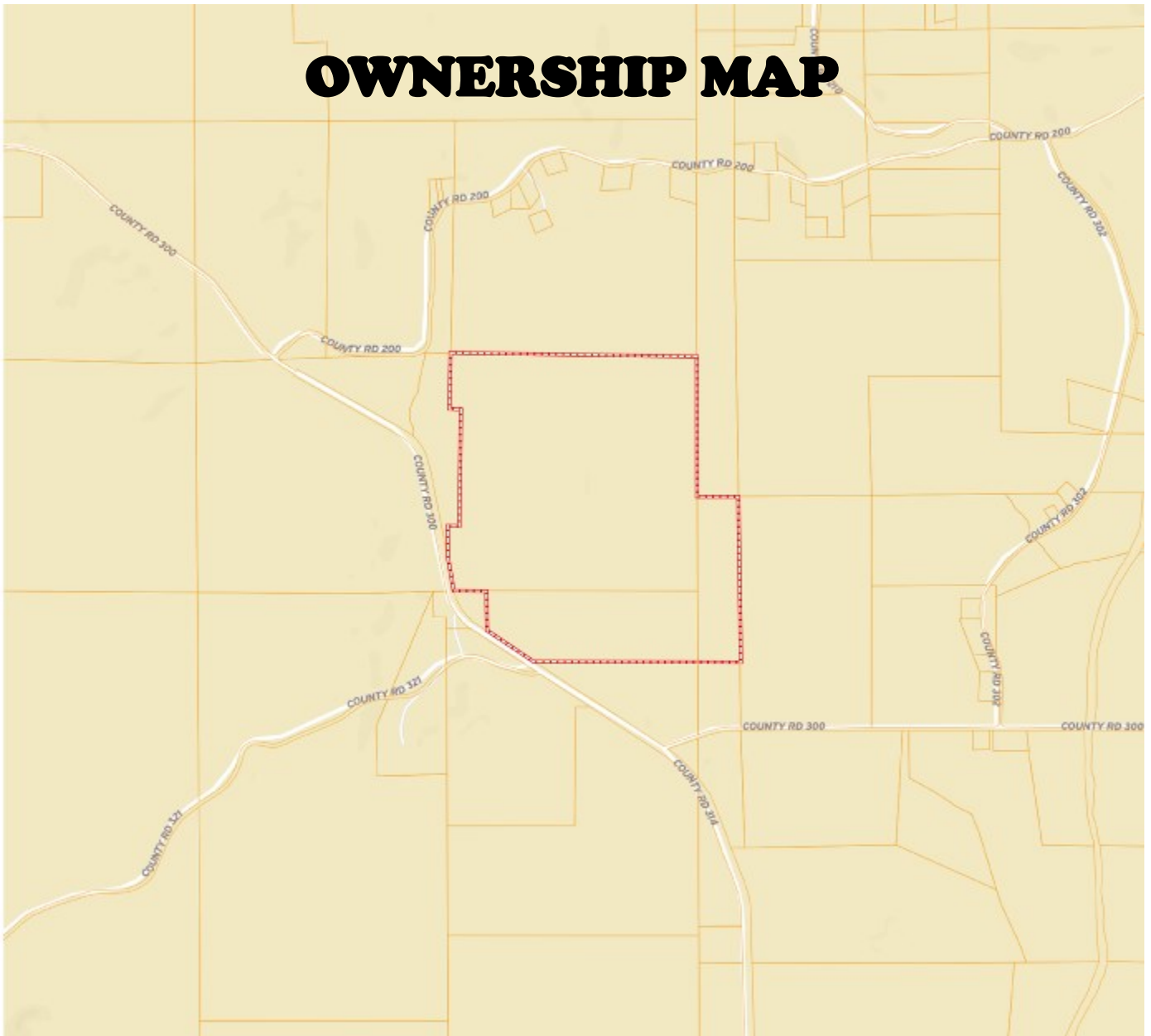
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# OWNERSHIP MAP



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# AERIAL MAP

215+/- ACRES

33.9241  
-89.4099

0 500 1000 1500 2000ft



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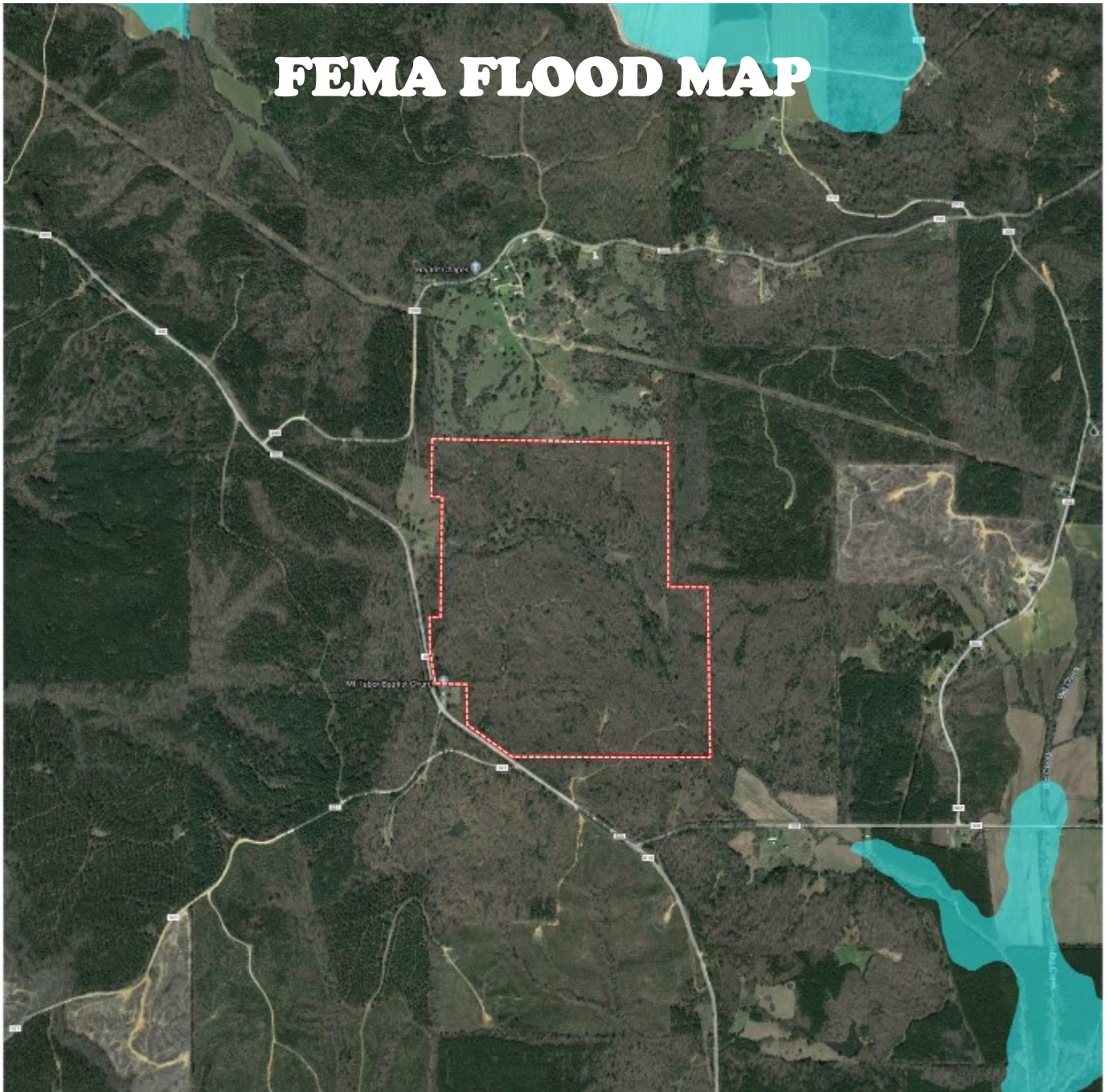
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# FEMA FLOOD MAP



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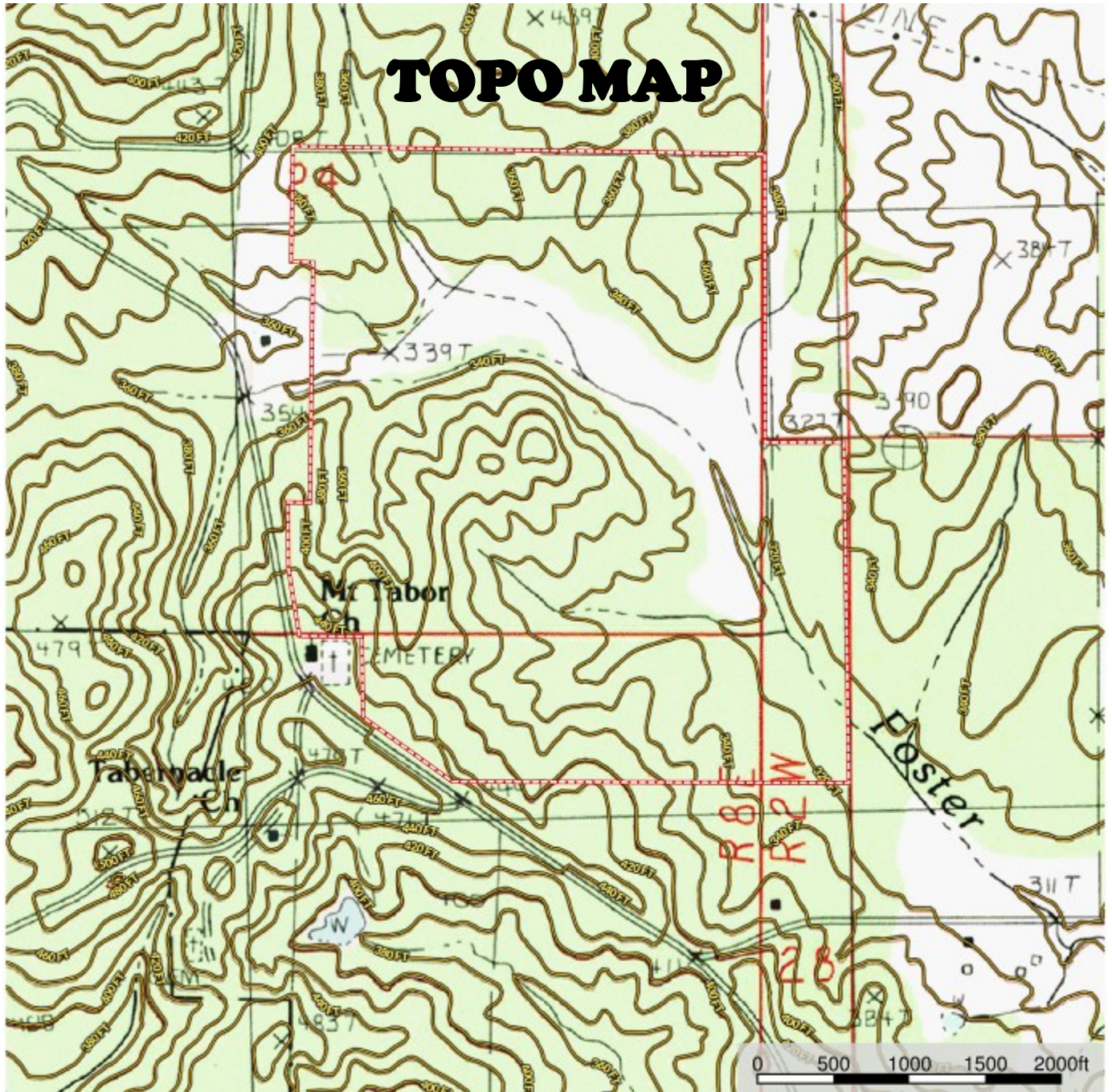


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# TOPO MAP



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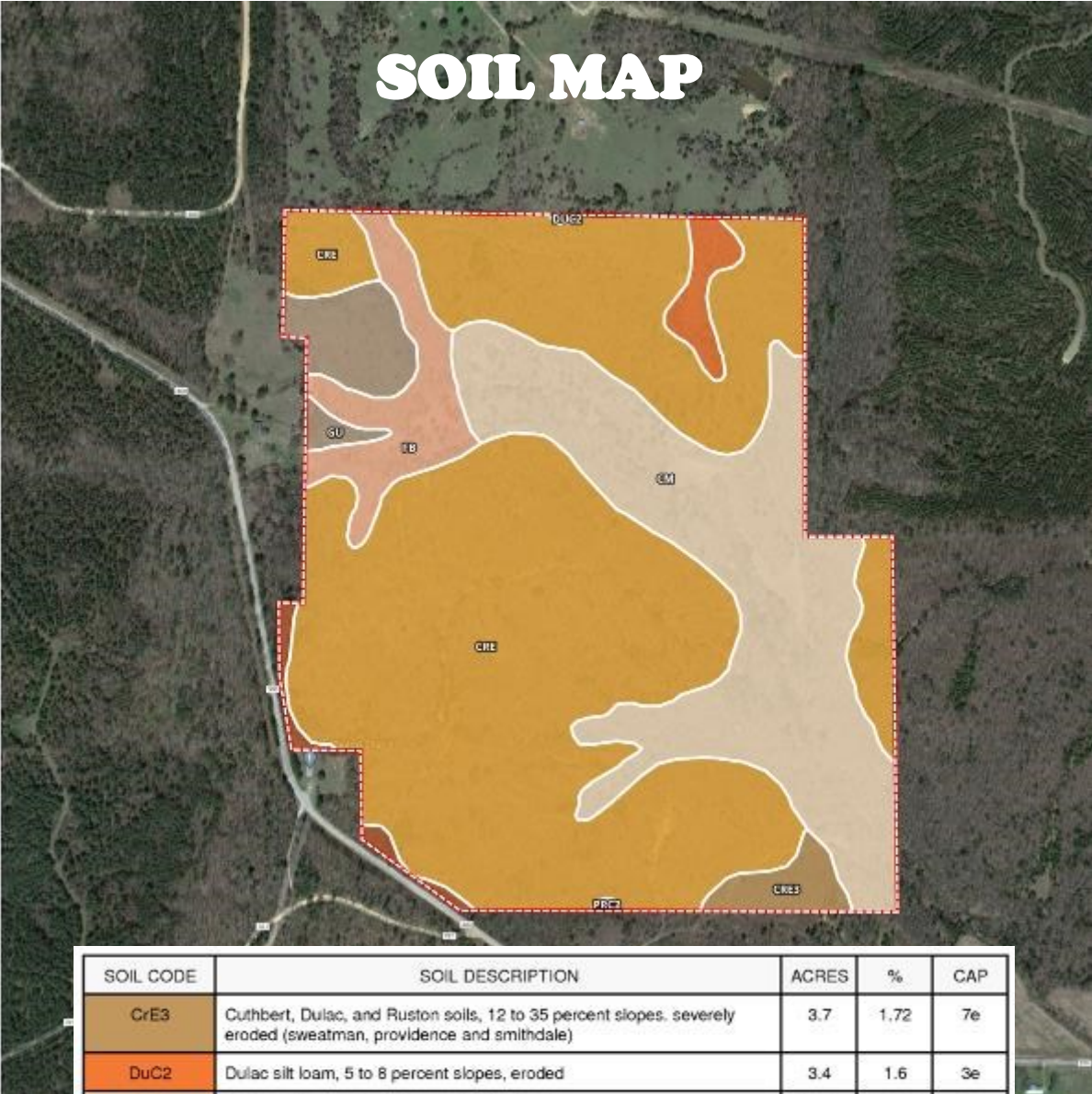
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# SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
CrE3	Cuthbert, Dulac, and Ruston soils, 12 to 35 percent slopes, severely eroded (sweatman, providence and smithdale)	3.7	1.72	7e
DuC2	Dulac silt loam, 5 to 8 percent slopes, eroded	3.4	1.6	3e
Cm	Collins silt loam, local alluvium (oaklimeter)	53.0	24.91	2w
CrE	Cuthbert, Dulac, and Ruston soils, 12 to 35 percent slopes (sweatman, providence and smithdale)	131.8	62.01	7e
PrC2	Providence silt loam, 5 to 8 percent slopes, moderately eroded	1.9	0.91	3e
Gu	Gullied land	7.4	3.49	7e
Fb	Falaya silt loam, local alluvium (oaklimeter)	11.4	5.37	2w
TOTALS		212.6	100%	5.39



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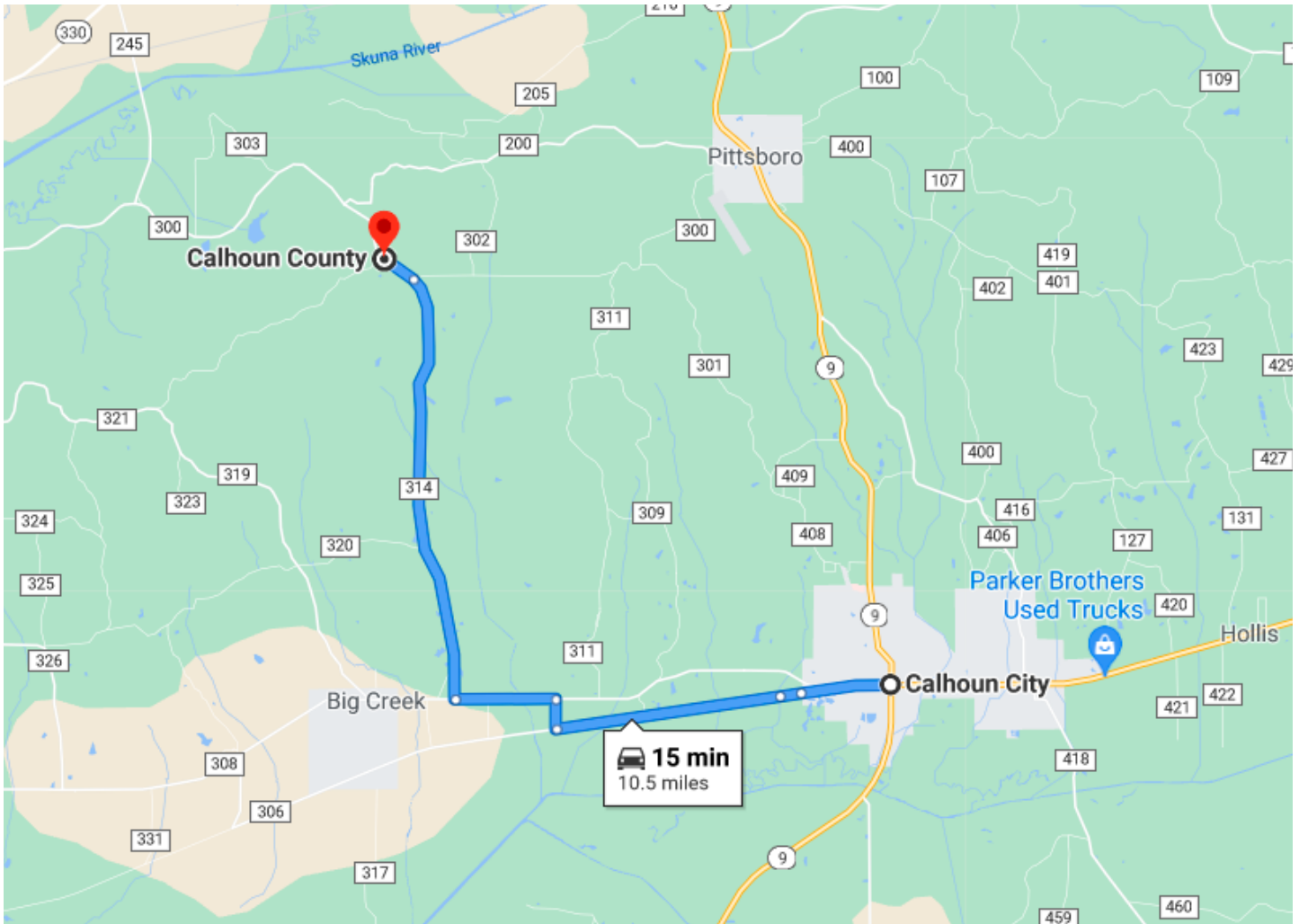


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# DIRECTIONAL MAP



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