

35.4 +/- Acres in Carroll County, MS

Hunting | Recreational | Timber



\$84,950

DIRECTIONS: From I-55, take the Vaiden Exit 35 N/Hwy 430. Turn left to follow Hwy 430 and travel to CR 163. Turn right on CR 163 and go 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

Information is believed to be accurate but not guaranteed.



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



Are you looking for an affordable, small hunting tract to enjoy that also has investment potential? This 35.4 +/- acre tract in Carroll County, MS could be just what you are looking for. Whether you are hoping for a place to get away and enjoy riding four-wheelers with your family and friends, or a place to be all alone in the woods while you hunt deer and turkey, you can enjoy this property year round. Signs of big bucks and plenty of turkeys abound. In addition to road access, this tract offers the possibility of timber investment, 30 year old pines that have been professionally managed, as well as hardwoods scattered throughout the bottoms. Picture yourself here and the memories waiting to be made.



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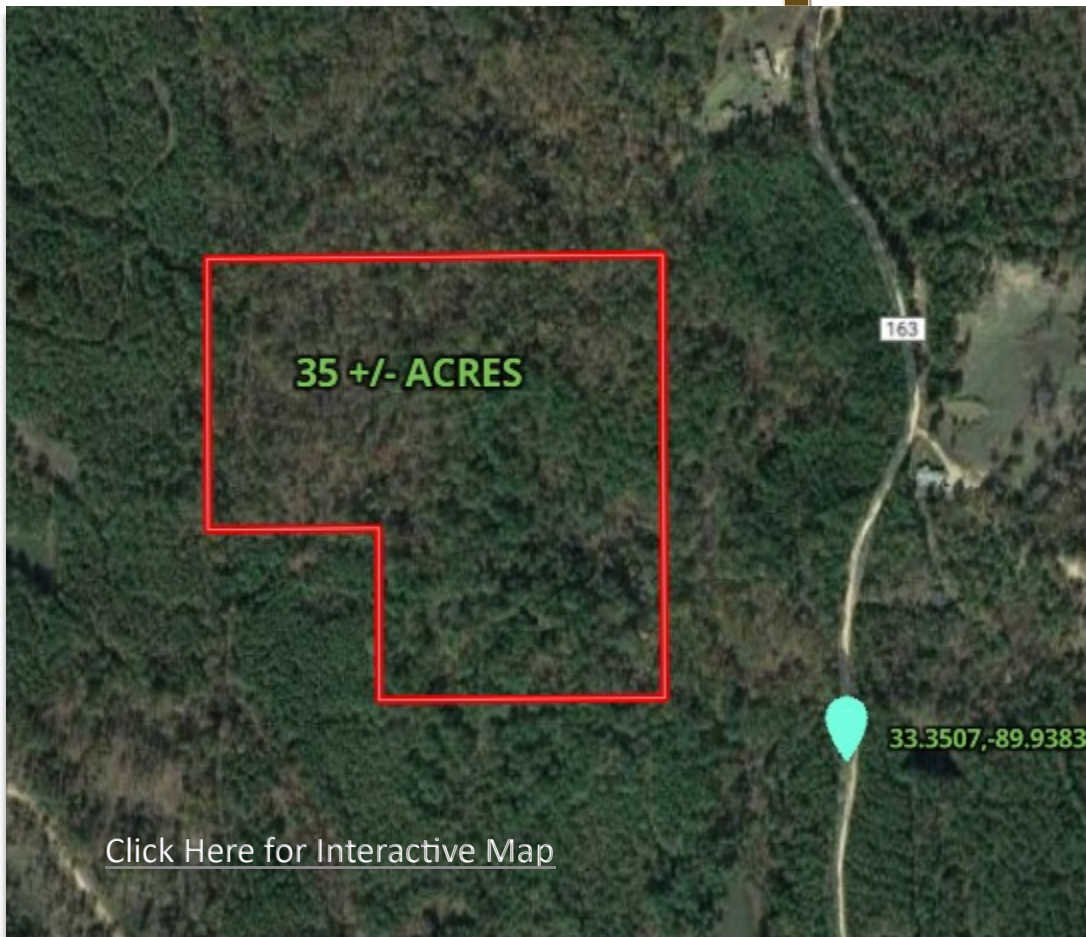
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Aerial Map



[Click Here for Interactive Map](#)



PotlatchDeltic Preferred BROKER

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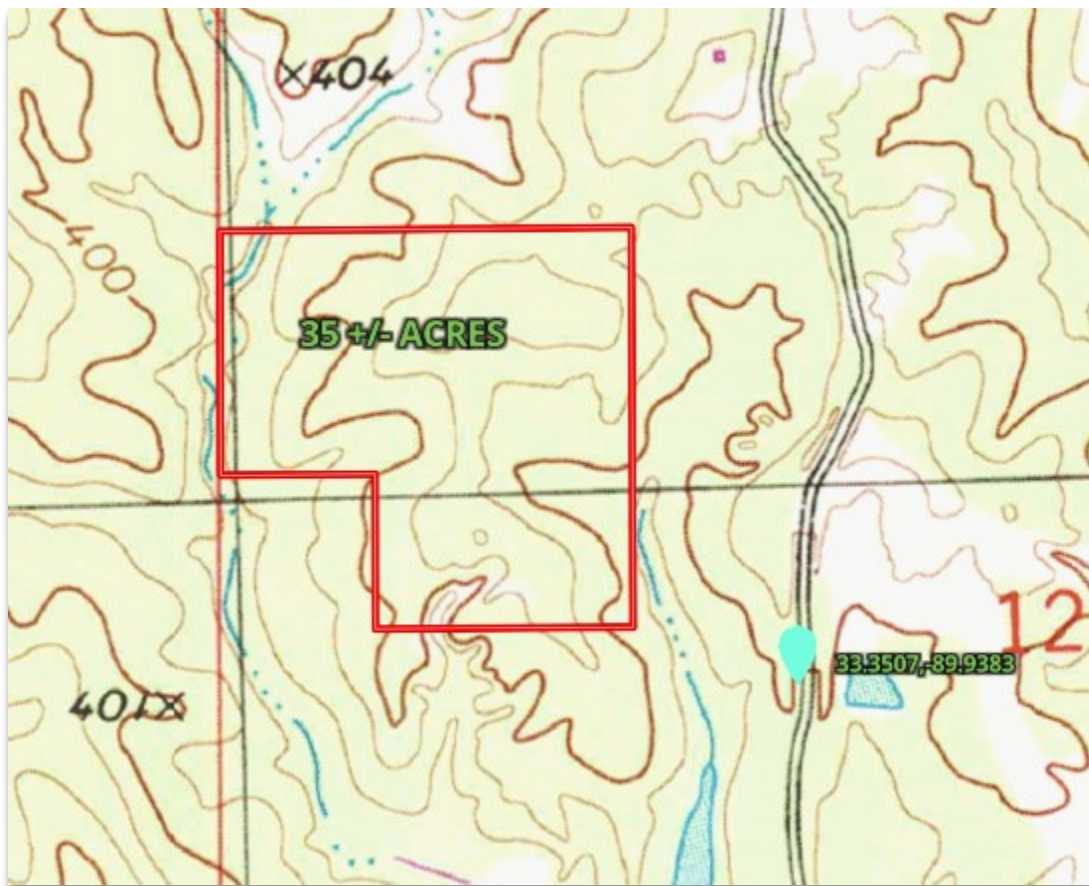
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Topo Map



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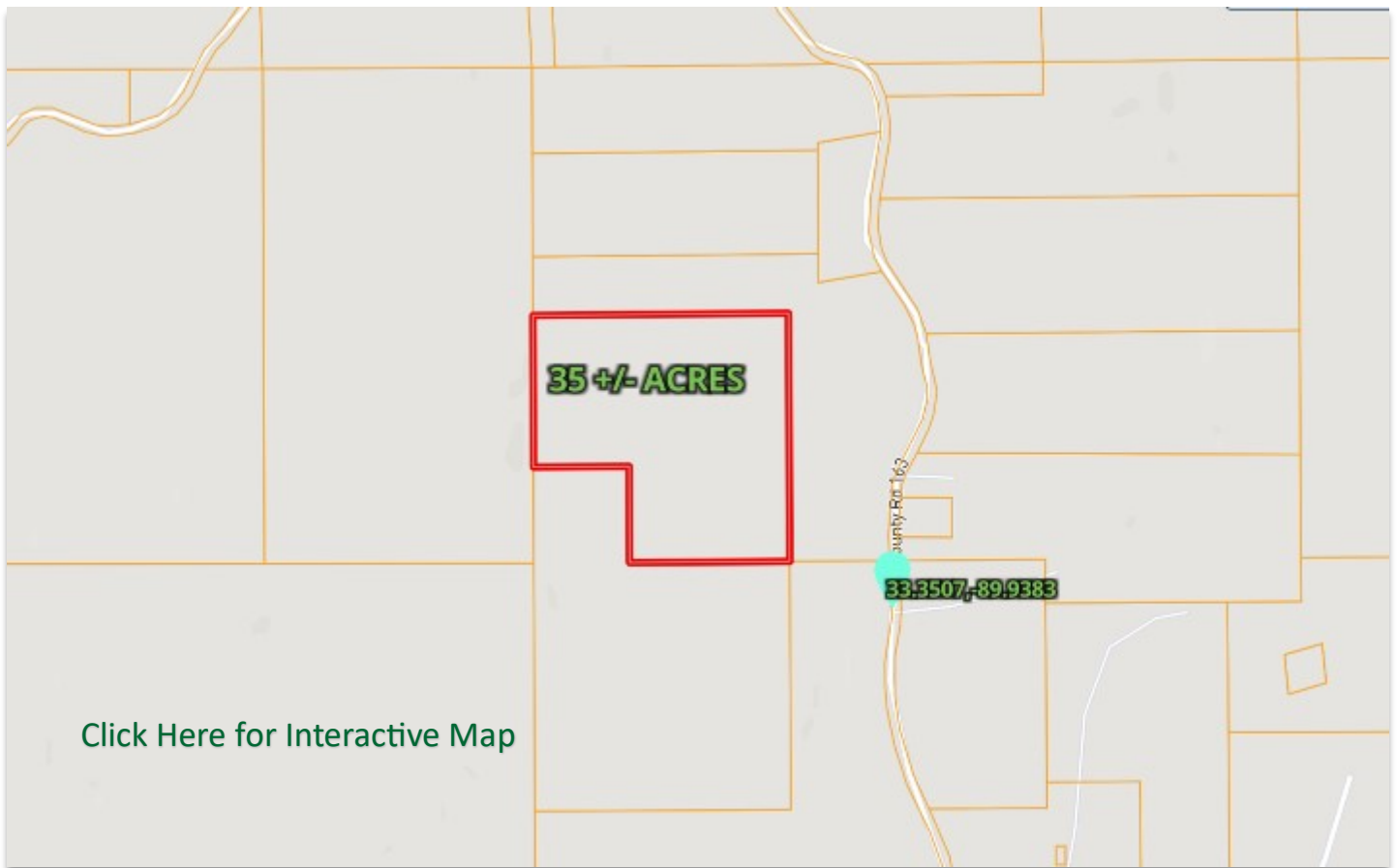
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Ownership Map



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Soil Map



SOIL REPORT				
ACRES		CAPABILITIES		
Boundary		35.5 ac		
CODE	DESCRIPTION	ACRES	%	CAP
9F	Smithdale-Providence-Lexington association, hilly	17.04	48%	7e
10E2	Smithdale sandy loam, 12 to 30 percent slopes, eroded	3.9	11%	7e
10E1	Gullied land-Loring complex	14.58	41.1%	-
Totals		35.5 Ac	7 Cap. Average	



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Directional Map



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