

13.5± ACRES GRENADE COUNTY, MS

\$62,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (769) 888-2522 | WWW.SMALLTOWNPROPERTIES.COM

THE GRENADE 13.5

PROPERTY PROFILE

LOCATION:

- San Rock Road/Hwy 51
Grenada, MS 38901
- Grenada County
- 2.1± Miles N of the Hwy 7/I-55
Intersection
- 8.4± Miles N of Grenada
- 10± Miles NW of Grenada Lake

COORDINATES:

- 33.8779, -89.8542

PROPERTY USE:

- Potential Country Home Site
- Development
- Recreation
- Investment

PROPERTY INFORMATION:

- 13.5± Acres
- Wooded
- Quality Timber
- 1,300'± of Hwy 51 Frontage
- Frontage on San Roc Road
- Utilities Nearby
- Deer and Turkey

TAX INFORMATION:

- TBD



WILSON BRITT | LAND SPECIALIST
C: 662-299-2367 | wilson@smalltownproperties.com

O: 662-846-1425
701 W. Sunflower Road | Cleveland, MS 38732



Information is believed to be accurate but not guaranteed.

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HUNTER PRIDGEN | LAND SPECIALIST
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50 CR 401 | Oxford, MS 38655

WELCOME TO THE GRENADA 13.5

IF YOU ARE LOOKING FOR CONVENIENT COUNTRY LIVING, THE GRENADA 13.5 IS JUST FOR YOU! This beautiful 13.5± acre property offers a rare blend of privacy in a beautiful hardwood setting! The Grenada County land is located off San Roc Road approximately two miles north of the I-55 and Hwy 7 intersection in Grenada, Mississippi. Whether you're looking for a place to develop, establish your forever home, or simply invest in quality land, this tract is a strong choice.

The land is fully wooded, providing a peaceful natural setting and the ideal location for secluded country living. With mature mixed hardwood timber, this property is visually appealing, offering several potential build sites. Utilities are close by, allowing quick power, water, and fiber internet connections. If you're searching for a versatile tract in a convenient location with natural beauty and development possibilities, the Grenada 13.5 deserves a closer look.

Contact Hunter Pridgen or Wilson Britt today to learn more and experience #TheSmallTown Way!



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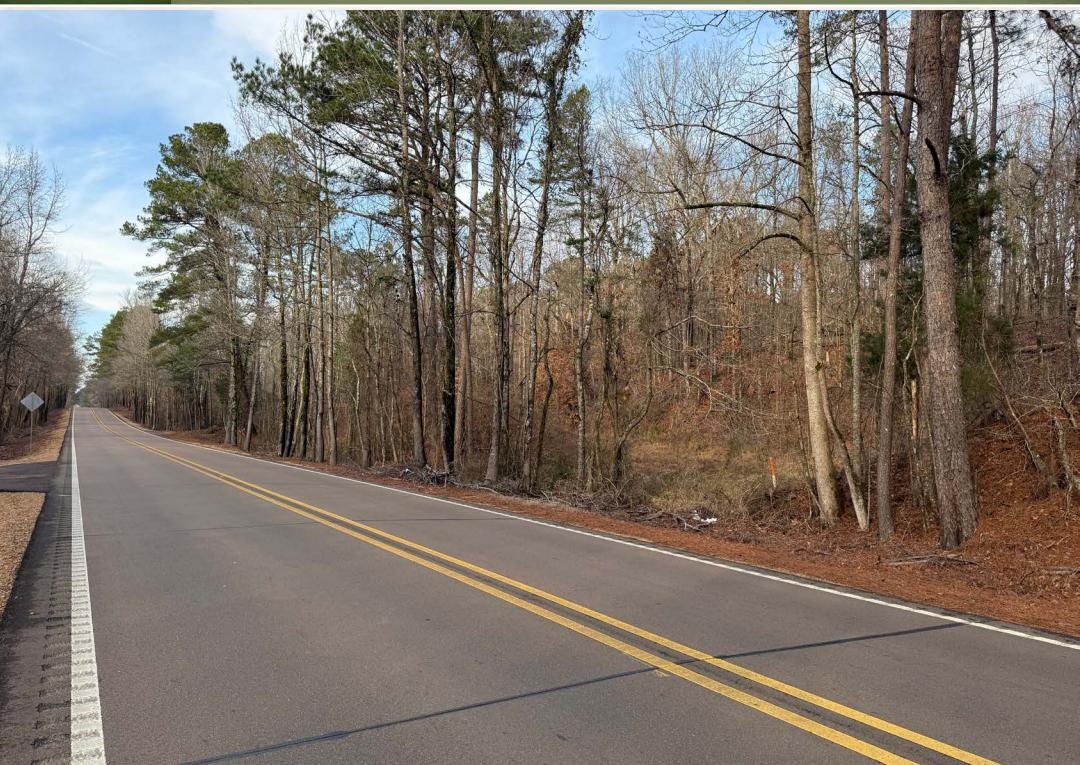
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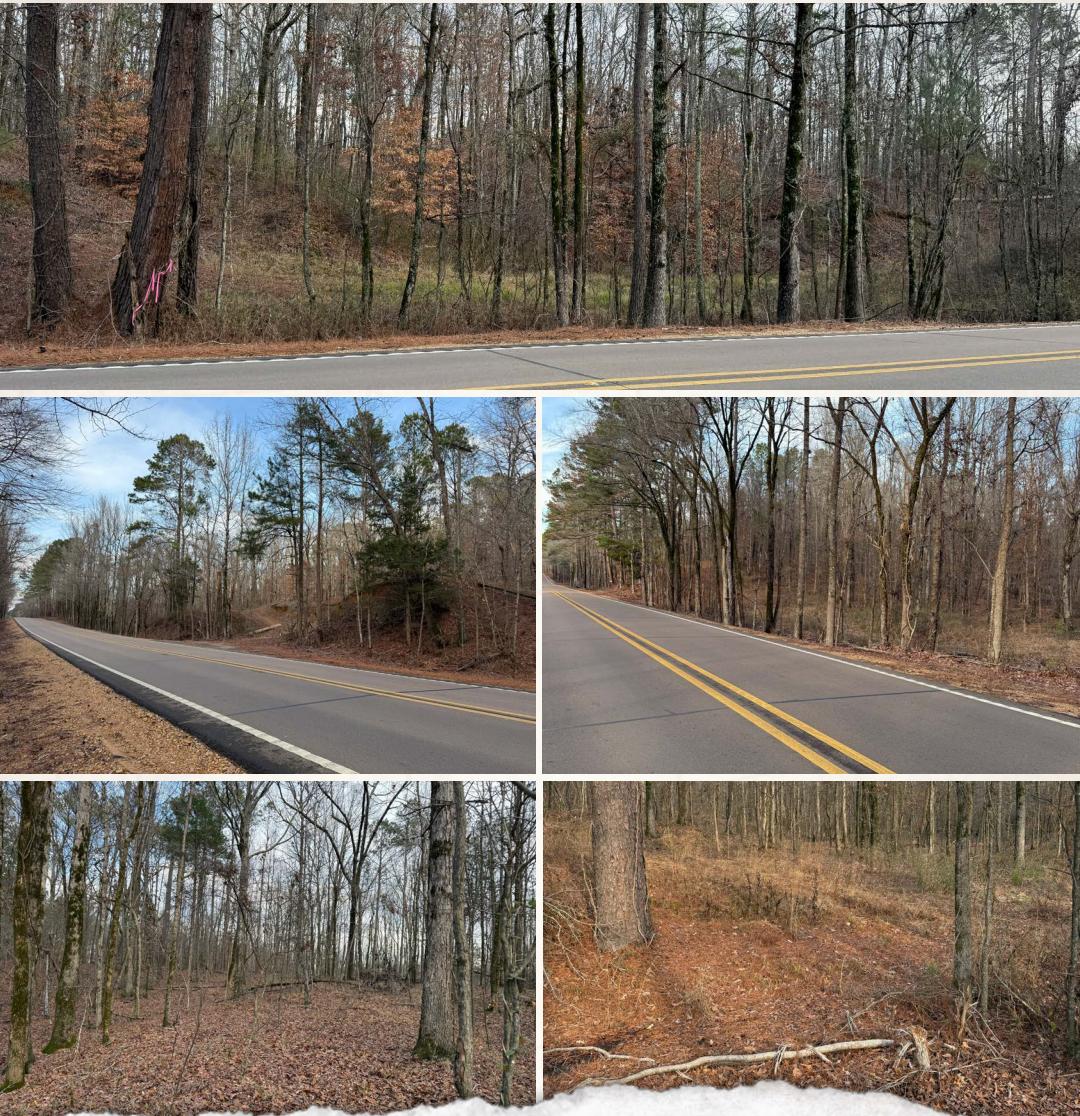


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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
RpF	Ruston-Providence association, hilly (smithdale, providence)	12.5	90.98	0	34	7e
Sp	Sand pits	1.14	8.3	0	-	8s
Ff	Falaya silt loam	0.09	0.66	0	76	2w
TOTALS		13.73(*)	100%	-	31.43	7.05

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.



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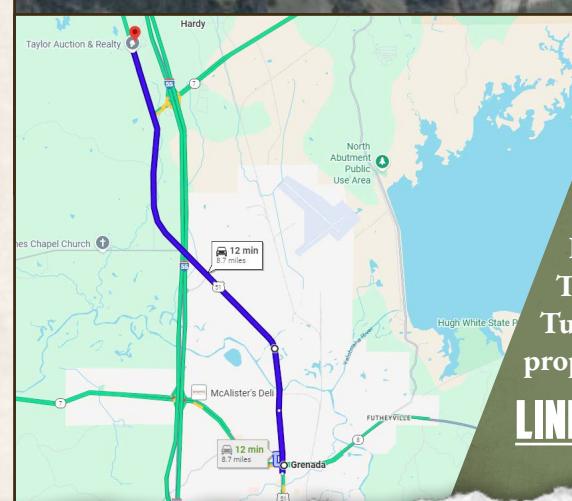
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Directions From the Intersection of Hwy 8 and Hwy 51 in Grenada, MS: Travel 8.4 miles north on Hwy 51. Turn right on San Roc Road and the property will be on your immediate left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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