

Premier Grenada County Land Opportunity

Recreational • Timber Investment • Rural Retreat

48.7± Acres • Mixed Timber • Artesian Well

Grenada County, Mississippi

\$107,140



Property Information

Location

- Grenada County, MS
- Located South of Grenada Lake
- North of the Gore Springs Community
- 50± Miles to Oxford
- 105± Miles to Memphis
- 113± Miles to Jackson

Coordinates:

- 33.7469, -89.7666

Property Use:

- Recreational
- Timber Investment
- Hunting
- Investment

Property Highlights

- 48.7± Acres
- Mixed Timber Throughout
- Artesian Well Onsite
- Excellent Wildlife Habitat
- Private & Secluded Setting
- Close Proximity to Grenada Lake
- Great Hunting & Recreational Potential
- Multiple Potential Homesites
- Easy Access to Nearby Cities
- Ideal Weekend Retreat or Long-Term Investment
- Excellent Recreational Tract
- Strong Rural Investment Opportunity



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The Property

48.7± Acres

Located just south of Grenada Lake and north of the Gore Springs community, this beautiful 48.7± acre Grenada County tract offers an excellent combination of recreation, hunting, and long-term investment potential.

The property consists primarily of mixed timber, creating an attractive natural landscape with excellent wildlife habitat and recreational appeal. Whether you are searching for a private retreat, hunting property, future homesite, or long-term investment, this tract offers exceptional versatility in a desirable North Mississippi location.

A unique feature of the property is the artesian well located on-site, adding both convenience and functionality for future enjoyment and potential future use. Conveniently positioned within driving distance of Oxford, Memphis, and Jackson, the property provides seclusion without sacrificing accessibility. Its close proximity to Grenada Lake further enhances the recreational appeal, making it ideal for outdoor enthusiasts and investors alike.

This versatile property offers an excellent opportunity to own a premier recreational and timber tract in Grenada County.



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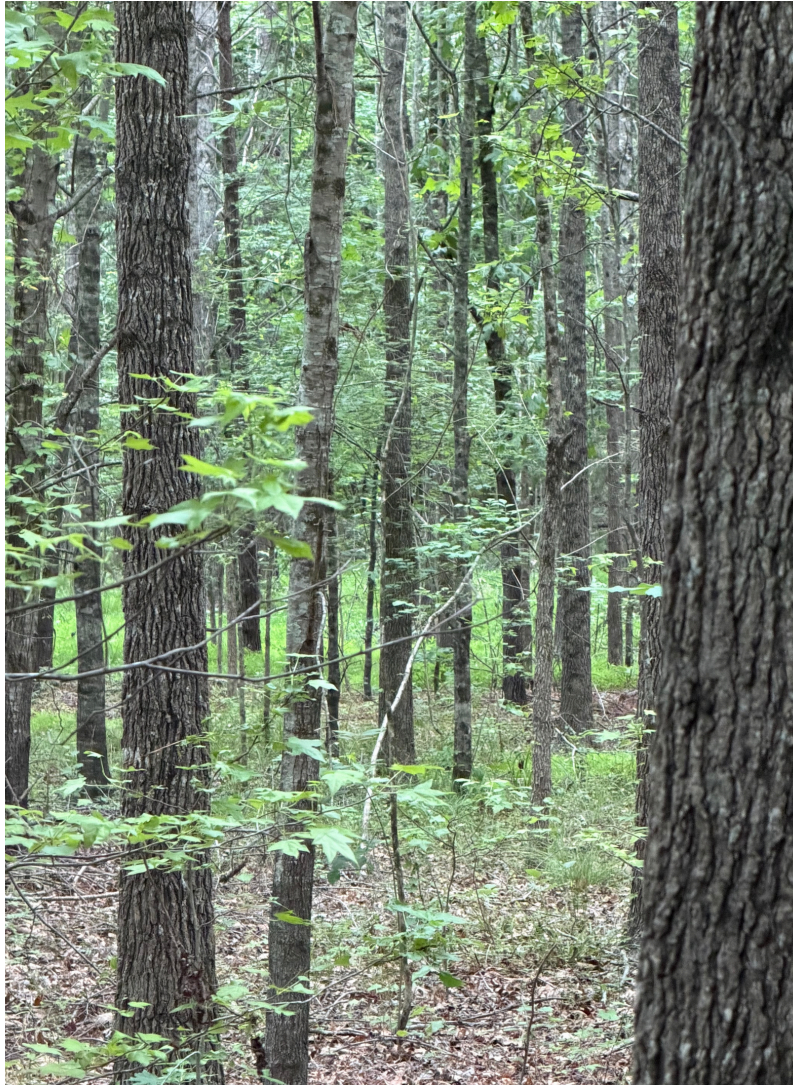
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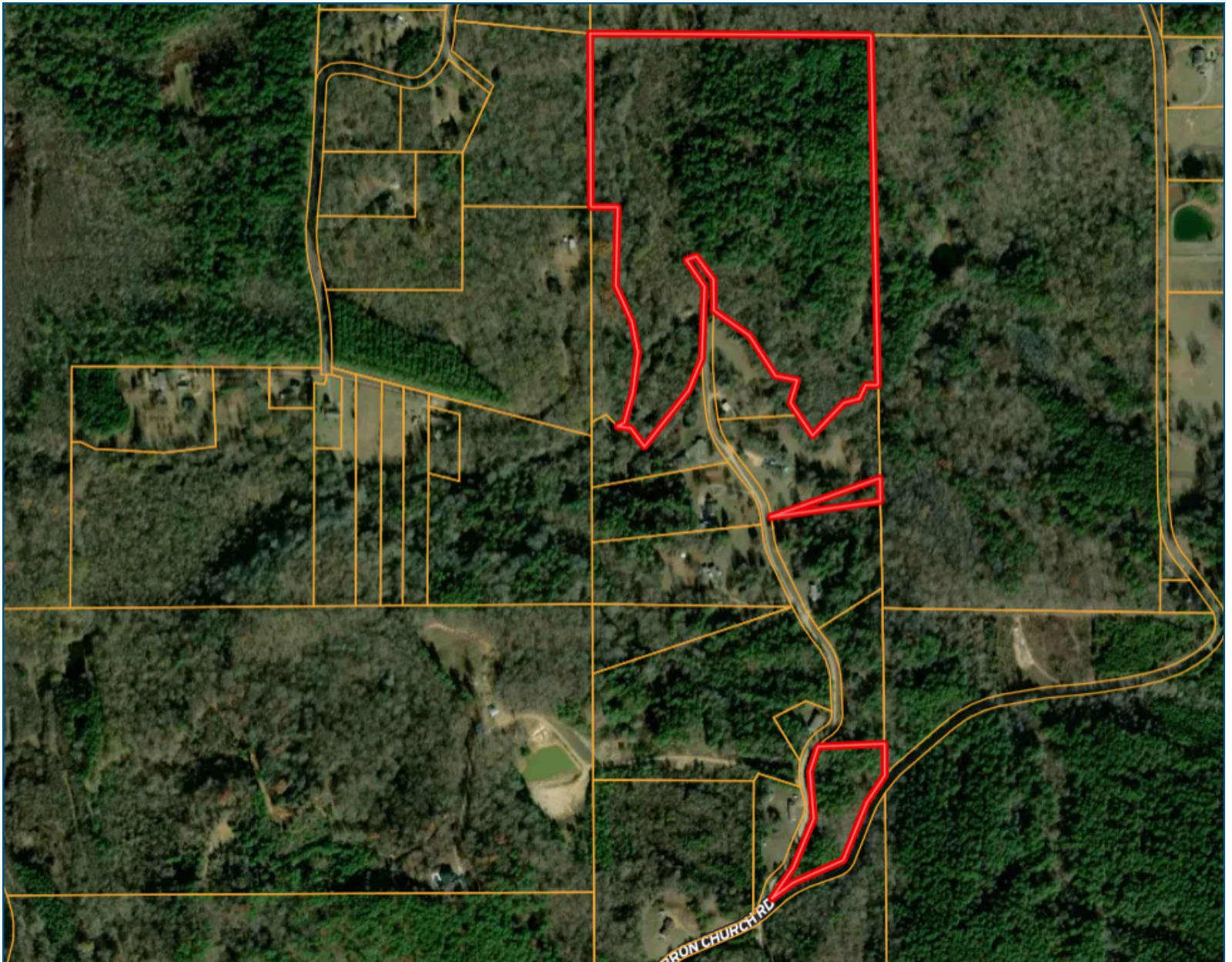
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Aerial Map

[VIEW INTERACTIVE MAP](#)



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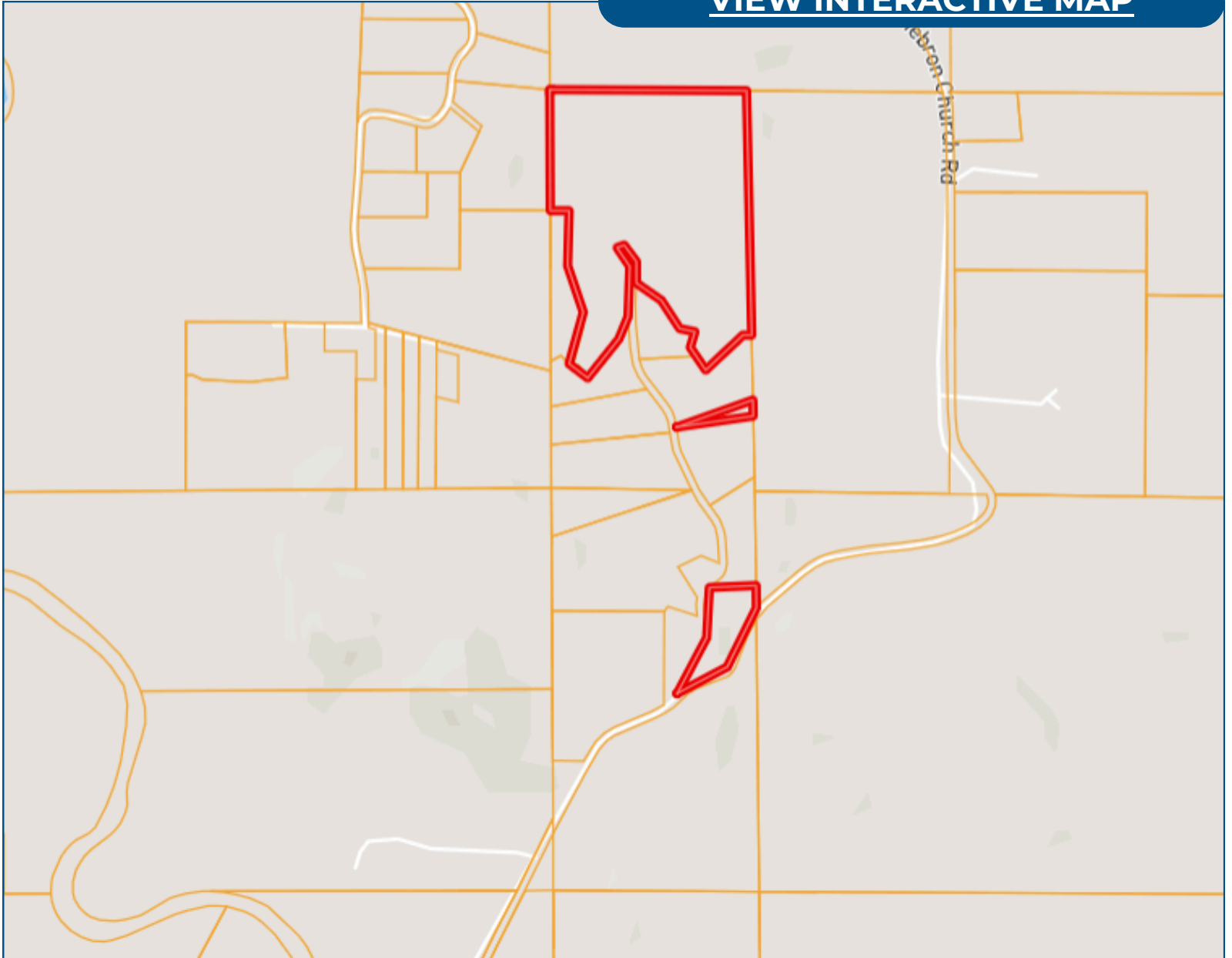
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Ownership Map

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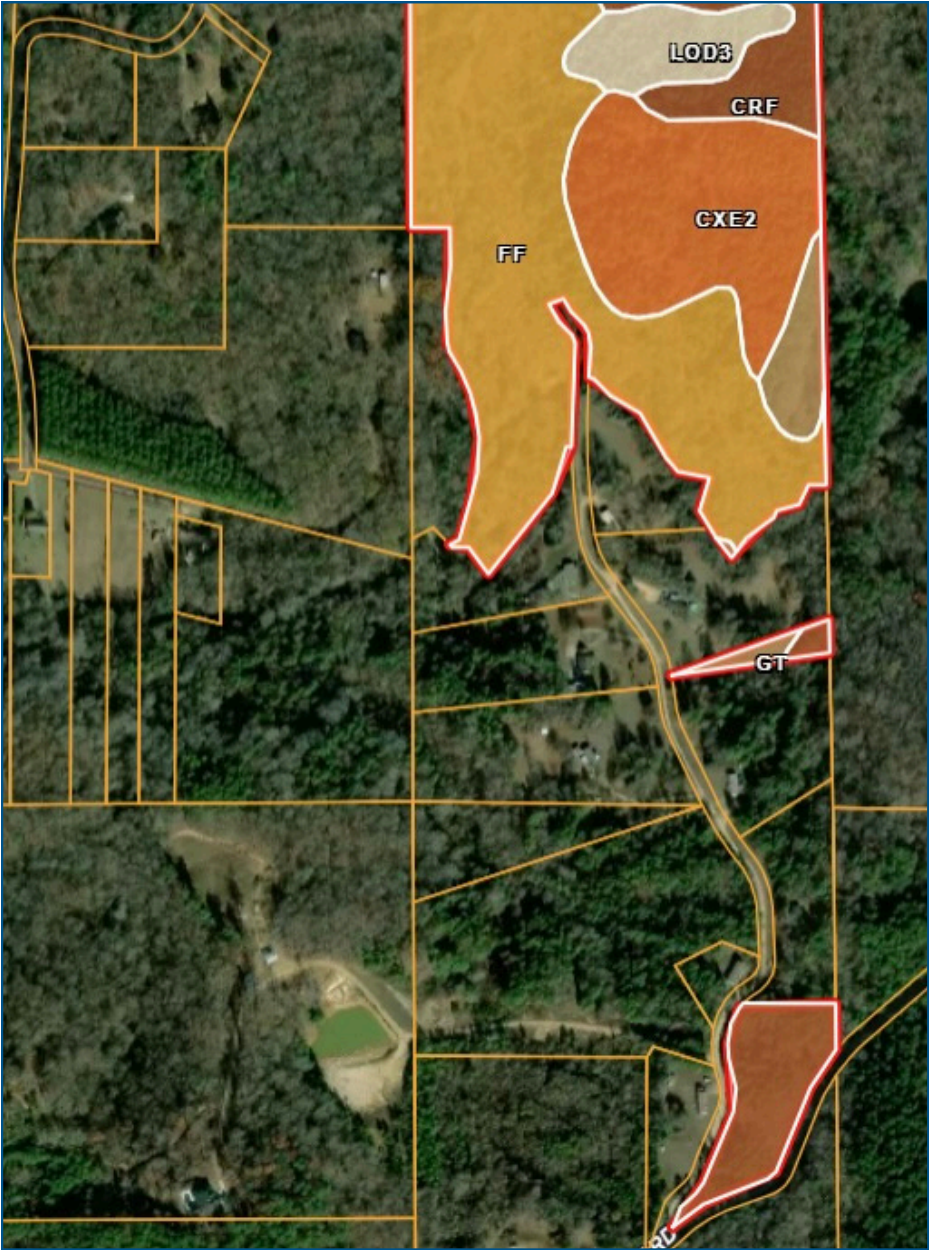


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Soil Map

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Code	Description	Acres	%	CPI	NCCPI	CAP	?
FF	Falaya silt loam	25.58	50.54%	-	76	2w	?
CxE2	Cuthbert-Ruston complex, 12 to 17 percent slopes, eroded (sweatman, smithdale)	11.23	22.19%	-	67	7e	?
CrF	Cuthbert-Ruston association, hilly (sweatman, smithdale)	8.21	16.22%	-	17	7e	?
LoD3	Loring silt loam, 8 to 12 percent slopes, severely eroded	3.30	6.52%	-	41	6e	?
Gt	Gullied land, sandy	2.29	4.52%	-	-	7e	?
Totals		50.61 ac		0 CPI Average	58.71 NCCPI Average	4.41 Cap. Average	

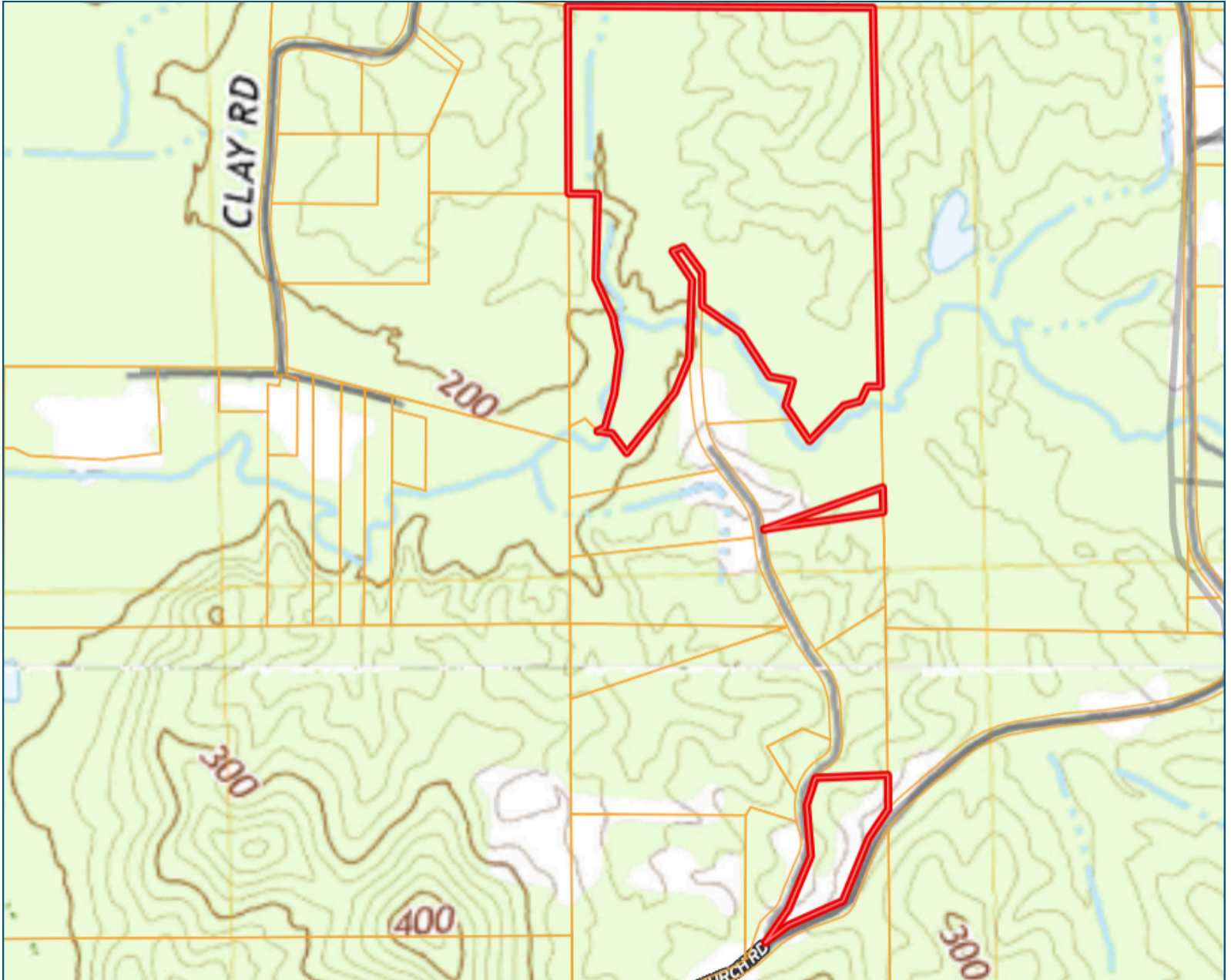
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Topography Map

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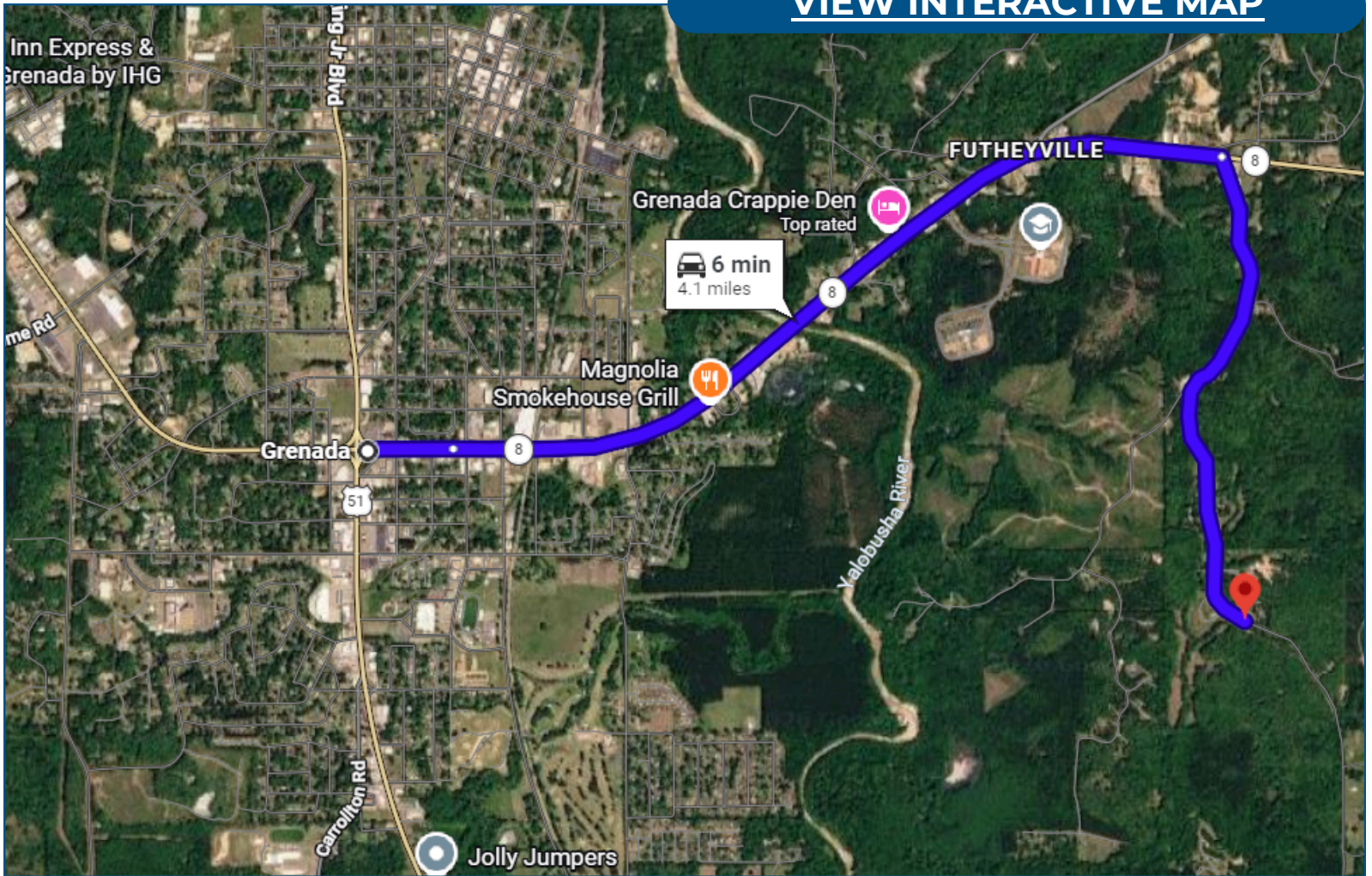
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Directional Map

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From Grenada, MS:

Travel east from Grenada via MS-8 E/Lakeview Drive for approximately 10 miles toward the Grenada Lake area. Continue toward the property location using local county roads near the Gore Springs community. The tract is conveniently located in Grenada County and offers easy access to nearby recreational amenities and surrounding cities.



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