

18.5± ACRES
CARROLL COUNTY, MS
\$55,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (769) 760-0005 | WWW.SMALLTOWNPROPERTIES.COM

THE CARROLL 18.5

PROPERTY PROFILE

LOCATION:

- County Road 83
McCarley, MS 38943
- Carrol County
- 11.7± Miles NW of Winona
- 20.5± Miles SW of Grenada
- 24.5± Miles NE of Greenwood

COORDINATES:

- 33.5515, -89.83865

PROPERTY USE:

- Hunting
- Recreational
- Timber Investment
- Potential Home/Cabin Site

PROPERTY INFORMATION:

- 18.5± Acres
- Mixed Timber
- Hilly Terrain
- Former Shale Excavation Area
- Utilities Available at the Road
- 1,065'± Paved Frontage
on West Side of Road
- 1,175'± Paved Frontage
on East Side of Road
- Deer/Turkey/Small Game

TAX INFORMATION:

- Parcel 041-35-0012000
- 2025 Taxes: \$36.27



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DEREK EAVES

LAND SPECIALIST

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2121 5th St., Suite 206 - Meridian, MS 39301

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE CARROLL 18.5

WELCOME TO THE CARROLL 18.5 IN MCCARLEY, MISSISSIPPI. Out in Carroll County, this 18.5± acre tract sits right off County Road 83 and has that quiet, country feel folks are usually looking for. You're about 11.7± miles northwest of Winona, 20.5± miles southwest of Grenada, and roughly 24.5± miles northeast of Greenwood, so you're not far from town, but still tucked back enough to enjoy some peace and quiet.

The land's got a good mix of mature hardwoods and younger pines, with some rolling, hilly ground that gives it a little character. It used to be a shale dig site back in the day, and you can still see a few of those old shapes in the terrain, but it's grown back in nicely and blends right into the woods now. Would make a solid spot for a cabin, a homesite tucked back in the trees, or just a place to hunt and get away for a bit.



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MORE ABOUT THE CARROLL 18.5

You've got paved road frontage and utilities sitting right at the road, so getting started wouldn't be a headache. Deer and turkey are all through that area, along with plenty of small game, so it hunts well and has that quiet, slow-down kind of feel when you're out there.

Whether you're thinking of recreation, hunting, or just a place to build something down the road, it's a good, versatile piece of land. Taxes are light too, with it being just \$36.27 for 2025.

Contact Derek Eaves today to schedule a private showing and experience #TheSmallTownWay.



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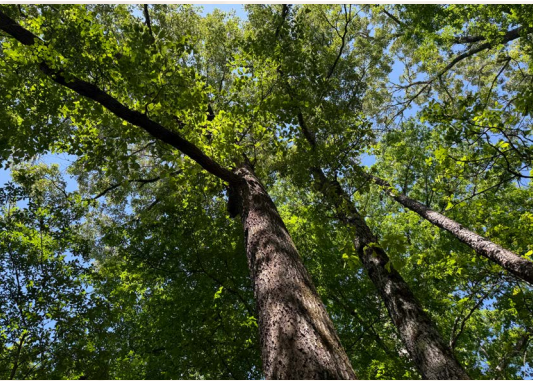
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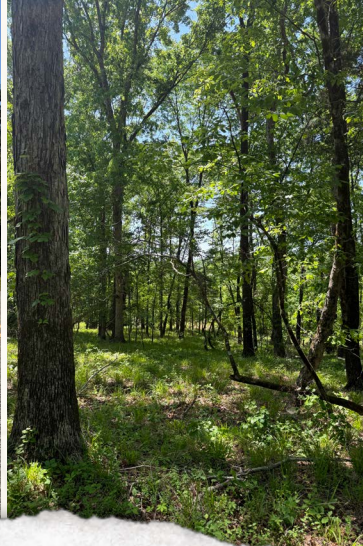
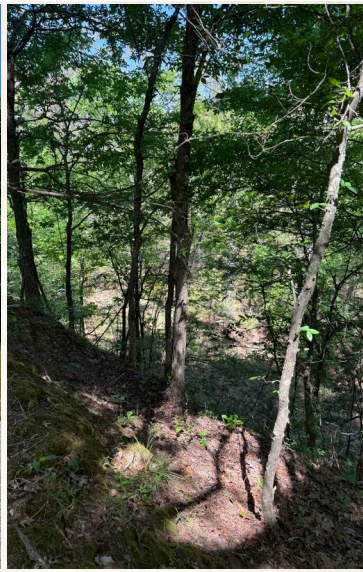
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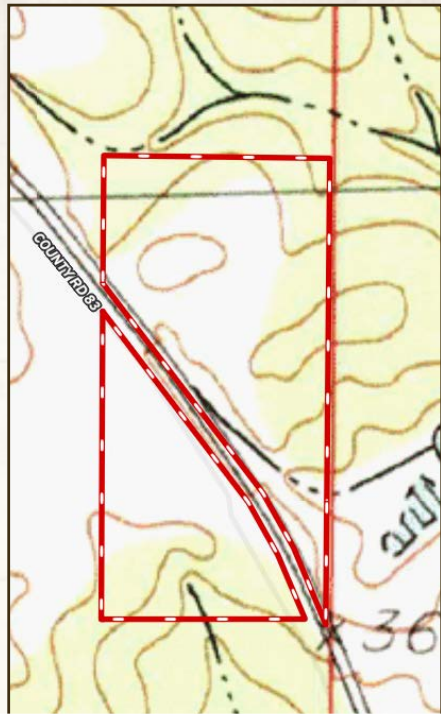
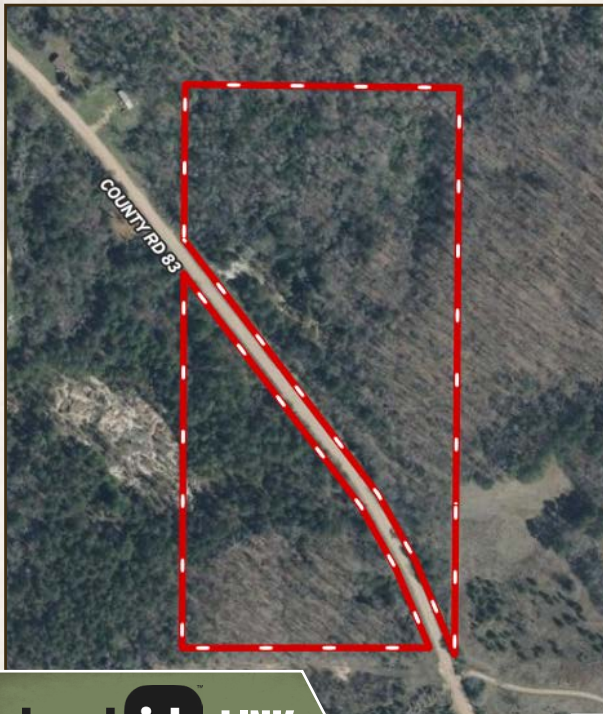
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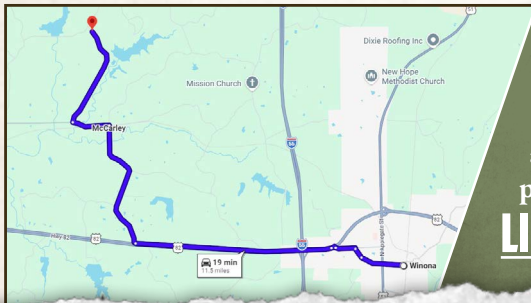
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land id. LINK



Directions From Winona, MS:
Travel west on US-82 for 4.1 miles.
Turn right onto McCarley Road and
continue for 2.8 miles. Turn left onto
Winona Road and proceed for 0.8
miles. Turn right onto County Road 83
and travel for 2.2 miles to the sign and
property on both sides of the road.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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