RECREATIONAL TRACT IN CARROLL COUNTY, MS 100± ACRES · 270,000



Welcome to your new 100± acre Recreational tract in Carroll County, MS! Located just 18 miles southwest of Grenada, MS giving you convenient access to amenities. You'll have 43± acres of mature pines that have been thinned, with the remaining acreage being mature hardwoods. I've personally fished Potacocowa Creek on the northern boundary of the property and it offers great bass fishing. Deer signs were noted on the initial inspection of the property. There are two established food plots, two ponds, and an internal road system making access that much easier. Power and water are available as well. Call Kadero Edley today for your private showing!



BEST



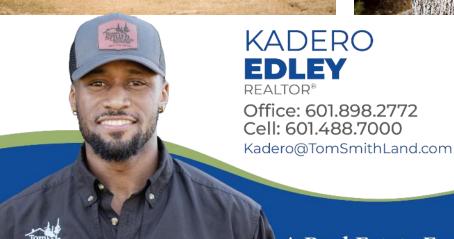


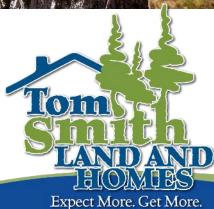












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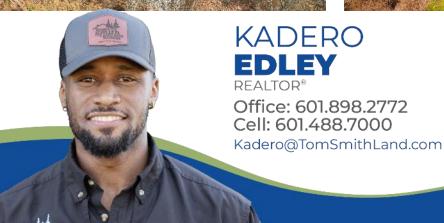














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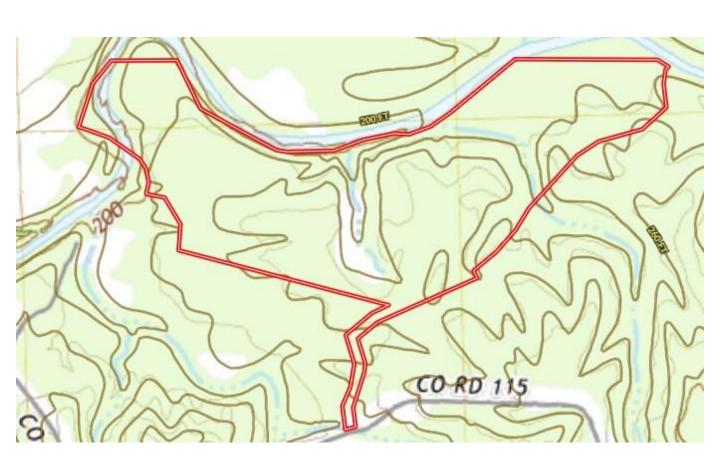
AERIAL MAP



land id. Click Here For Interactive Map



TOPOGRAPHY MAP

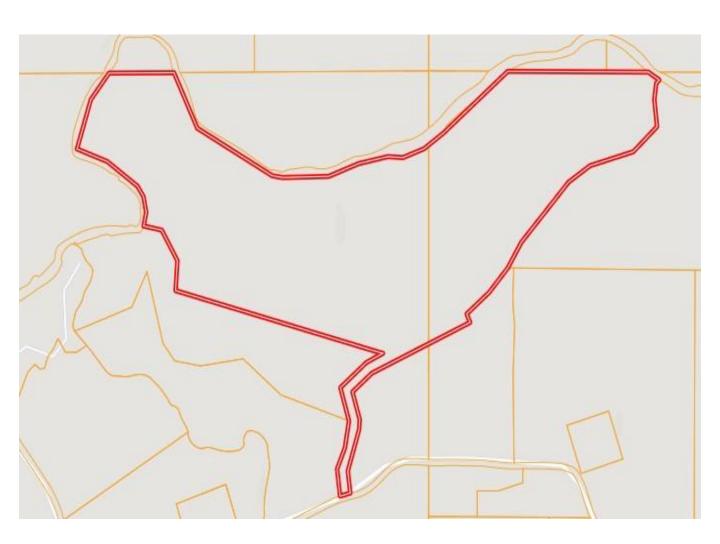


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Click For Interactive Map

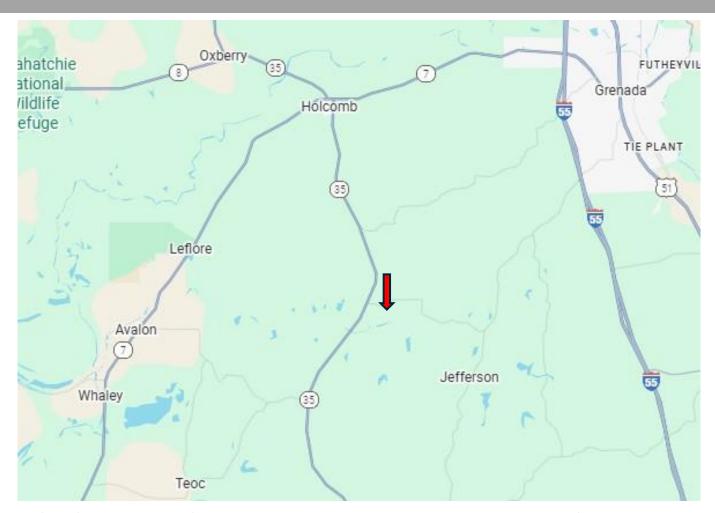


OWNERSHIP MAP





DIRECTIONAL MAP



<u>Directions from I-55 in Grenada, MS</u>: Travel west on MS-8 W for 7.9 miles. Turn left onto MS-35 S for 8.8 miles. Turn left onto Co Rd 214 for 1.0 miles. Turn right onto Co Rd 114 for 0.4 miles. Turn left onto Co Rd 115 for 0.7 miles and the property will be on your left. **Google Maps Link**

