

Recreational & Hunting Retreat

173± Acres

Carroll & Holmes County, MS



\$597,500



**TOM
SMITH**

ALC®, BROKER

Office: 601.898.2772

Cell: 601.454.9397

Tom@TomSmithLand.com



Expect More. Get More.

**Call The Land Man
Today!**

TomSmithLandandHomes.com

Office: 601.898.2772



Property Information

Location:

- West, MS 39192

Coordinates:

- 33.2378, -89.8191

Property Use:

- Recreational
- Hunting
- Timber

Property Highlights

- 173± Acres
- Brand-New 2 Bedroom, 1 Bathroom Cabin
- Large Covered Front & Back Porches
- 30' Conex Storage Container
- 30x40 Pole Barn
- Internal Road System
- Several Large, Well-Established Food Plots
- Mature Hardwoods & Pine Timber
- Abundant Game

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The Property

173± Acres

Welcome to one of the finest turnkey recreational and hunting properties to come to market in Carroll and Holmes Counties. Spanning approximately 173± acres, this exceptional property offers a rare combination of brand-new accommodations, premium wildlife habitat, mature timber, and outstanding recreational opportunities.

At the heart of the property sits a brand-new, never-occupied cabin thoughtfully designed for comfort and functionality. The cabin features 2 bedrooms, 1 full bath, a spacious kitchen, dining area, comfortable family room, ample closet space, and expansive covered front and back porches—the perfect place to relax after a day in the woods. Whether you're looking for a weekend retreat, a hunting camp, or a peaceful escape, this cabin is ready for immediate enjoyment.

The improvements don't stop there. A 30-foot Conex storage container provides secure storage for gear and equipment, while the 30' x 40' pole barn offers plenty of space for tractors, ATVs, implements, and other equipment. An excellent internal road system winds throughout the property, providing convenient access to food plots, stand locations, and every corner of the tract.

For the avid outdoorsman, this property is truly something special. Several large, established food plots are strategically positioned to attract and hold abundant wildlife. The land boasts an impressive mix of mature hardwoods and pine timber, creating exceptional habitat for whitetail deer and wild turkey while offering long-term timber value. With diverse terrain, quality cover, and proven wildlife habitat, this property is well-equipped to provide outstanding hunting opportunities for years to come.

Whether you're searching for a premier hunting property, a family recreational retreat, or a sound long-term investment with valuable timber resources, this 173± acre tract delivers on every level. Properties that combine a brand-new cabin, quality improvements, mature timber, excellent access, and exceptional hunting rarely become available.

Don't miss this opportunity to own one of the area's premier recreational properties. Call Tom Smith to schedule your private showing and experience everything this remarkable property has to offer.

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The Cabin



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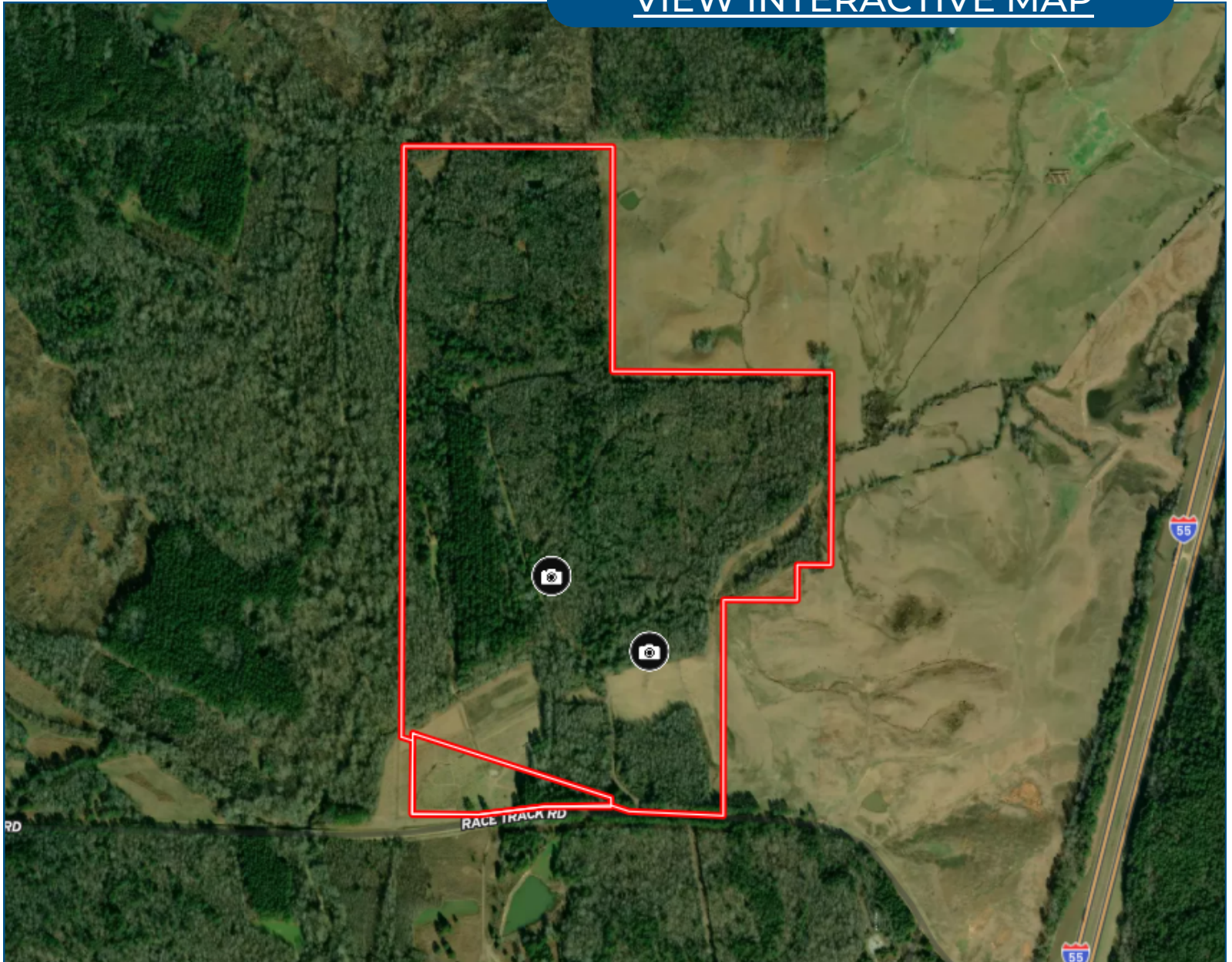
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Aerial Map

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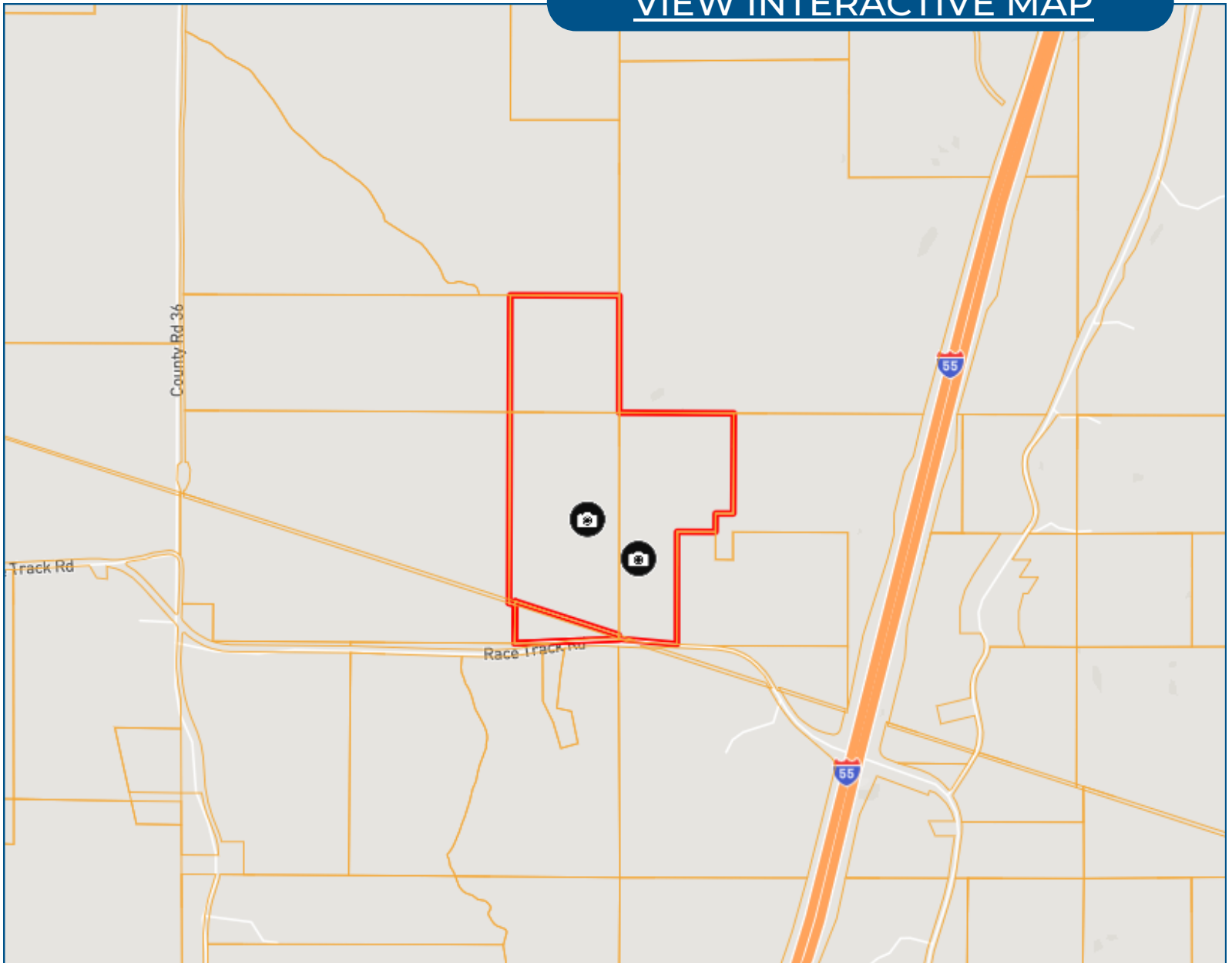
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Ownership Map

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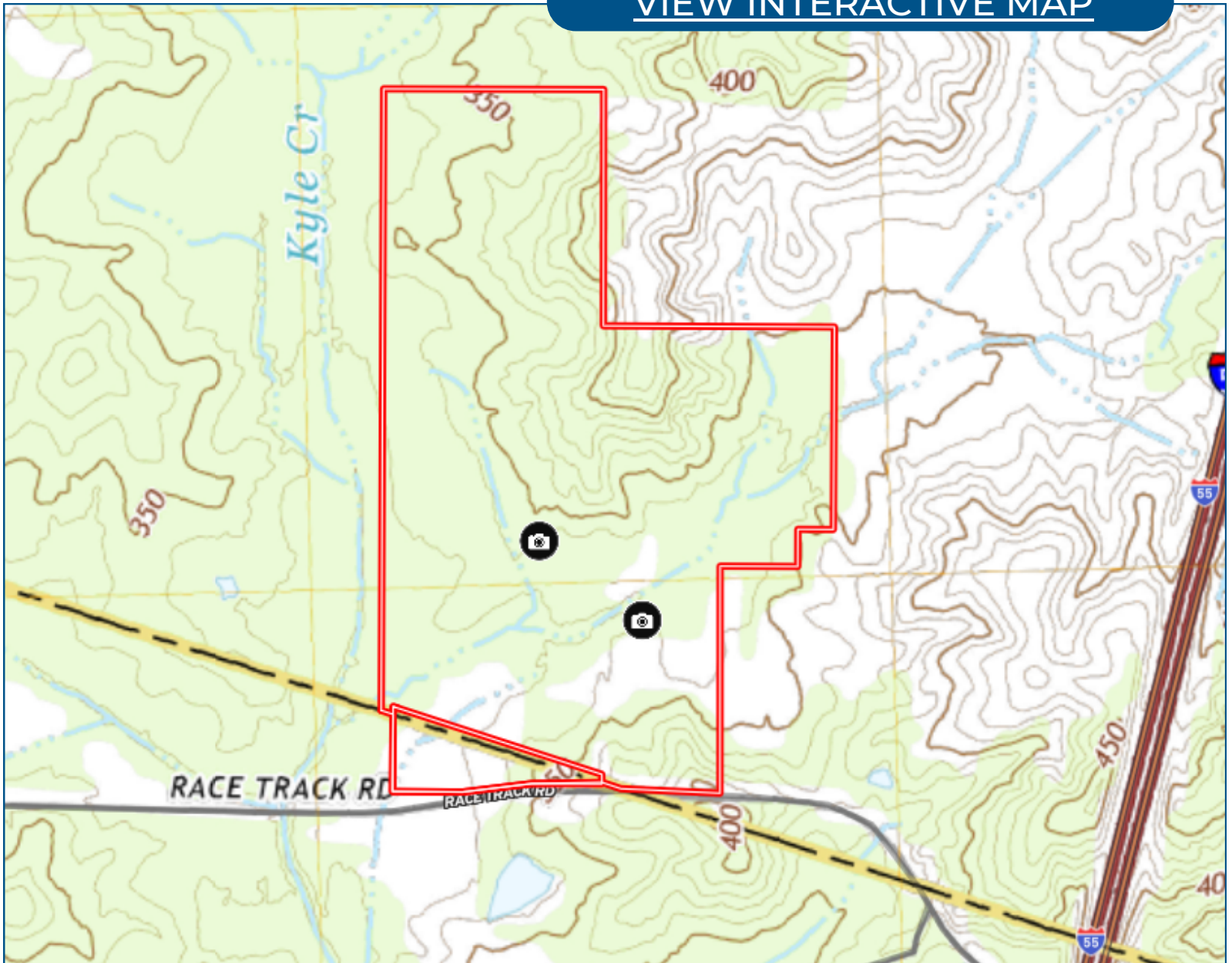
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Topo Map

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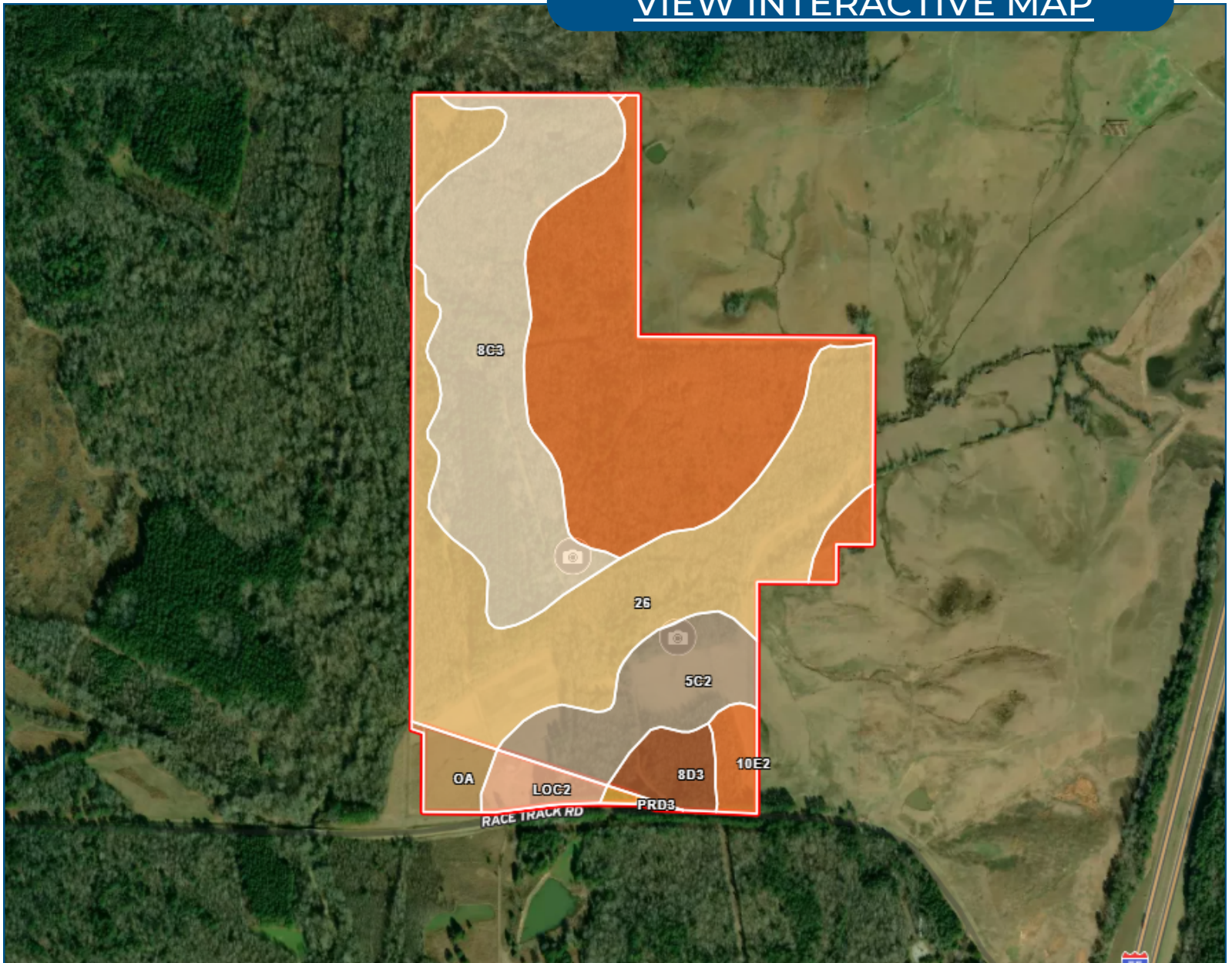
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Soil Map

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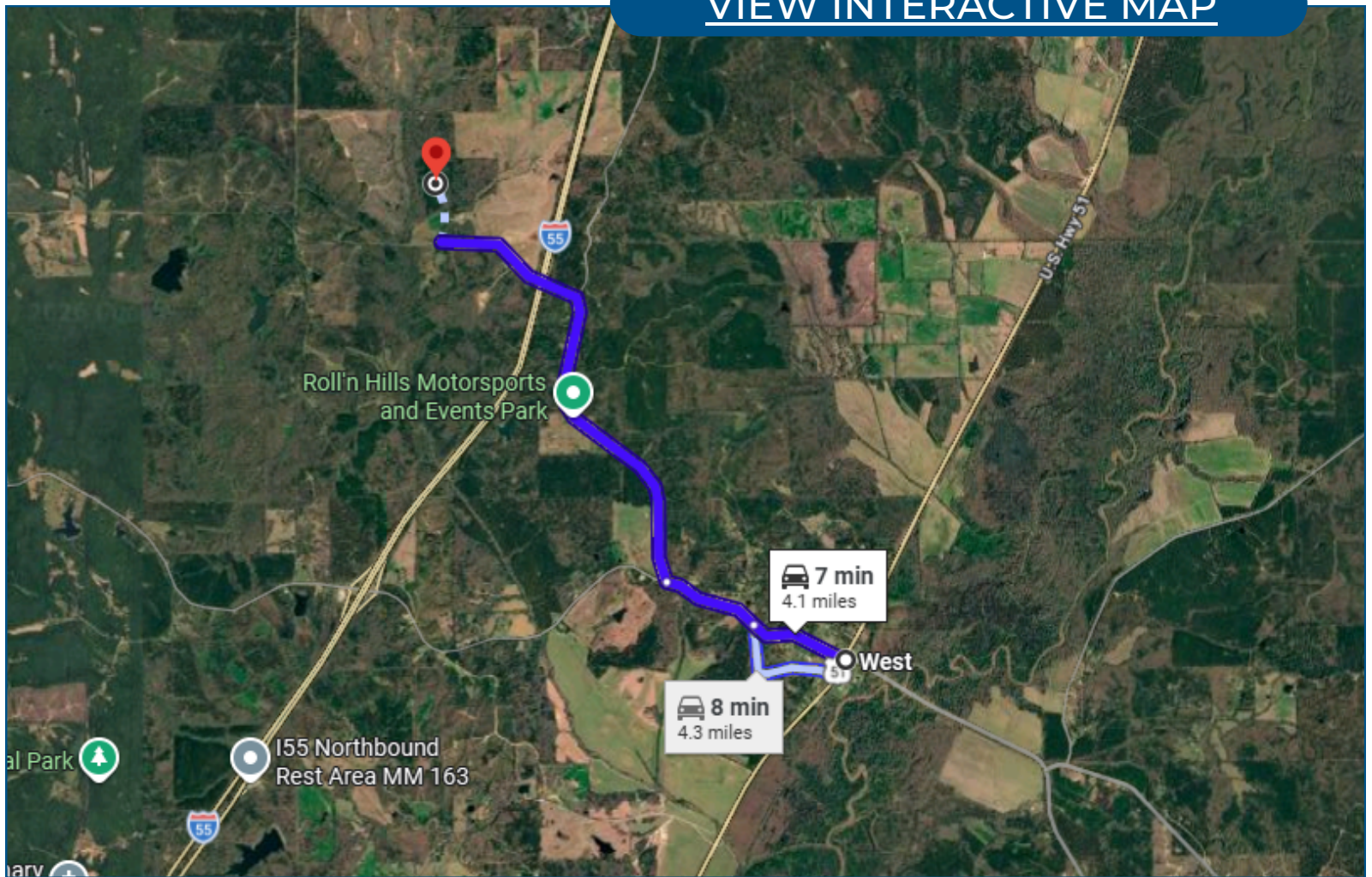
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Directional Map

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Directions from West, MS:

Head toward Church St for 0.6 miles. Continue straight onto Emory Rd for 0.6 miles. Turn right onto Race Track Rd for 2.9 miles. The destination will be on the right.

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