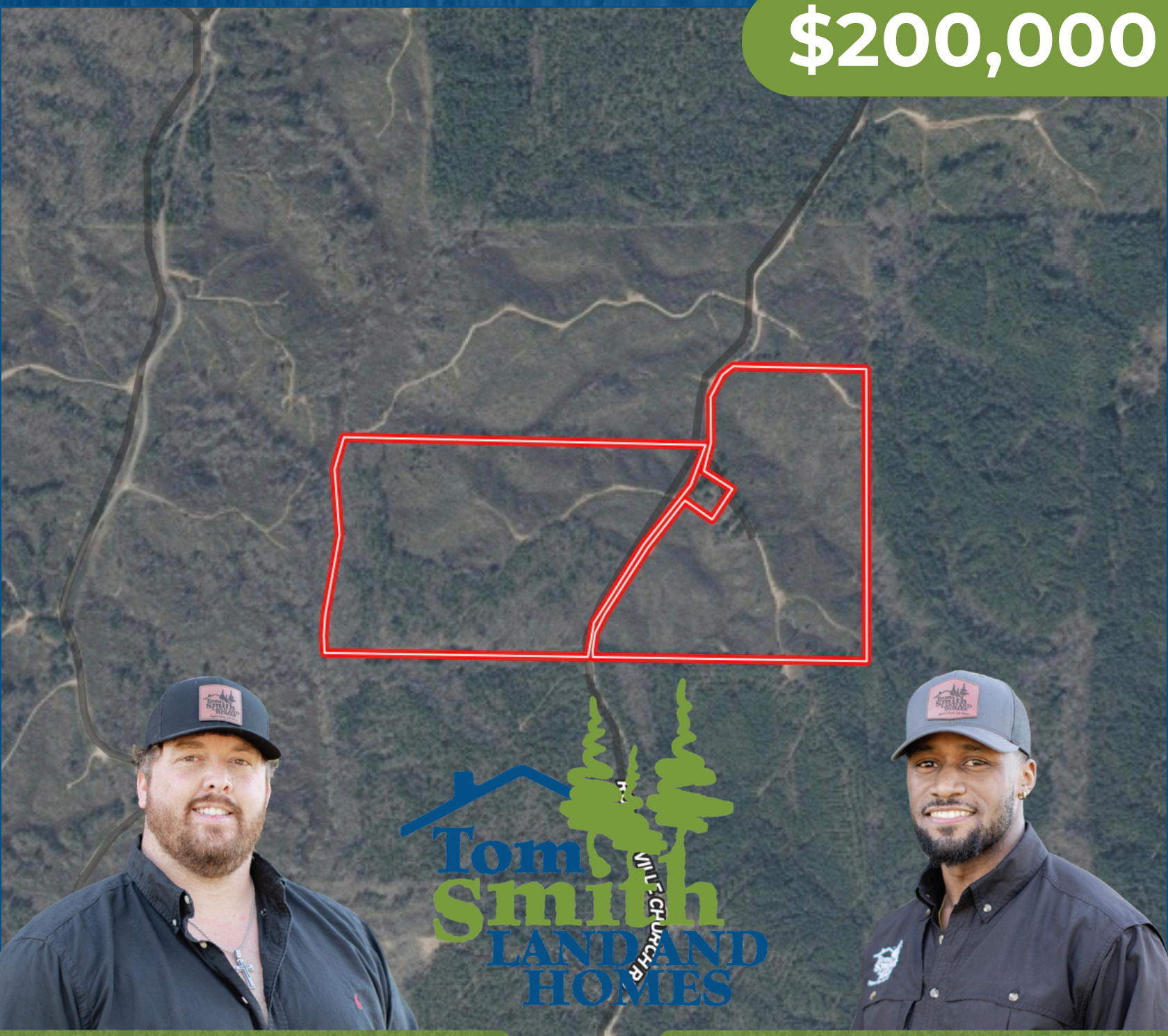
# 106± Acres

## Grenada County

Rounsaville Church Road, Coffeeville, MS, 38922



**$200,000**








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LandReport 2011-2026 BEST BROKERAGES

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# Property Information

## Location:

- 19 Minutes to Coffeeville, MS (11.9 Miles)

## Property Use:

- Hunting
- Recreation

## Coordinates:

- 33.84755, -89.637

# Property Highlights

- 106± Acres
- Grenada County
- 25± to 30± acres consist of mixed timber that is over 20 years old
- The remaining land was clear-cut more than 12 years ago
- You'll find deer, rabbits, and turkeys
- Two deer food plots
- Several roads for easy access
- 5± miles from Grenada Lake and the Grenada Lake boat ramp



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Information is believed to be accurate but not guaranteed.

# The Property

*106± Acres*

Are you in search of your own personal recreational hunting tract? Look no further!

This 106± acre property features road frontage and has a lot to offer. Approximately 25± to 30± acres consist of mixed timber that is over 20± years old, while the remaining land was clear-cut more than 12± years ago, providing ample bedding areas for wildlife.

You'll find deer, rabbits, and turkeys here, along with two deer food plots and several roads for easy access.

Additionally, this property is just 5± miles from Grenada Lake and the Grenada Lake boat ramp, where you can launch your boat and fish in the morning before returning to hunt in the afternoons.

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# The Property









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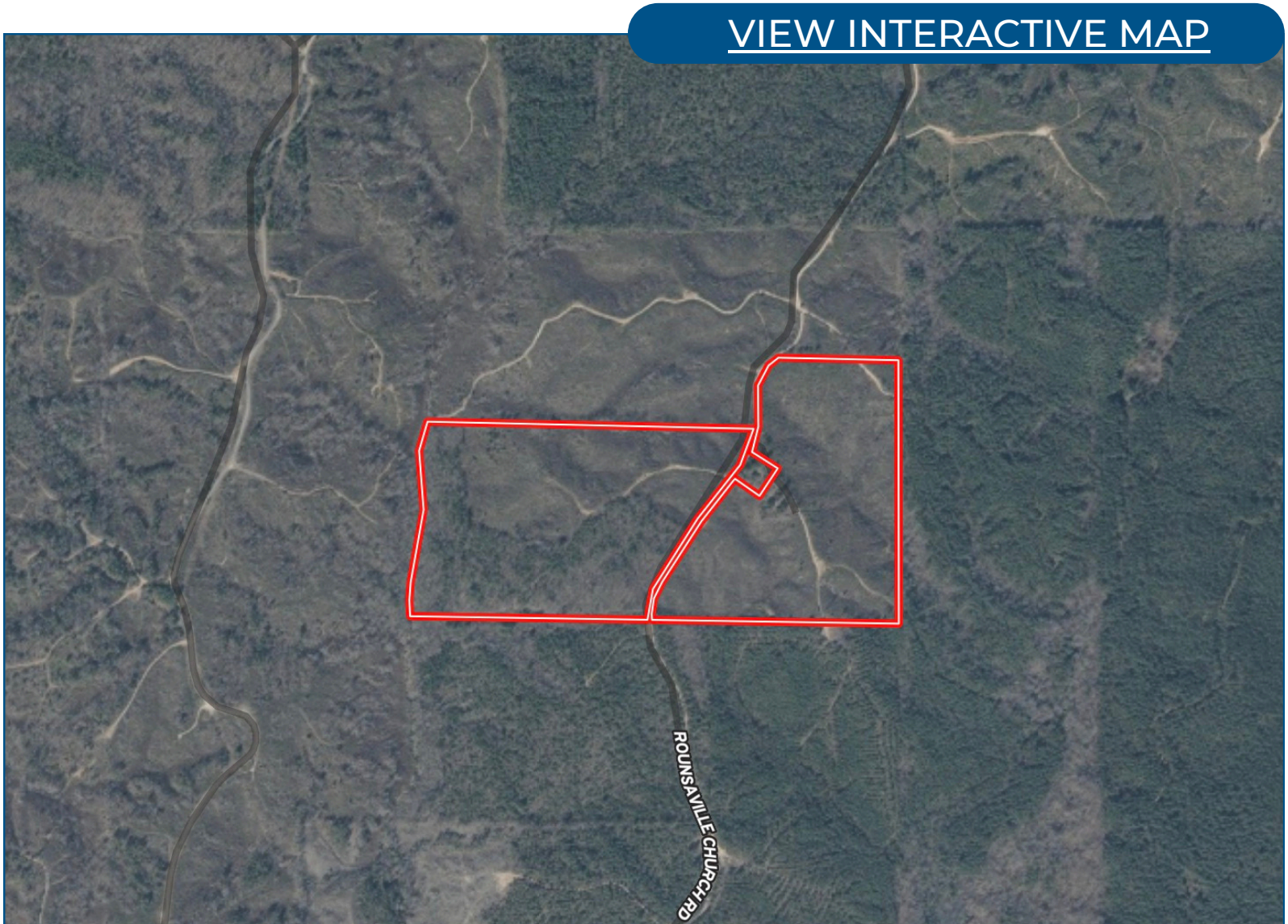
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# Aerial Map

VIEW INTERACTIVE MAP




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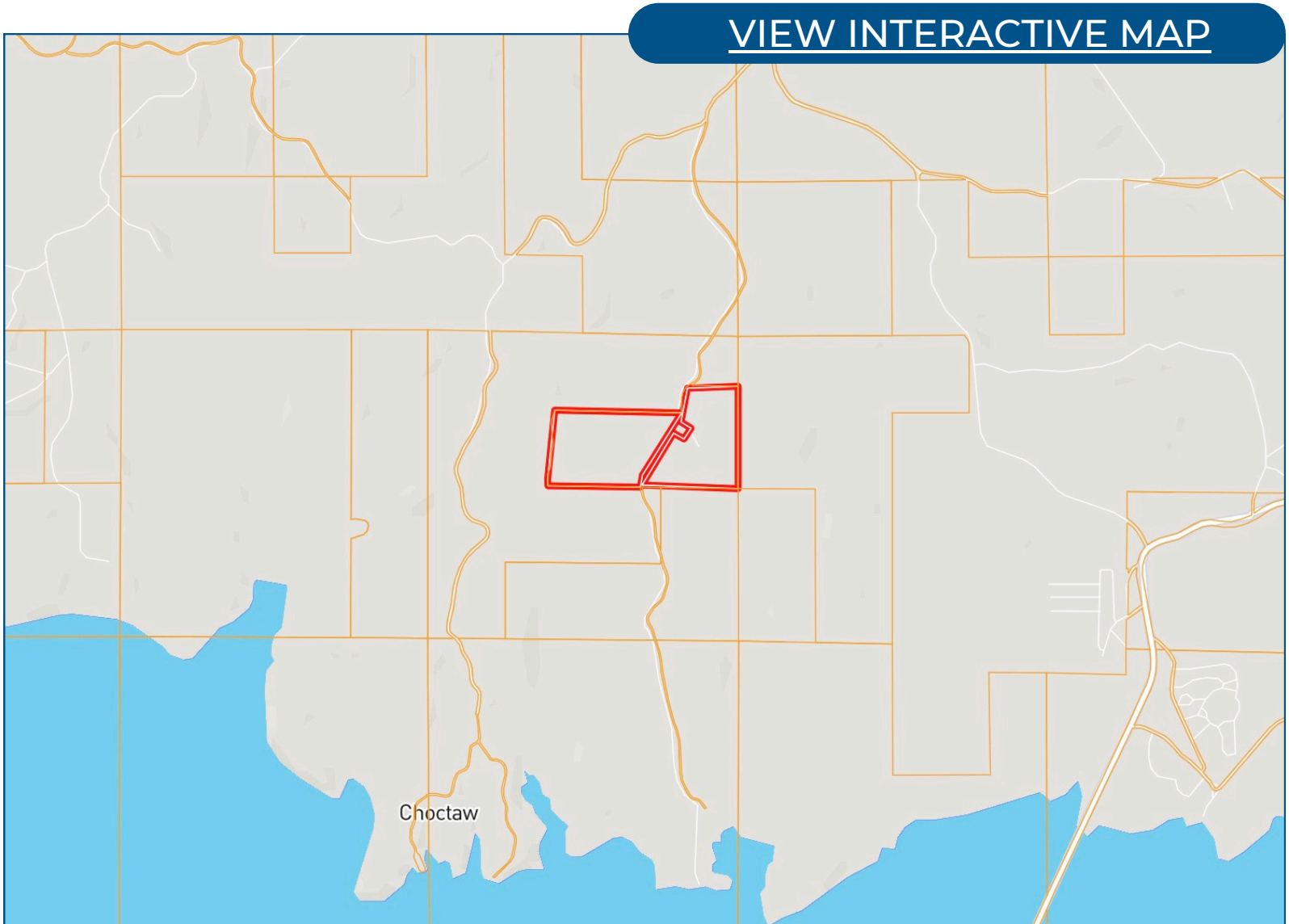
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# Ownership Map

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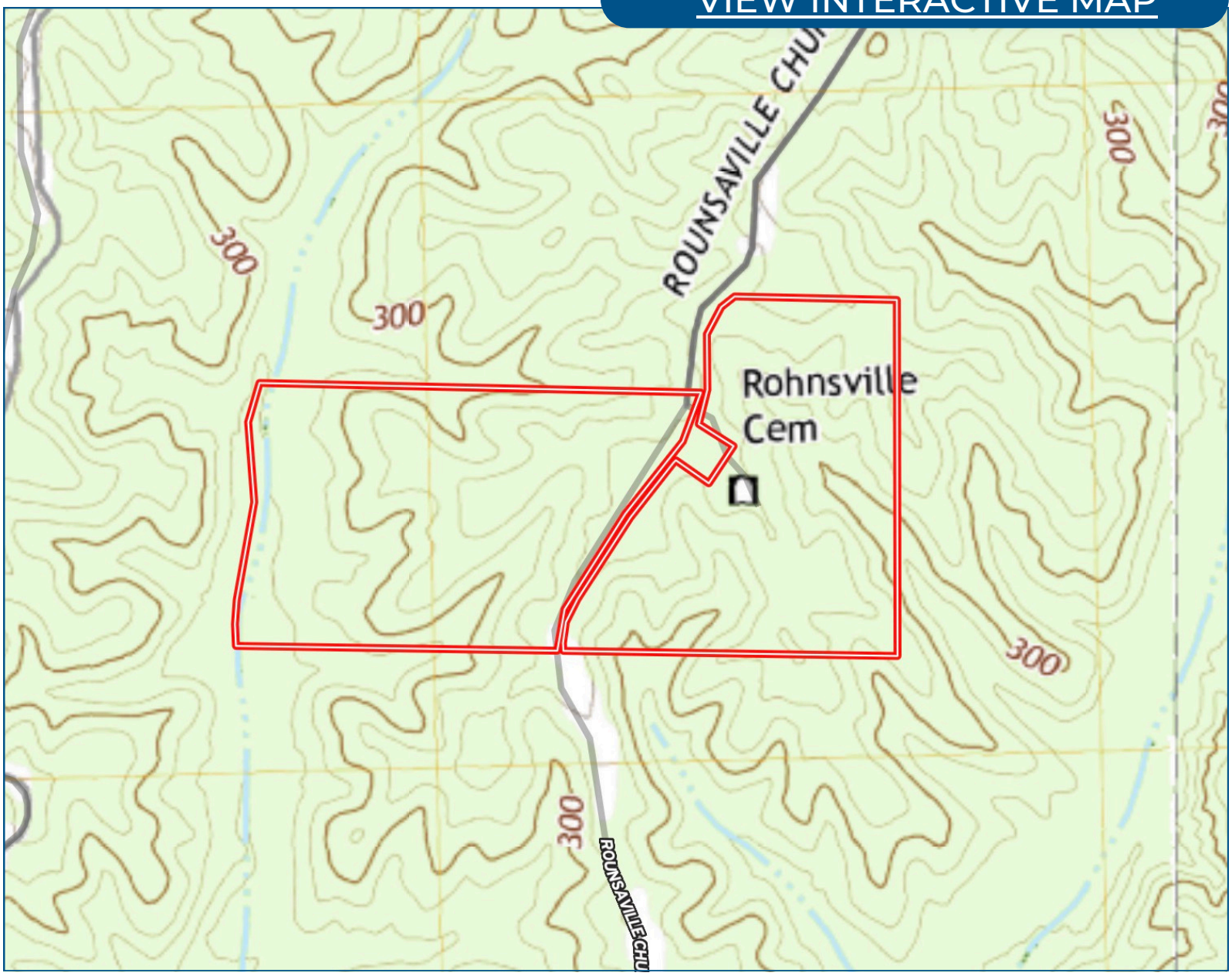
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# Topo Map

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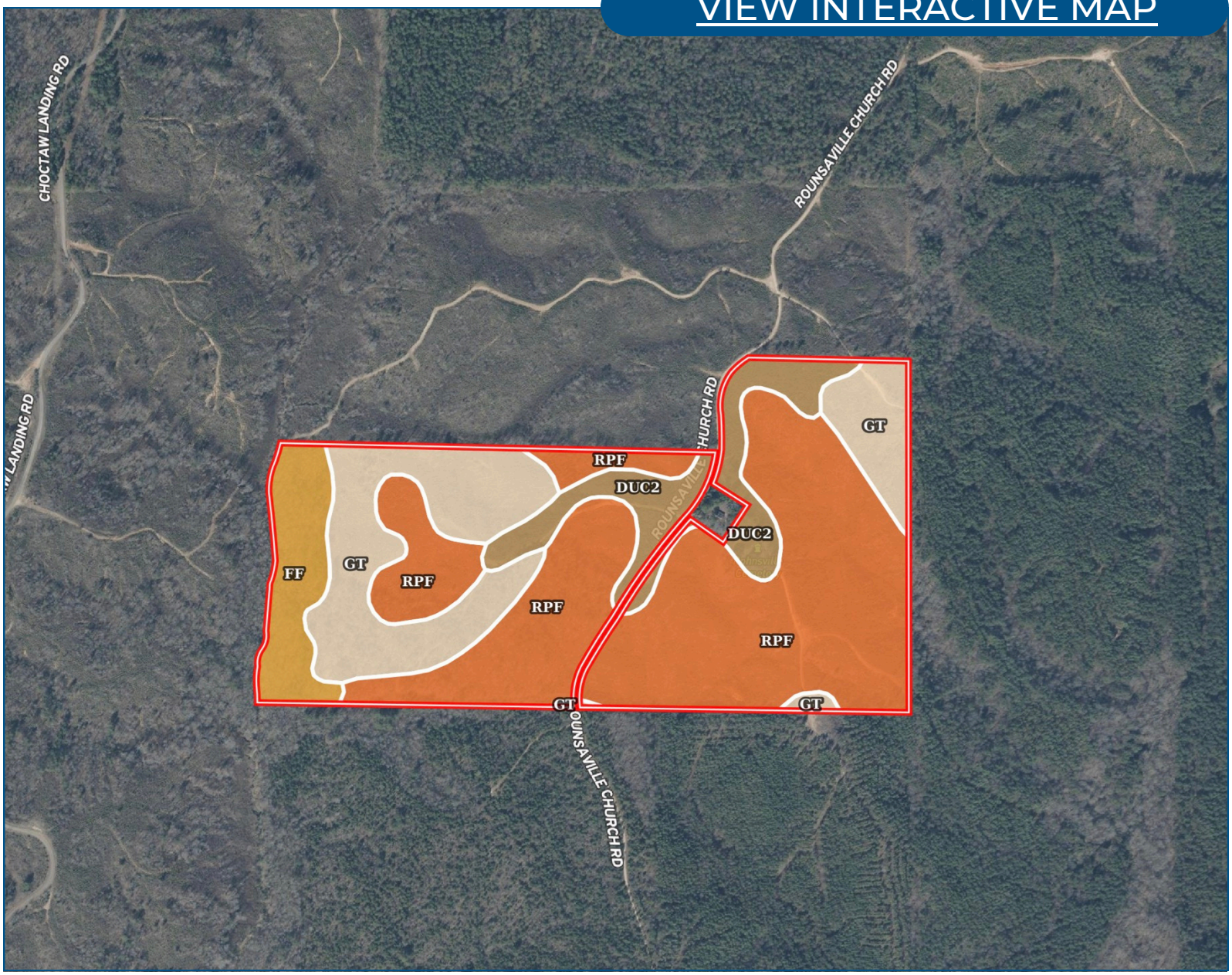
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# Soil Map

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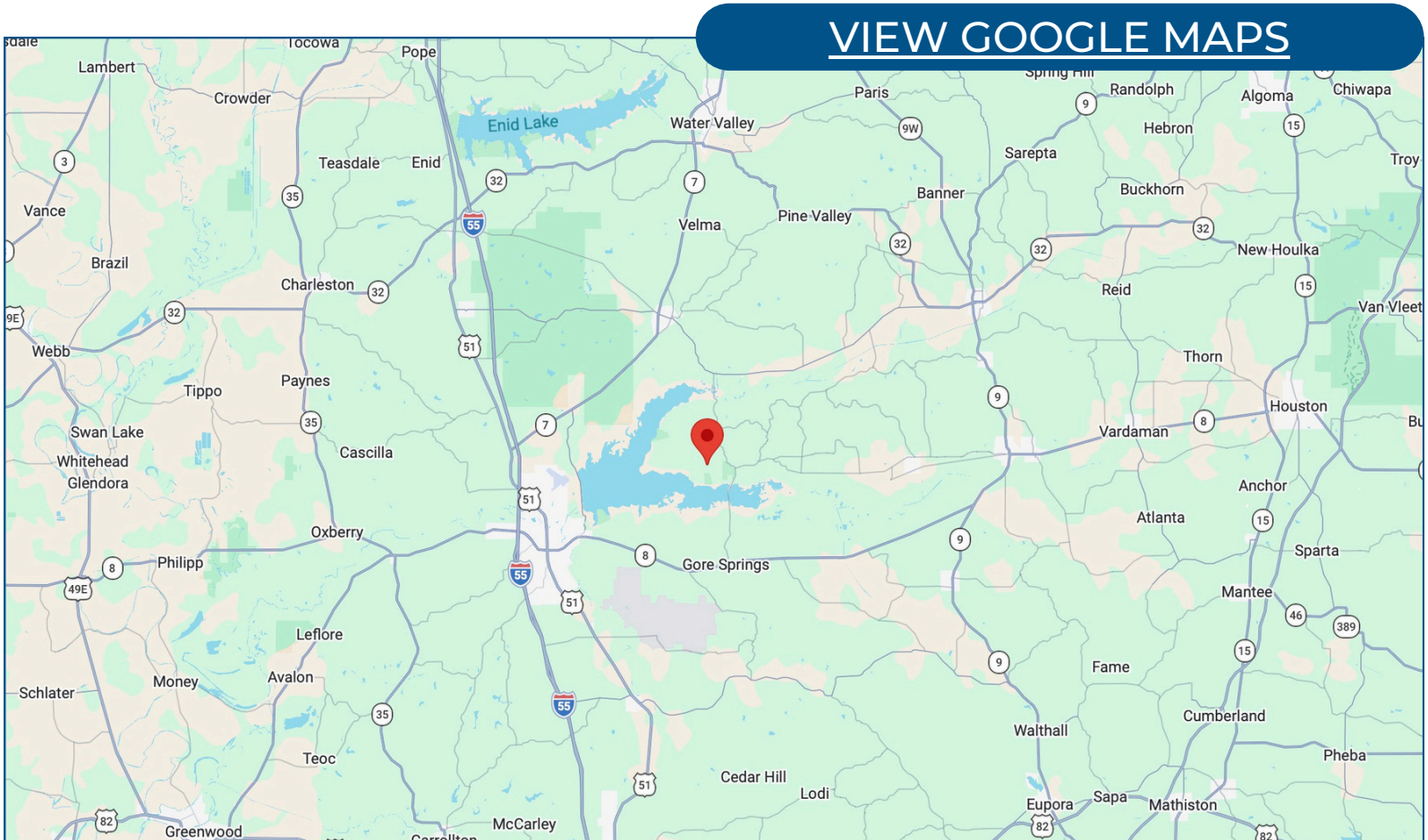




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# Directional Map

VIEW GOOGLE MAPS




## Directions from MS-7 & MS-330, Coffeeville, MS 38922

Travel toward Brower Road for .8 miles, then take a left onto Oklahoma Street. After 479 ft, turn right onto MS-330 E and continue for 4.6 miles. Next, take a right onto Elam S Road for 4.6 miles, continue onto Gums Crossing for 279 ft. Take a right onto Rounsaville Church Road, continue for 1.6 miles and the land will be on both sides of the road.


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