67± Acre Recreational Tract

Carroll County, MS

Carrollton, MS 38917



$275,000



Tom Smith LAND AND HOMES

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TomSmithLandandHomes.com **Office: 601.898.2772**

Property Information

Location:

- 20 Minutes from Greenwood
- 30 Minutues from Grenada

Coordinates:

- 33.63610, -90.04310

Property Use:

- Recreational
- Hunting
- Homesite Potential

Property Highlights

- 67± Acres
- Road Frontage along Carroll County Road 41
- Located Where the Mississippi Delta Meets the Hills
- Rolling Terrain with Several Acres of Flat Ground
- Predominantly Wooded with some Open Areas
- Deer & Turkey Hunting Opportunities
- Potential Homesites or Cabin Locations

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The Property

67± Acres

Situated where the Mississippi Delta meets the hills, this 67± acre property in Carroll County, Mississippi, offers an excellent combination of recreational opportunities, hunting, and potential homesites. Located along Carroll County Road 41, the property features rolling terrain, predominantly wooded acreage, and several acres of flat, open ground. The diverse landscape provides an attractive setting for deer and turkey hunting, a weekend retreat, or a private country home. The rolling hills offer natural character and privacy, while the flatter areas provide potential locations for a homesite, cabin, or recreational improvements. Conveniently located approximately 20 minutes north of Greenwood and 30 minutes southwest of Grenada, this property offers the peace and quiet of country living while remaining within easy reach of nearby towns. Whether you're searching for a hunting retreat, a recreational getaway, or a place to build your dream home, this versatile Carroll County property offers a variety of possibilities.





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The Property







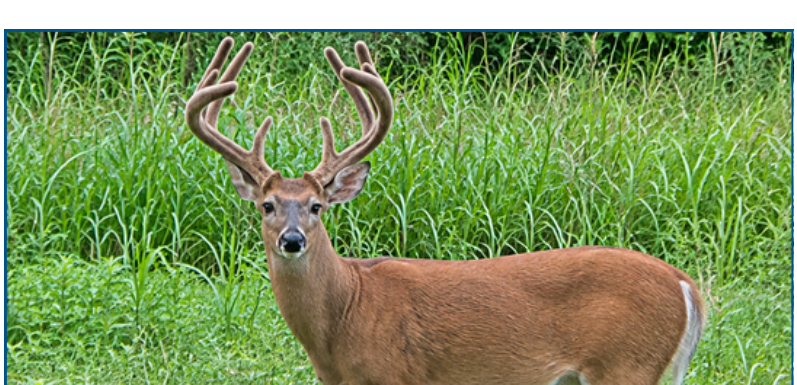
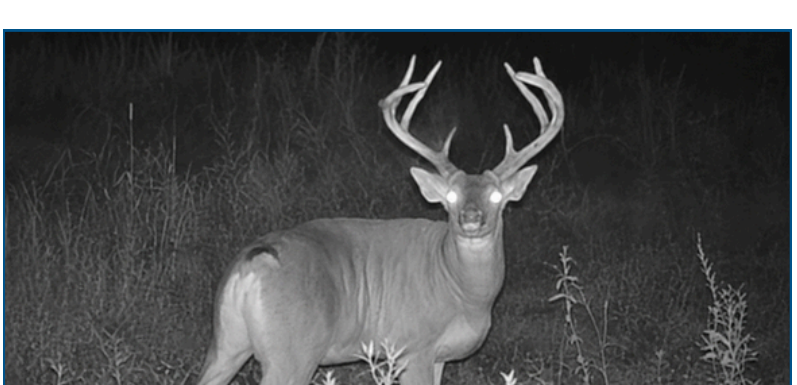

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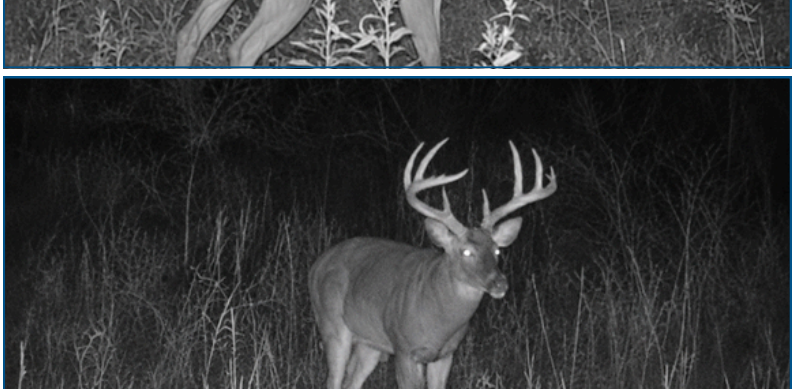
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Wildlife



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Aerial Photos








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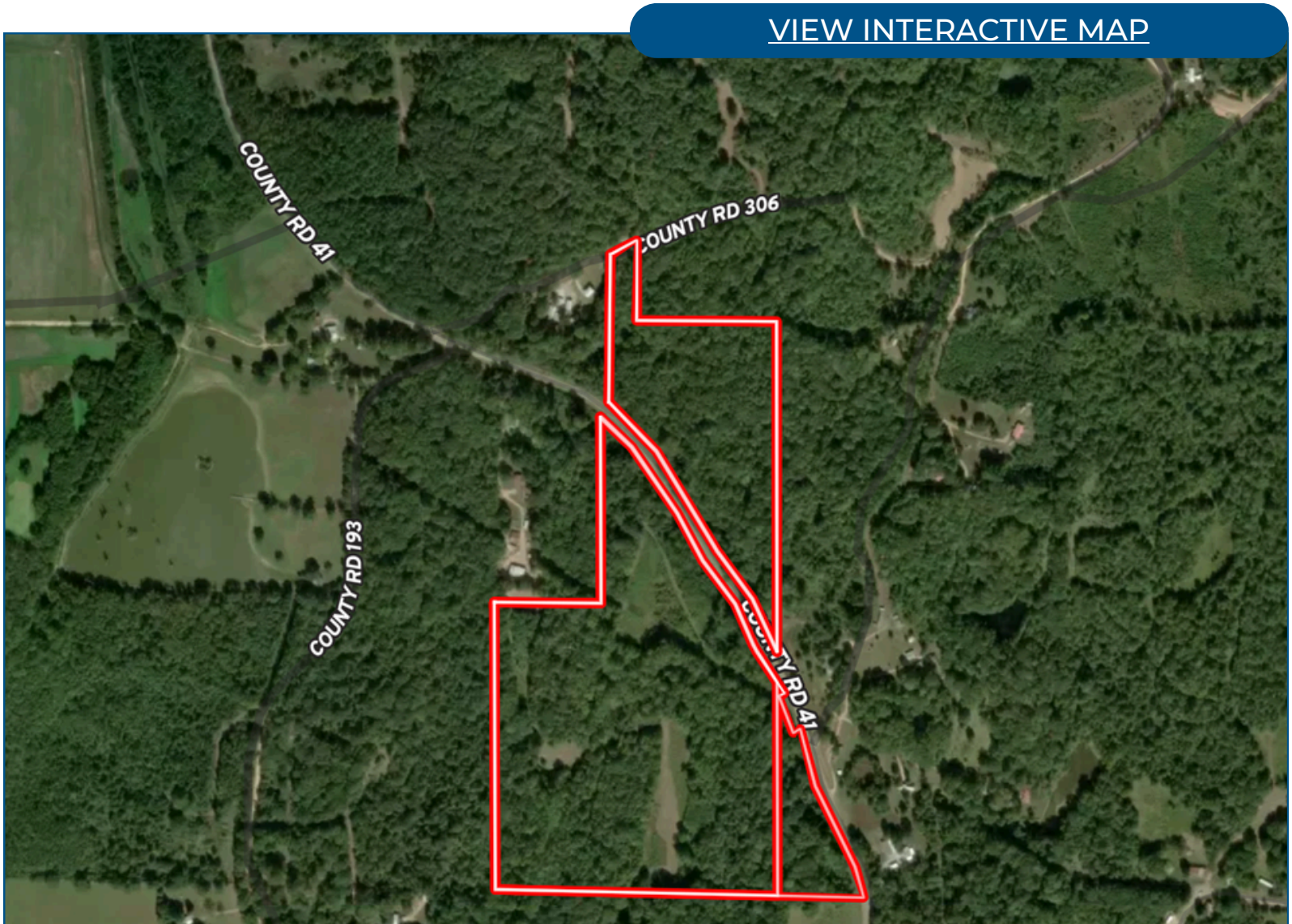
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Aerial Map

VIEW INTERACTIVE MAP



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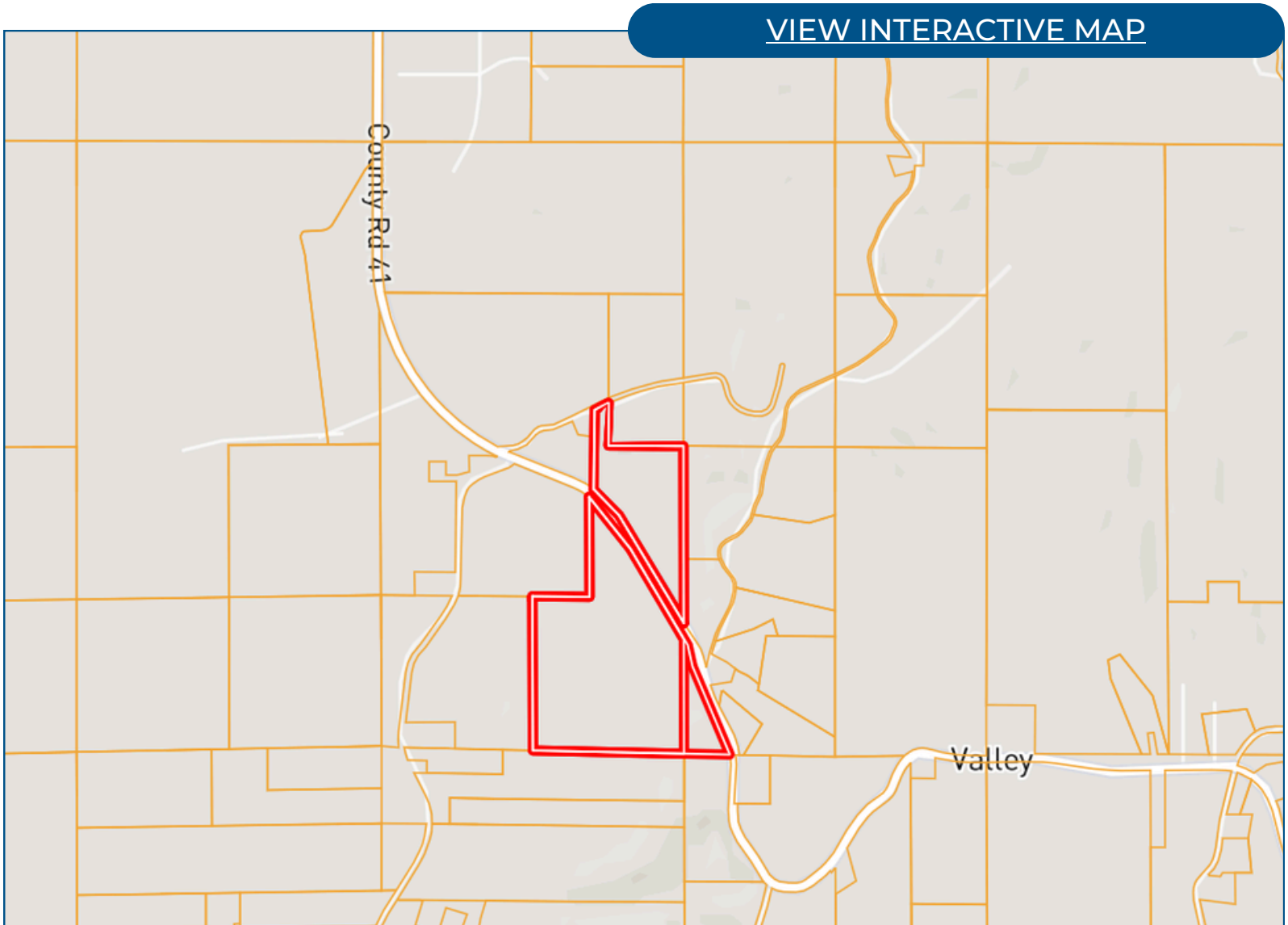
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Ownership Map

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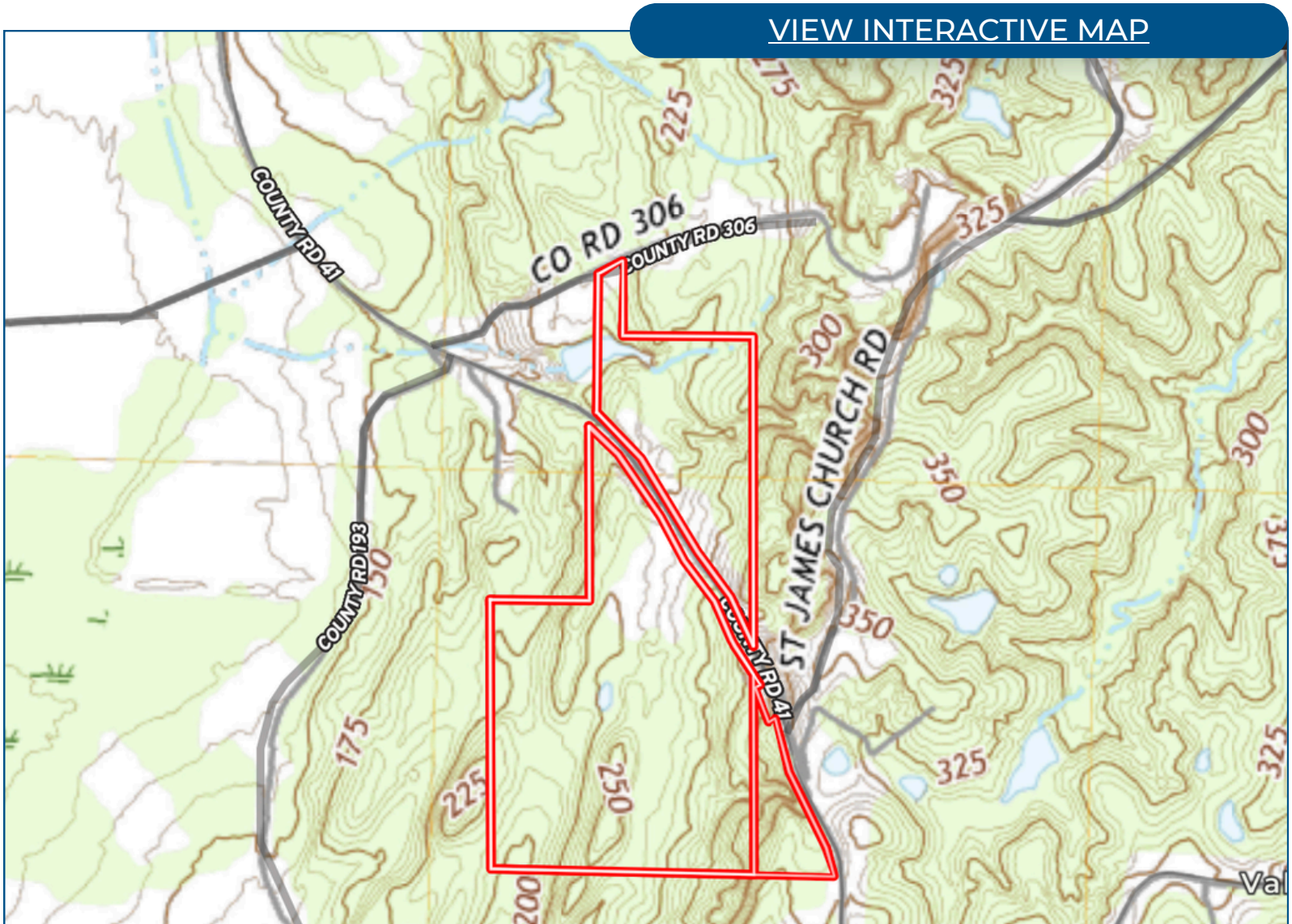
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Topo Map

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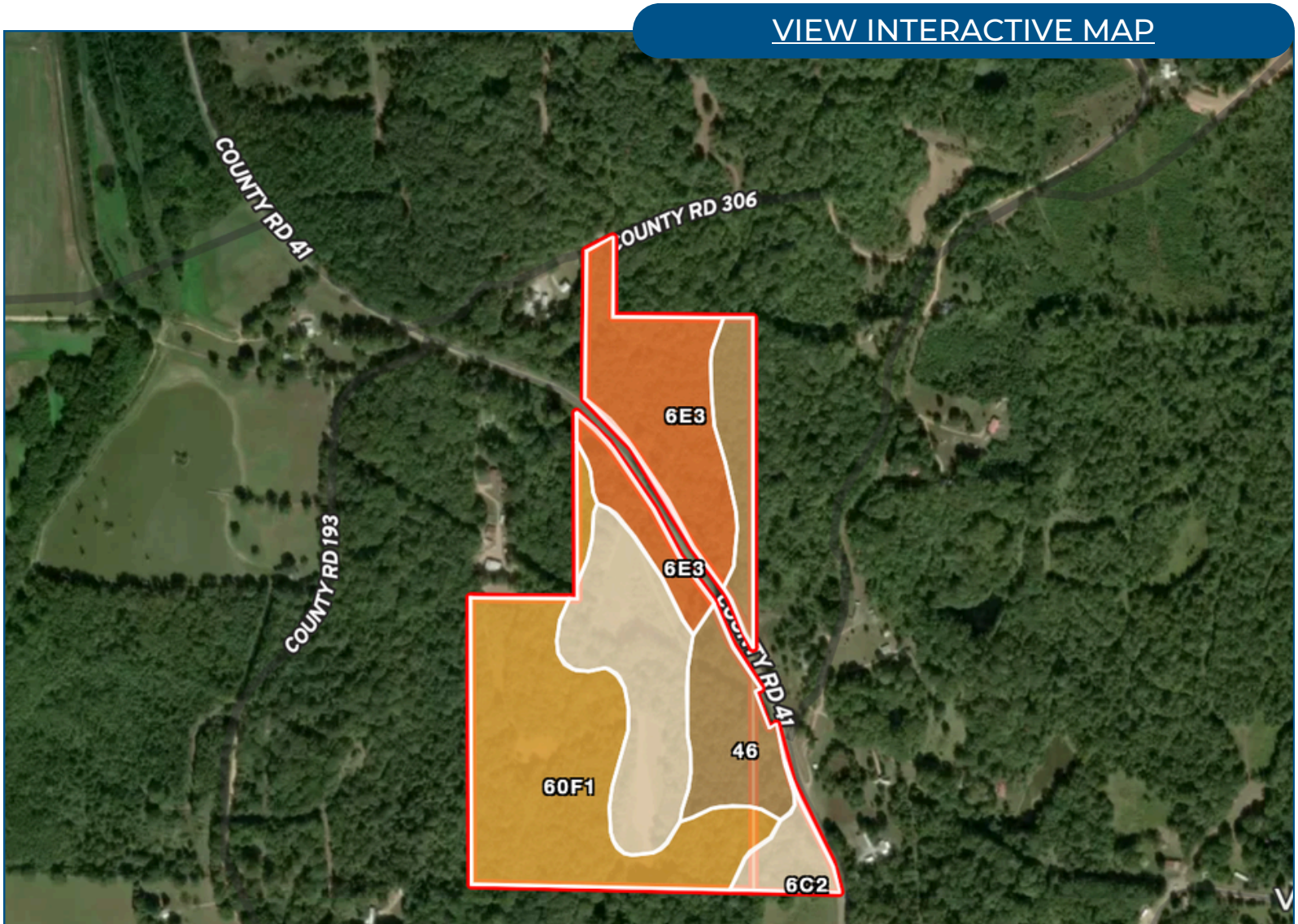
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Soil Map

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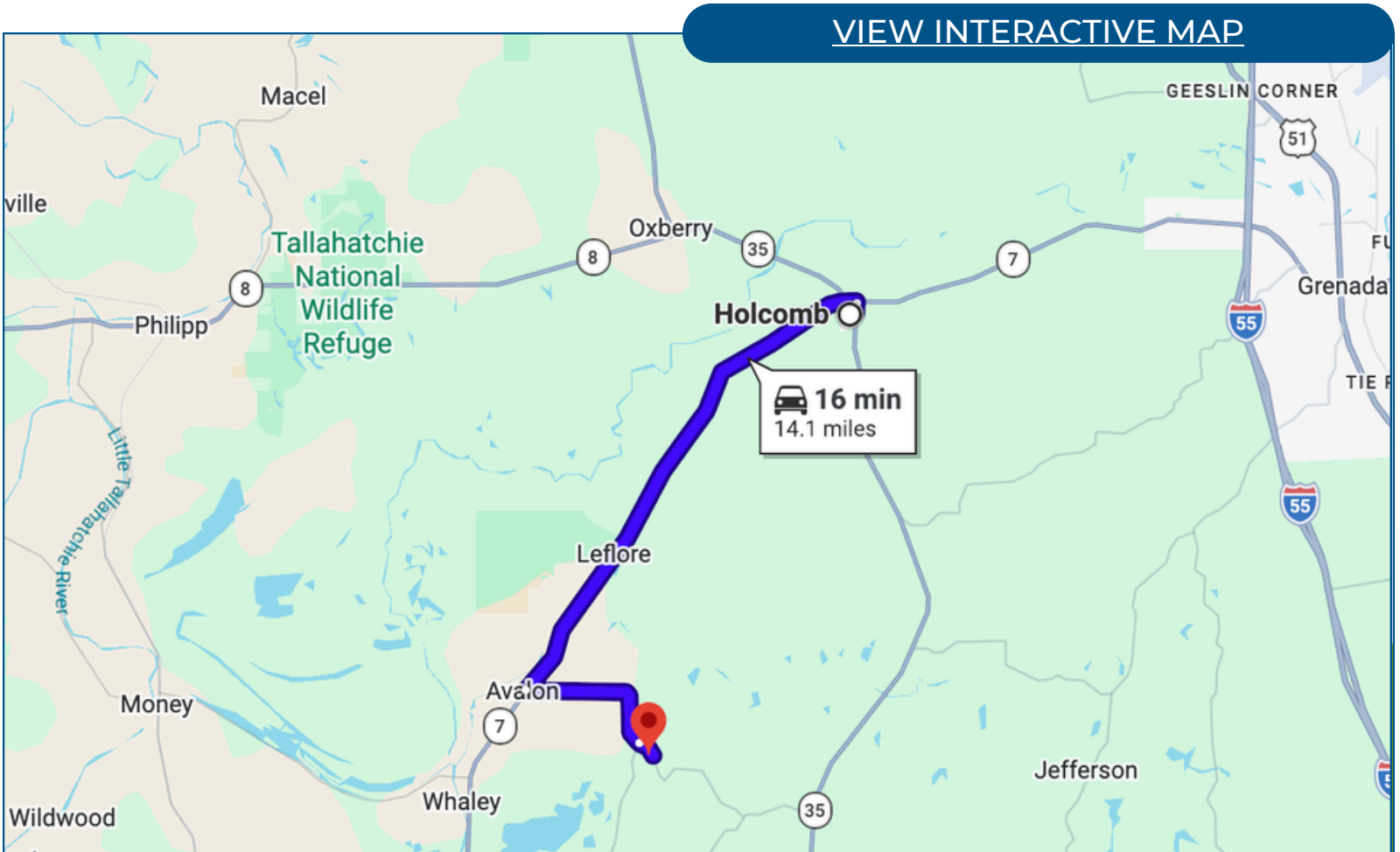
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Directional Map

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Directions from Holcomb, MS:

Head toward MS-35 S for 0.1 miles, then turn left onto MS 35 N in 0.2 miles. Turn left onto MS-35N, and continue to follow MS-7 S for 10.4 miles. Turn left onto Co Rd 41, and continue to follow Co Rd 41 for 3.1 miles. Continue onto Co Rd 306. The destination will be on both sides of the road.

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