

94.8± Acres
Recreational Tract
Carroll County, MS



PotlatchDeltic®

Preferred
BROKER

\$255,350



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TomSmithLandandHomes.com

Office: 601.898.2772

Property Information

Location:

- County Road 143
Carrollton, MS 38917

Coordinates:

- 33.4365, -89.95675

Property Use:

- Recreational
- Hunting
- Homesite Potential
- Investment Opportunity

Property Highlights

- 94.8± Acres
- Gravel Road Frontage
- Water & Electricity Connections
- 7.7± Acre Pond
- Established Food Plots
- Evidence of Wildlife



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**BRUCE
WEST**

MANAGING BROKER, ALC®

Office: 662.771.1101

Cell: 662.873.3007

Bruce@TomSmithLand.com

**A Real Estate Expert
You Can Trust!**



The Property

94.8± Acres

This tract in Carroll County spans 94.8± acres of gently rolling terrain, featuring some steeper hillsides. While it has undergone logging in the past, it has since been fully replanted with pines. The property benefits from gravel road frontage, providing convenient access, and it is equipped with water and electricity connections, making it suitable for building a cabin or a home. Numerous roads are spread throughout the tract, allowing easy navigation and access to all areas of the property. At the rear of the property, a serene 7.7± acre pond serves as a valuable water source for wildlife. Additionally, established food plots are present, providing ample opportunity for setting up shooting houses or stands. During the initial visit, evidence of wildlife was observed, including a few turkeys. This property holds significant potential for development into a remarkable hunting property or a solid investment opportunity. Give Bruce a call for your private showing!



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Aerial Map

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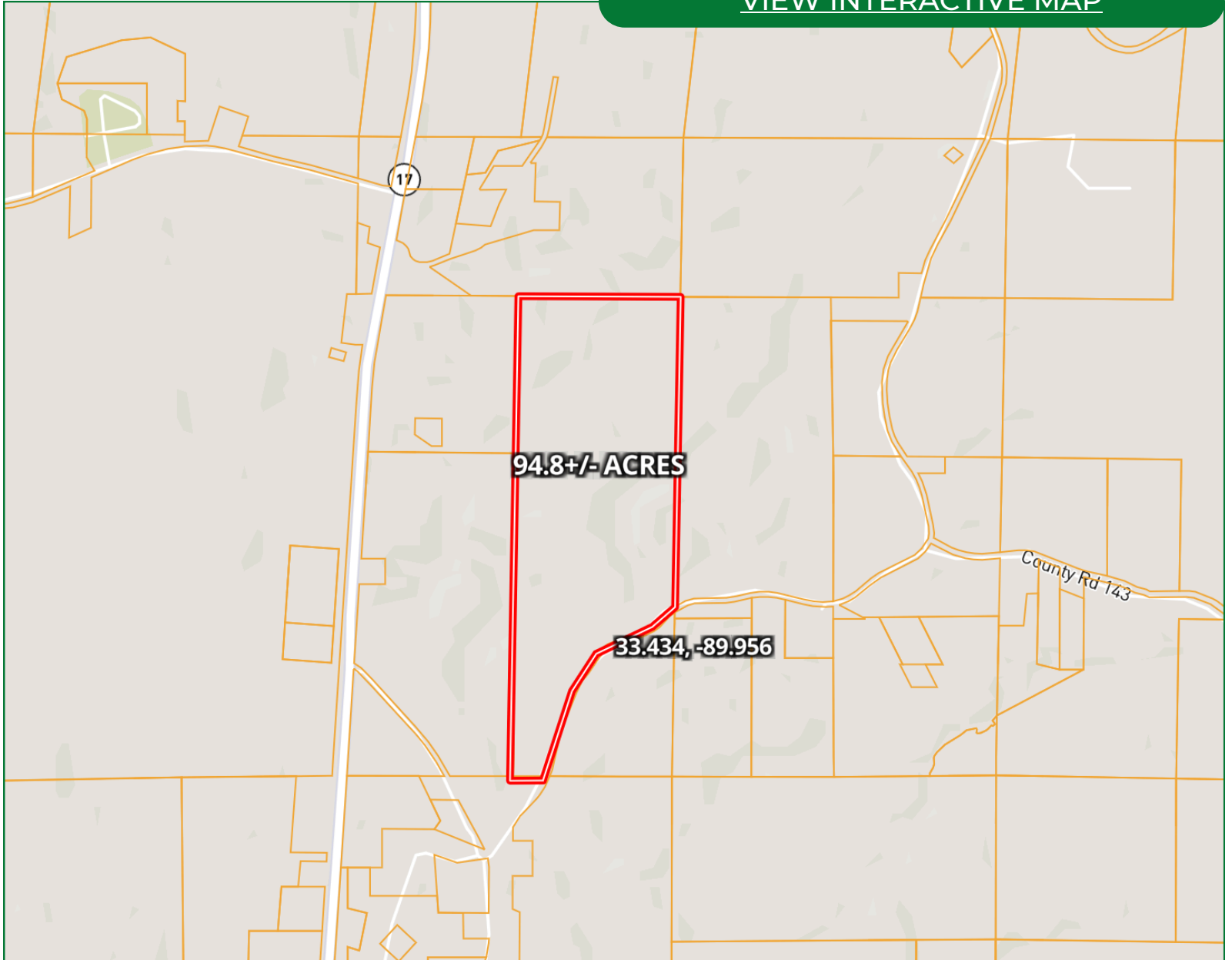
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Ownership Map

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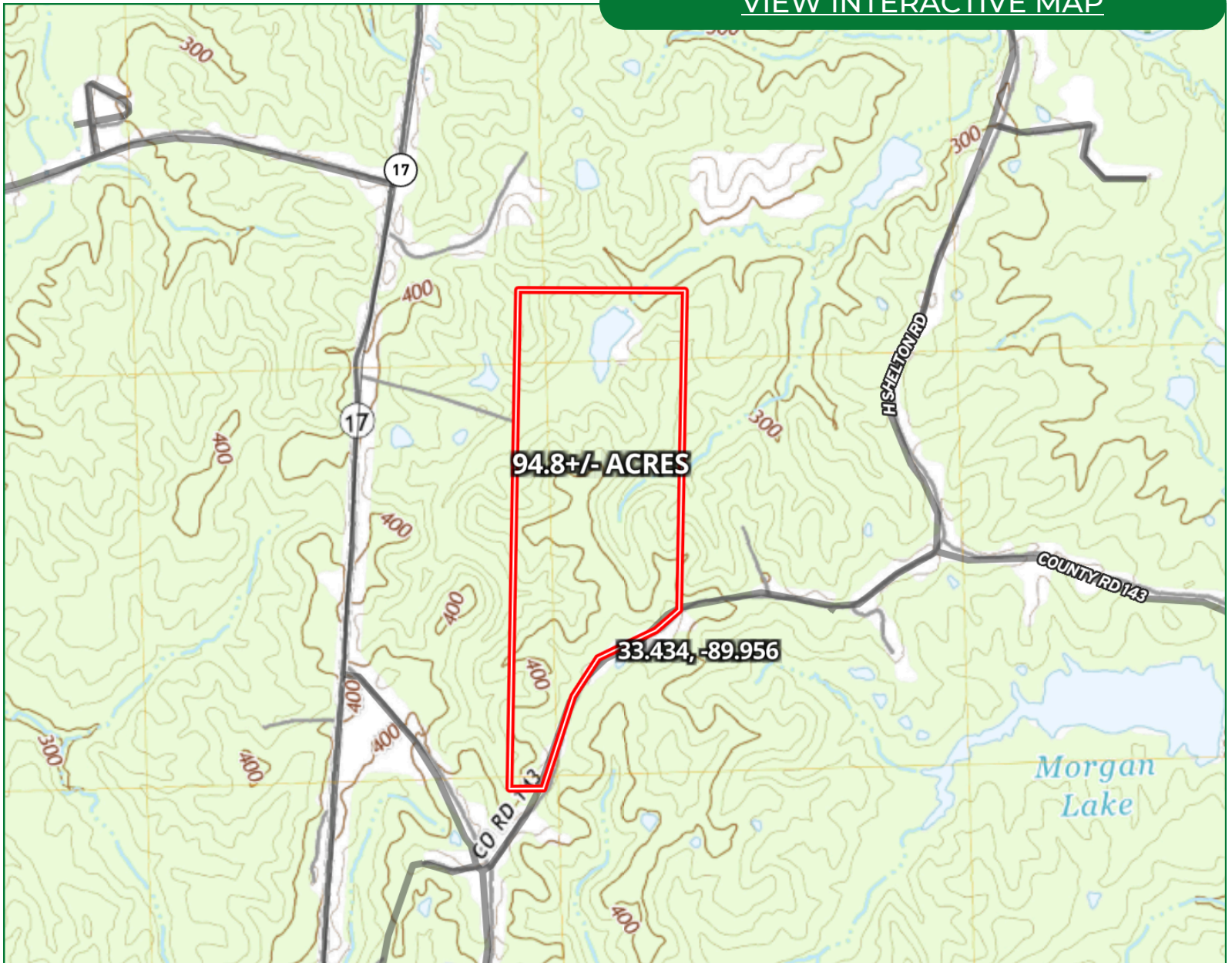
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Topo Map

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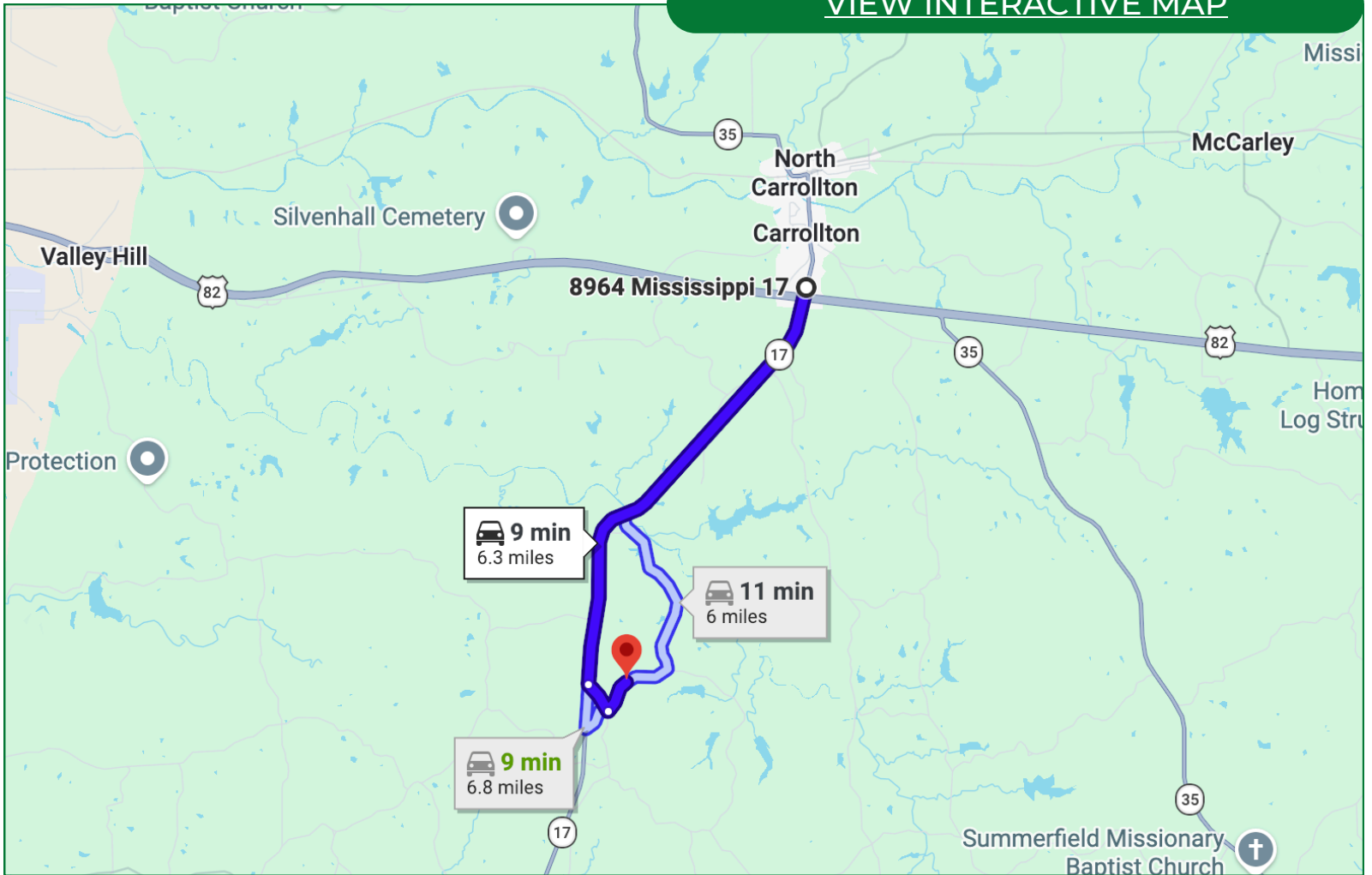
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Directional Map

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Directions from Hwy 17 and Hwy 82 in Carrollton, MS:

Travel Hwy 17 for 5.5 miles. Turn left onto CR 141 and travel 0.4 miles. Turn left onto CR 143. The property will be on the left

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