

154.92± Acres

Grenada County, MS

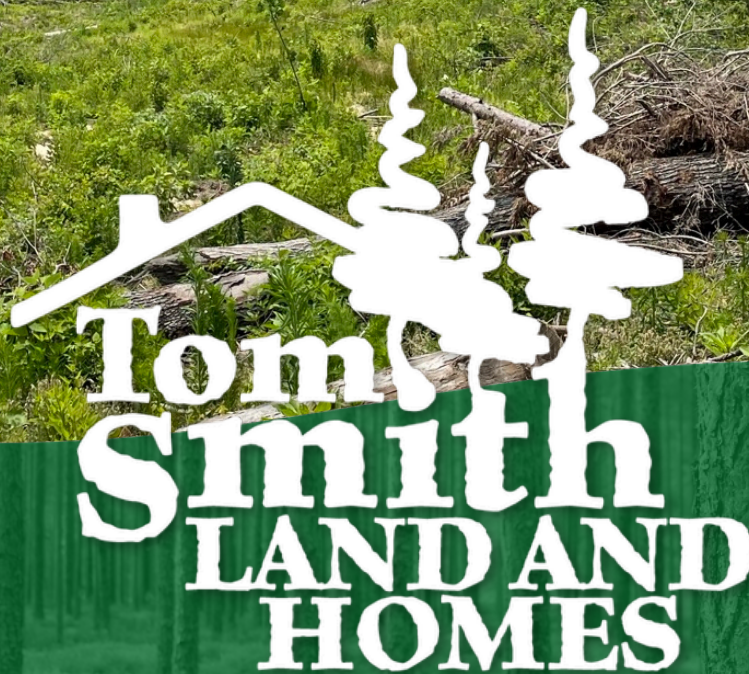
Pine Grove Road, Coffeeville, MS



PotlatchDeltic

Preferred
BROKER

\$425,950



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TomSmithLandandHomes.com

Office: 601.898.2772

Property Information

Location:

- Pine Grove Road,
Coffeeville, MS 38922

Property Use:

- Recreational

Coordinates:

- 33.86015, -89.5824

Property Highlights

- 154.92± Acres
- Primarily Cutover Harvested in 2022
- Water & Electricity Along the Paved Road
- Neighboring Property Consists of Hardwood & Pine
- Several Trails
- Minutes From Grenada Lake



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WEST**

MANAGING BROKER, ALC®

Office: 662.771.1101

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Bruce@TomSmithLand.com

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



The Property

154.92± Acres

This Grenada County, MS tract is primarily cutover harvested in 2022. This property is bordered on the east side by a gravel road that divides the property with a paved road on the southern edge. There is water and electricity along the paved road. This land has the potential to be replanted or to let grow naturally. The neighboring property consists of hardwood and pine. There are several trails for your ATV intersecting the property. The topography is rolling too steep but will provide excellent areas for food plots, and deer stands on the ridges. You are only minutes from beautiful Grenada Lake, with its excellent fishing and watersports. Give Bruce a call for more information!



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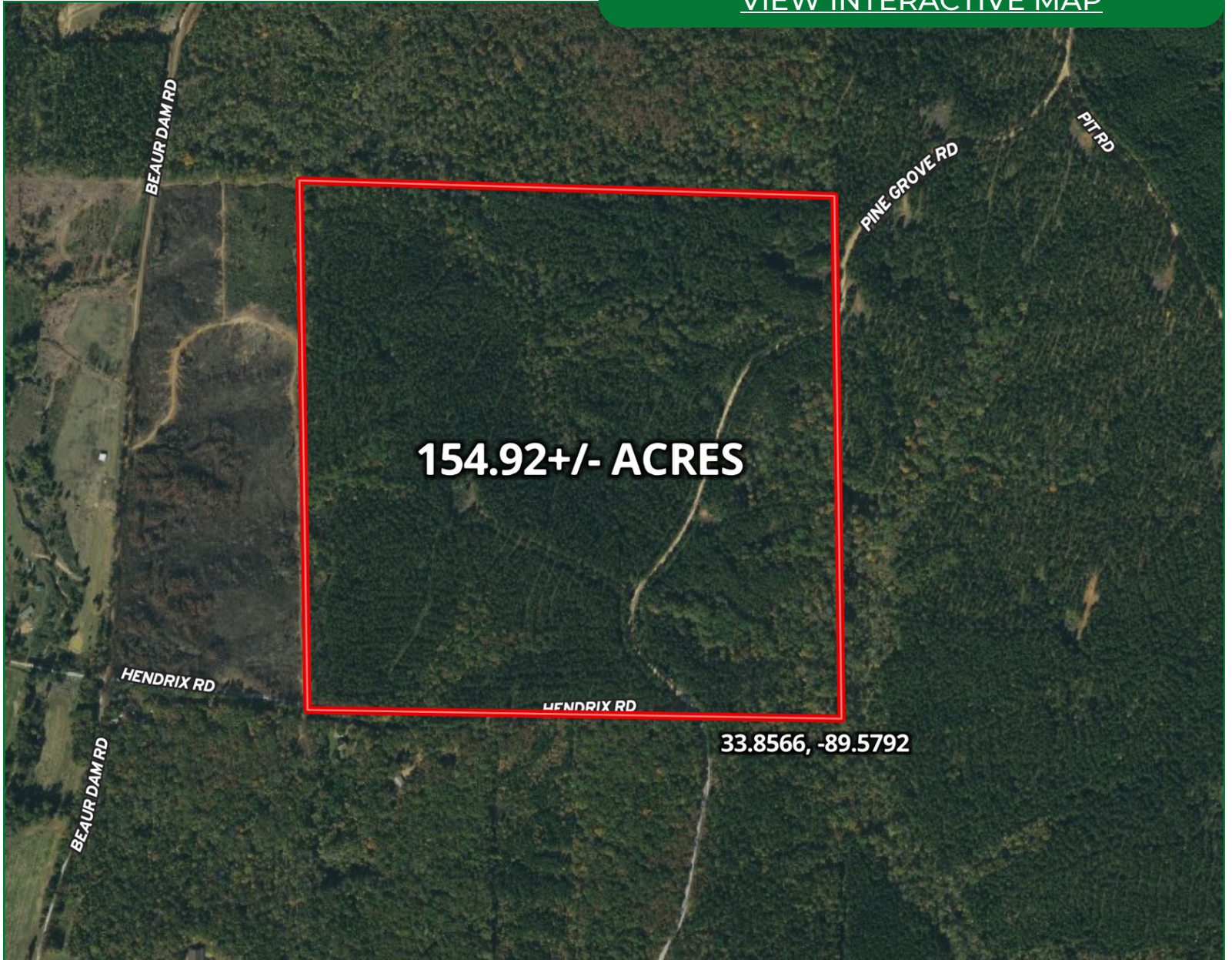
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Aerial Map

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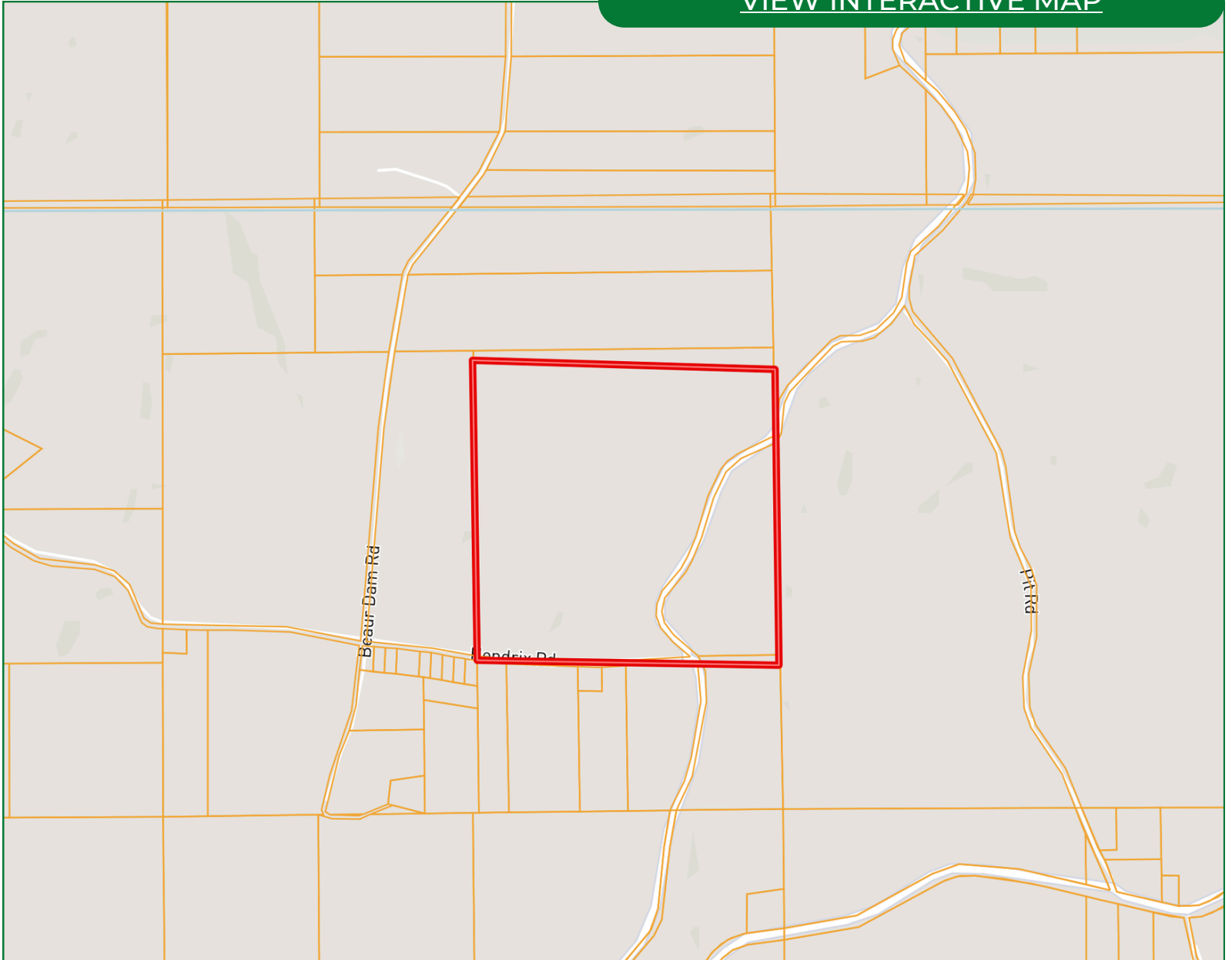
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Ownership Map

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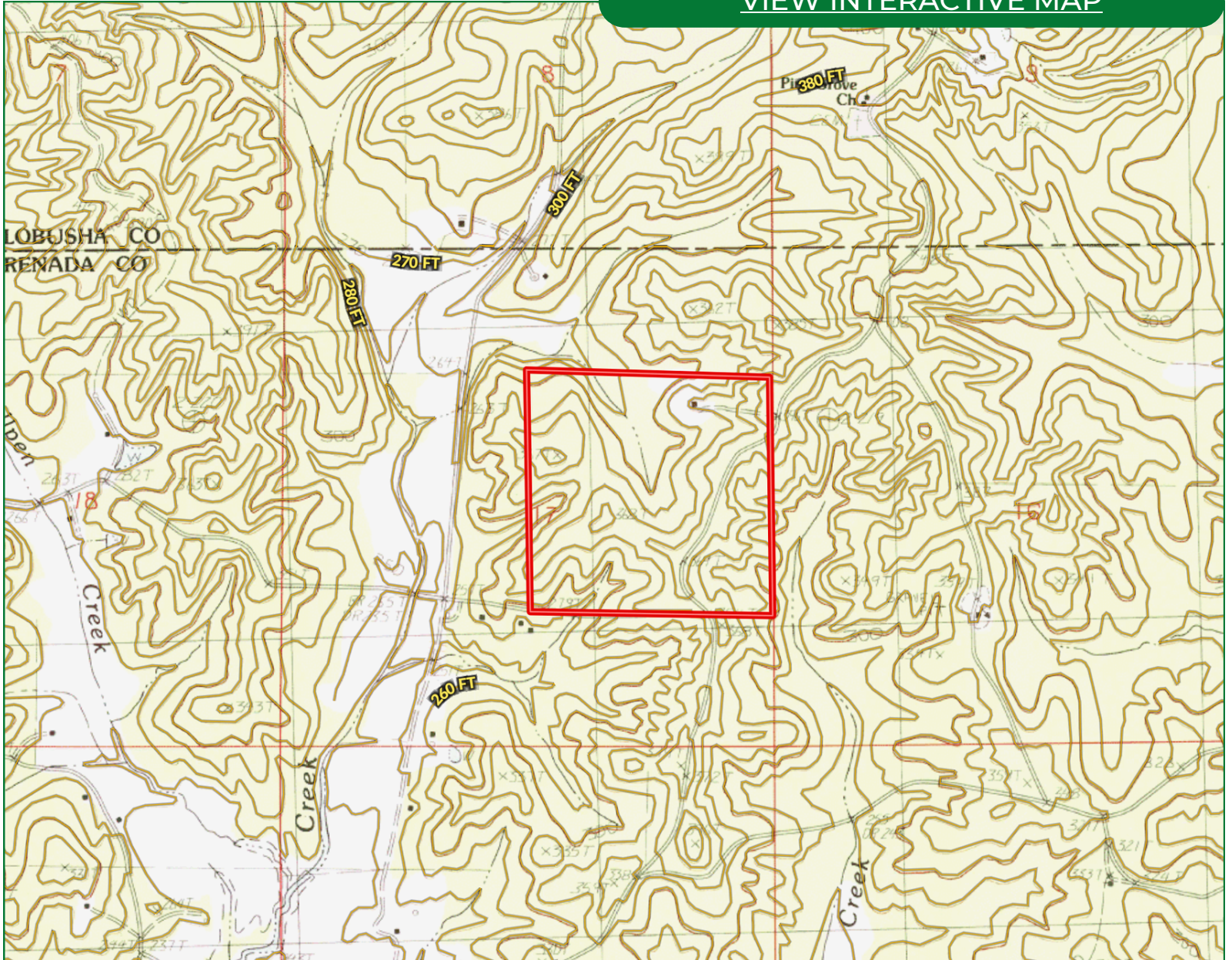
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Topo Map

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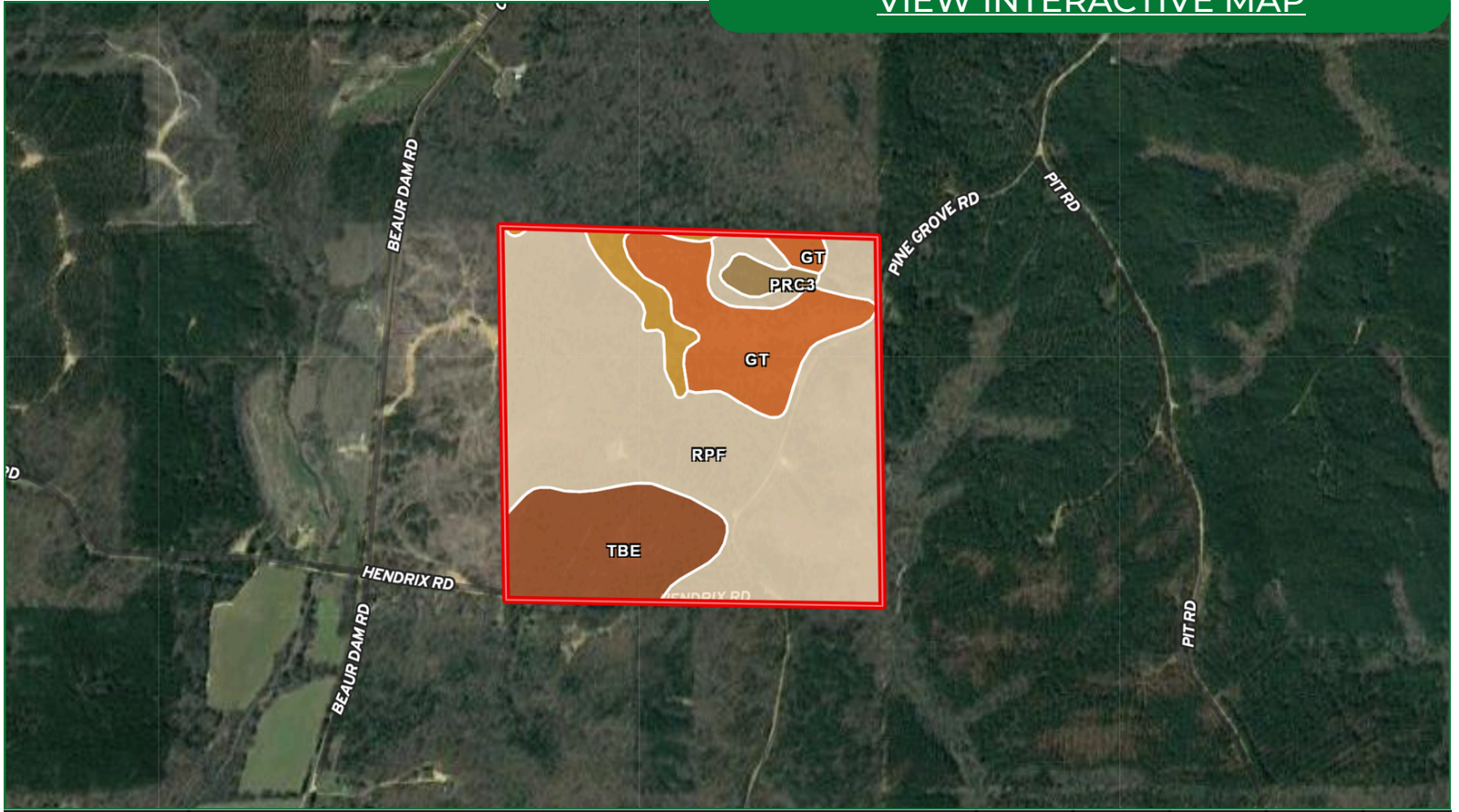
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Soil Map

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SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
RpF	Ruston-Providence association, hilly (smithdale, providence)	99.31	64.11	0	34	7e
TbE	Tippah-Boswell complex, 12 to 17 percent slopes (tippah, sweatman)	24.18	15.61	0	70	4e
Gt	Gullied land, sandy	22.7	14.65	0	-	7e
Ws	Waverly silt loam	5.94	3.83	0	77	3w
PrC3	Providence silt loam, 5 to 8 percent slopes, severely eroded	2.77	1.79	0	39	4e

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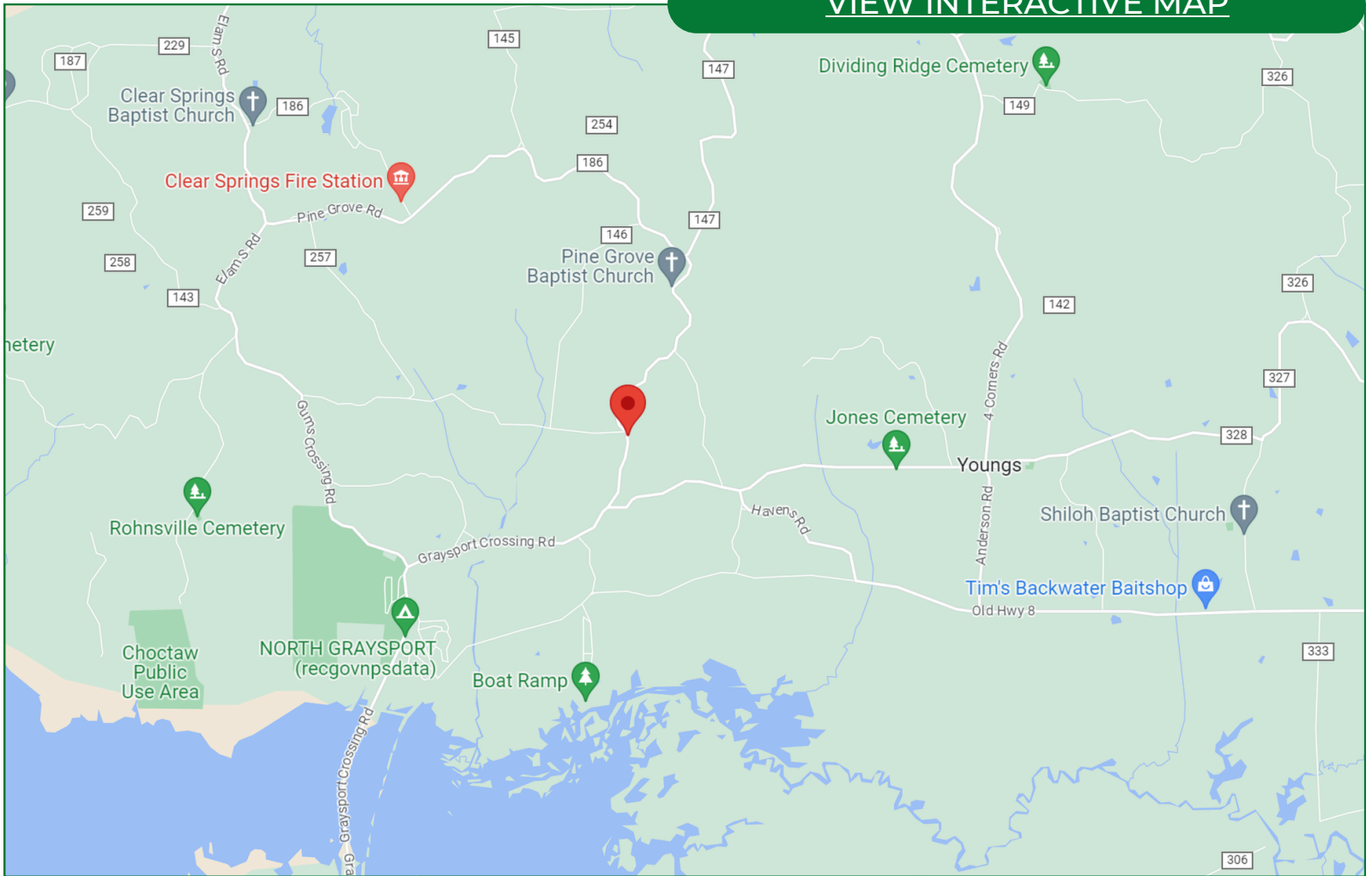
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Directional Map

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Directions from Hwy 8 and Graysport Crossing Road in Gore Springs, MS:

Travel Graysport Crossing Road for 8.6 miles. Turn left onto Pine Grove Road. The property will be on both sides of the road.

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