



# SMALLTOWN

HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**29.9± ACRES**  
**CALHOUN COUNTY, MS**  
**\$149,500**

OFFICE (662) 238-4077 | [WWW.SMALLTOWNPROPERTIES.COM](http://WWW.SMALLTOWNPROPERTIES.COM)

# THE CALHOUN 29.9

## PROPERTY PROFILE

### LOCATION:

- HWY 331 Bruce, MS 38915
- Calhoun County
- 3.8± Miles NE of Banner
- 8.3± Miles N of Bruce
- 18± Miles N of Calhoun City
- 23± Miles SE of Water Valley
- 24± Miles SW of Pontotoc
- 25± Miles SE of Oxford

### PROPERTY USE:

- Livestock Operation
- Potential Homesite
- Recreational

### PROPERTY INFORMATION:

- 29.9± Total Surveyed Acres
- Pasture Ground
- Cross-Fenced
- HWY 331 Frontage
- Utilities Available Nearby

### TAX INFORMATION:

- Parcel: 130900-009-00-29
- 2024 Taxes: \$125.72

### COORDINATES:

- 34.10135, -89.3297



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**CALEB WARREN**

LAND SPECIALIST

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50 CR 401 - Oxford, MS 38655

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.



# WELCOME TO THE CALHOUN 29.9

**WELCOME TO THE CALHOUN 29.9, SOME OF THE CLEANEST PASTURE GROUND THAT YOU WILL FIND IN NORTH MISSISSIPPI.** The Calhoun County property is 29.90± recently surveyed acres, with approximately three acres of planted pines in the back and the remaining acreage in well-manicured pasture. The property is cross-fenced with multiple gates in place, offering a turnkey experience for anyone wanting to move in some livestock.



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# MORE ABOUT THE CALHOUN 29.9

With HWY 331 frontage and utilities close by, this property is a great opportunity to build your dream home on some beautiful acreage! Located less than 30± minutes from Calhoun City, Pontotoc, and Oxford, the Calhoun 29.9 gives you the benefits of peaceful country living while also having multiple options for going to town. Pontotoc EPA and Mt. Comfort Water Association Inc. provide utilities close by, and fiber optic internet is available as well. Additional acreage is available.

Whether you are looking for a turnkey cattle operation or somewhere to build your dream home, the Calhoun 29.9 is worth considering.

**Contact Caleb Warren today to schedule a private tour and make this beautiful property yours!**



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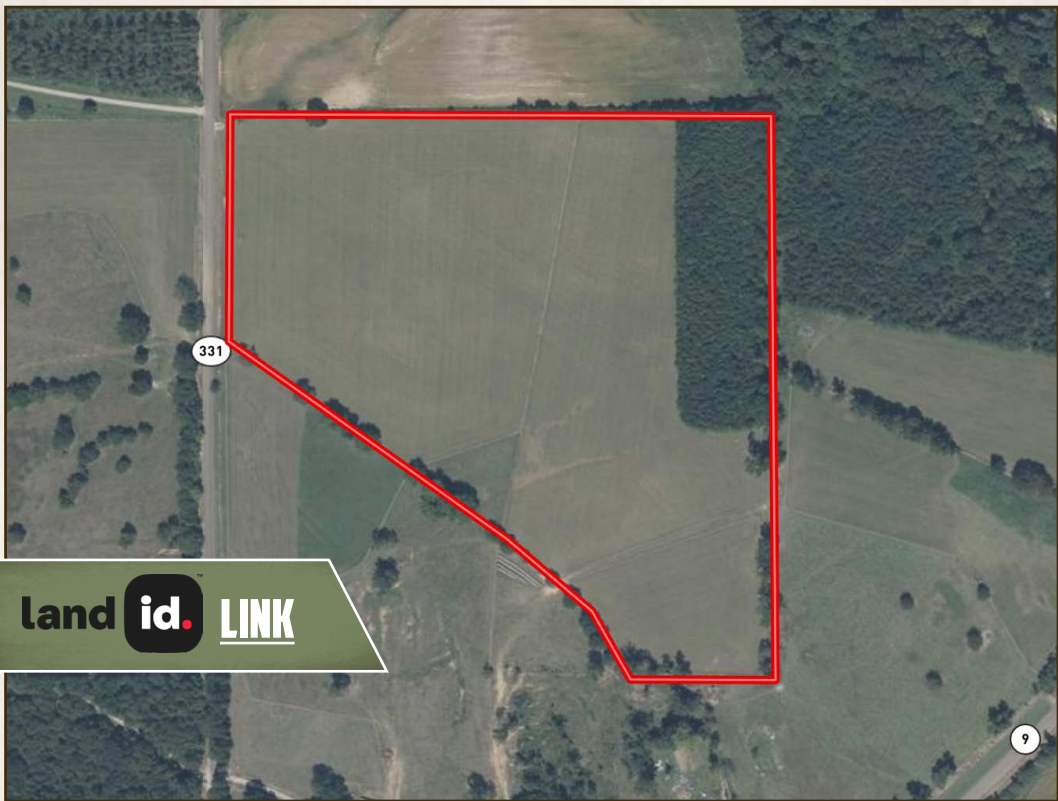
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CALHOUN COUNTY, MISSISSIPPI



land id. LINK



Directions from Banner, MS: Travel east on County Road 267 for 2.5 miles. Turn left onto HWY 9 and continue for 0.7 miles. Turn left onto HWY 331 and after 0.6 miles the property will be on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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