



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

82± ACRES
CARROLL COUNTY, MS
\$295,200

THE CARROLL 82

PROPERTY PROFILE

LOCATION:

- Highway 17
Coila, MS 38923
- Carroll County
- 5± Miles SW of Carrollton
- 15± Miles SW of Winona
- 74± Miles W of Starkville
- 84± Miles SW of Oxford

COORDINATES:

- 33.4511594, -89.9612566

PROPERTY USE:

- Hunting
- Recreational
- Potential Home/Cabin Site
- Investment

PROPERTY INFORMATION:

- 82± Acres
- Rolling Terrain
- Mixed Timber
- Internal Trails
- 2 Small Ponds
- Multiple Build Sites
- Highway 17 Frontage
- Multiple Access Points
- Powerline on East Border
- Utilities Accessible
- Deer & Turkey

TAX INFORMATION:

- Parcel # 085-02-0007002
- \$249.19 (2025)



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BILLY CARPENTER

LAND SPECIALIST

C: 662-820-2007

O: 662-846-1425

billy@smalltownproperties.com

701 W. Sunflower Rd - Cleveland, MS 38732

smalltownproperties.com

Information is believed to be accurate but not guaranteed.



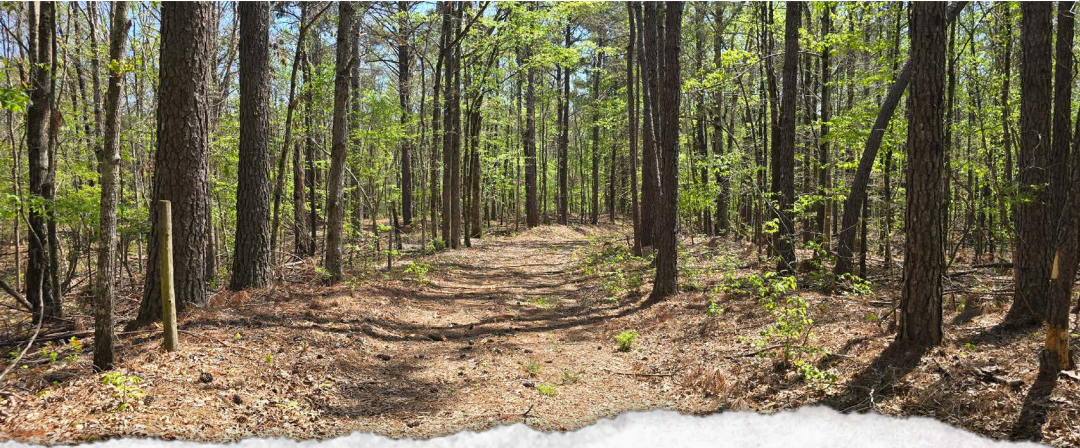
WELCOME TO THE CARROLL 82

THIS 82± ACRE TRACT IN CARROLL COUNTY, MISSISSIPPI, OFFERS AN EXCELLENT COMBINATION OF HUNTING, RECREATION, AND POTENTIAL HOMESITES. Located in Coila with convenient road frontage, the Carroll 82 features rolling terrain with a strong mix of hardwood ridges and natural draws that create ideal wildlife habitat.

The layout of the land provides several natural funnels, making it highly effective for both bow and rifle hunting. A powerline along the eastern boundary creates a long shooting lane and offers opportunities for food plots or additional wildlife management. Two small ponds provide a reliable water source for wildlife, further enhancing the ability to hold deer year-round. The surrounding area consists of a good mix of timber and pastureland, supporting strong deer and turkey populations.

There are multiple potential build sites throughout the Carroll 82, giving buyers options for a cabin or home with privacy and some great views. Whether you are looking for a hunting tract, weekend getaway, or future homesite, the Carroll 82 offers a solid foundation with great potential.

Give Billy Carpenter a call today for more information or to schedule a showing.



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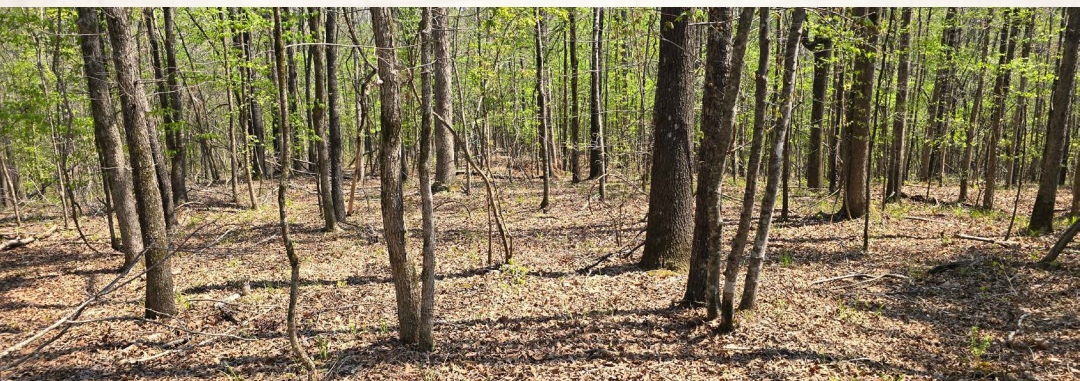
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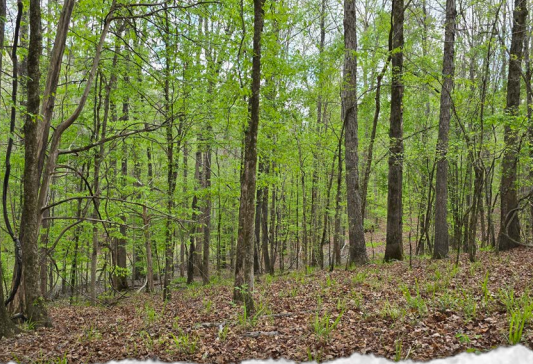
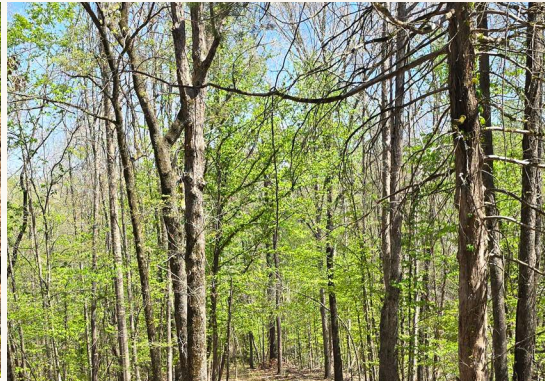
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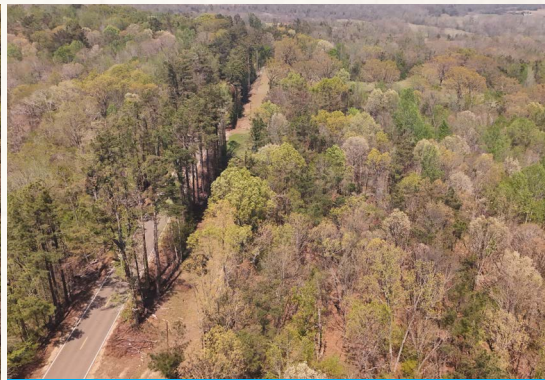
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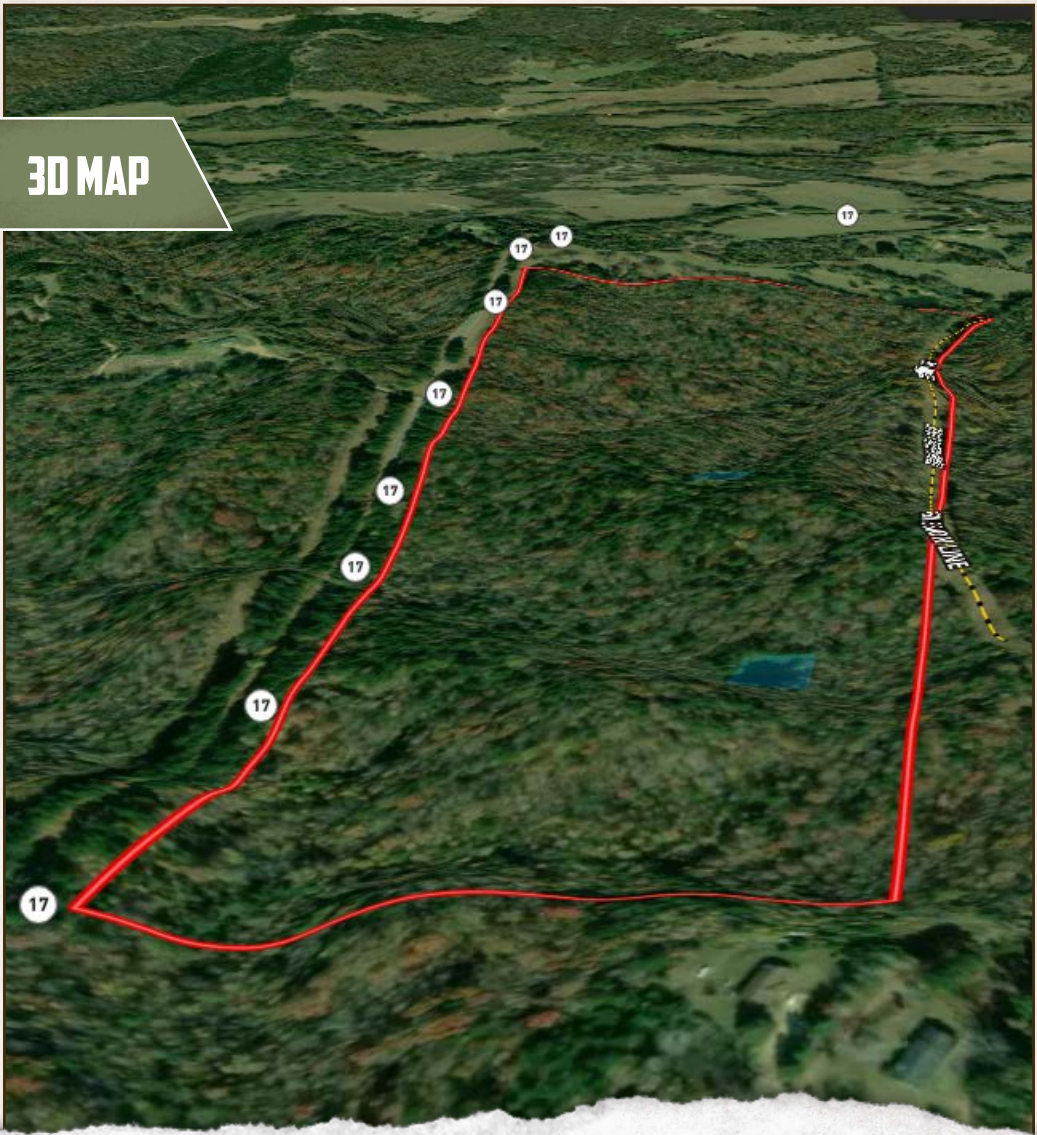
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3D MAP



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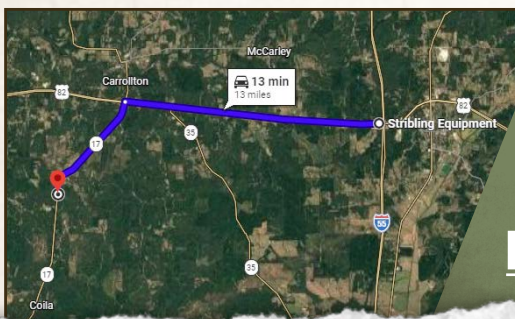
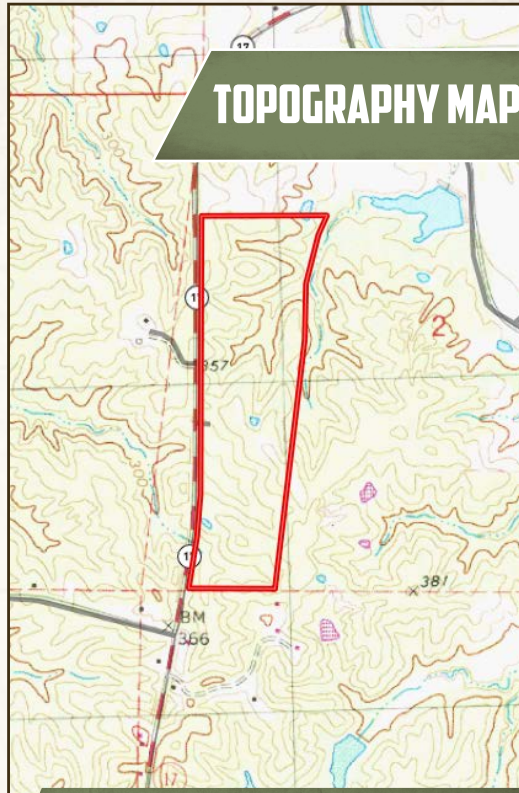
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land id. LINK

TOPOGRAPHY MAP



Directions from the Intersection of I-55 & Hwy 82 in Winona, MS: Travel west on Hwy 82 for 8.9 miles and turn left onto Hwy 17. Continue south for 4.2 miles and the property will be on your left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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