



# SMALLTOWN

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

**427± ACRES WITH A LODGE**  
**CARROLL COUNTY, MS**

**\$2,100,000**

**RECREATIONAL ESTATE**



OFFICE (769) 888-2522 | [WWW.SMALLTOWNPROPERTIES.COM](http://WWW.SMALLTOWNPROPERTIES.COM)

# THE CARROLL 427

## PROPERTY PROFILE

### LOCATION:

- CR 430  
Carrollton, MS 38923
- Carroll County
- 13± Miles SE of Greenwood
- 19± Miles SW of Carrollton
- 24± Miles N of Lexington
- 74± Miles NW of Madison

### TAX INFORMATION:

- Parcel 081-23-0006000: \$4264
- Parcel 080-22-0006000: \$797

### PROPERTY USE:

- Hunting
- Recreation
- Investment

### COORDINATES:

- 33.4027, -90.0599

### PROPERTY INFORMATION:

- 427± Total Acres
- 6± Acre Managed Lake
- 2,300± SqFt Lodge
  - 3 Bedrooms/2.5 Bathrooms
- Mix of Hardwoods and Pines
- Great Access
- Ample Road Frontage
- Food Plots
- Hardwood Funnels
- Shooting Houses
- Thriving Whitetail and Turkey Population
- Equipment Barn
  - (Some Equipment Included)



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4848 Main St. - Flora, MS 39071

# WELCOME TO THE CARROLL 427

**THE CARROLL 427: A RECREATIONAL ESTATE THAT HAS BEEN THOUGHTFULLY DESIGNED AND MANAGED TO OFFER BOTH REFINED COMFORT AND ELITE SPORTING FUNCTIONALITY.** This exceptional 427± acre retreat in Carroll County, Mississippi, stands apart as a premier destination for recreation, relaxation, and long-term enjoyment.

At its center is a remarkable 2,300± square foot lodge featuring three bedrooms, two full baths, and one half bath. The home overlooks a 6± acre lake, managed by Southeastern Pond Management, creating a relaxing focal point for the property. The home blends lodge-style character with modern comfort, offering an ideal setting for private retreats, family gatherings, or hosting guests in a truly scenic environment.



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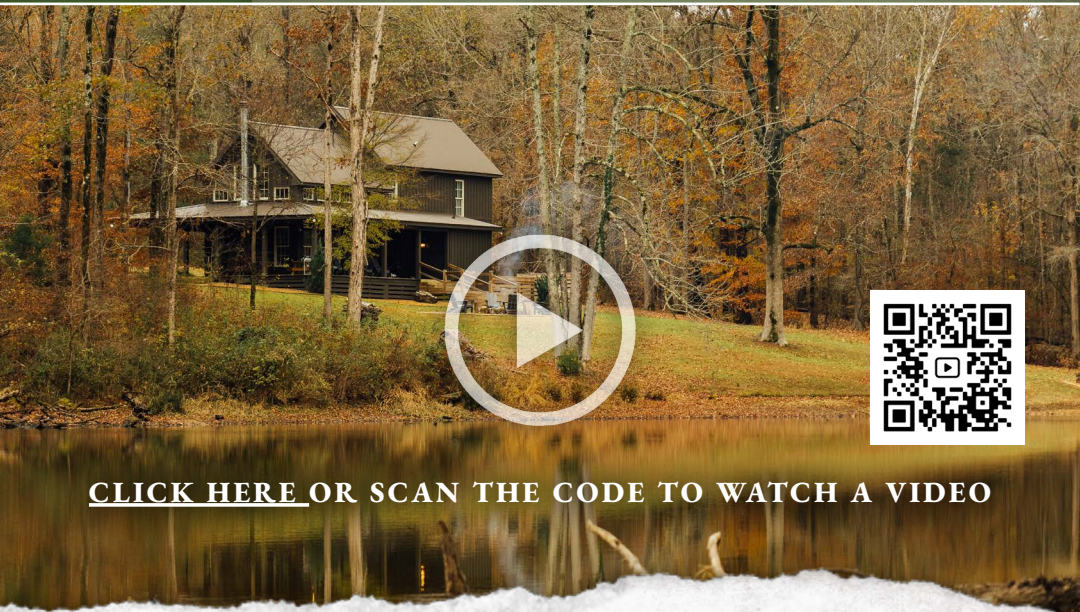
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# MORE ABOUT THE CARROLL 427

The welcoming home is surrounded by professionally landscaped grounds, enhancing its natural beauty. A wrap-around porch provides panoramic views of the lake and surrounding rolling hills, while an outdoor fire pit serves as a natural gathering place for evenings spent under the stars. Nearby, a barn offers flexibility for equipment storage, recreational use, or future expansion to suit the needs of the next owner.

The land itself is a showcase of elite habitat management. An extensive, strategically designed trail system provides seamless access across the property while allowing for travel and hunting in all wind directions, a feature highly valued by serious sportsmen. The acreage consists of mixed timber with a strong blend of pine and hardwoods, creating a diverse, well-balanced habitat to support healthy wildlife populations of deer and turkey year-round. The deer genetics in the area are unmatched, as this property is just 10 minutes from the Mississippi Delta.



[CLICK HERE](#) OR SCAN THE CODE TO WATCH A VIDEO



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# MORE ABOUT THE CARROLL 427

Rolling topography adds both visual appeal and functional advantages, producing natural funnels, travel corridors, and elevated vantage points. Purposefully established bedding areas are positioned near multiple food plots, ensuring minimal daylight movement and encouraging wildlife to remain on the property. Food plots are thoughtfully distributed throughout, reinforcing consistent game activity and demonstrating a level of planning and stewardship rarely seen at this scale. The combination of true trophy whitetail, plentiful turkeys, and large bass makes this property stand out as a recreational paradise.

The property represents a rare opportunity to acquire a turnkey recreational and sporting estate—one that seamlessly blends luxury living with high-performance land management. Ideal for the discerning outdoorsman, investor, or family seeking a legacy property, the Carroll 427 is a solid choice.

**Contact Steve Martens today to schedule a private tour  
and experience #TheSmallTownWay!**



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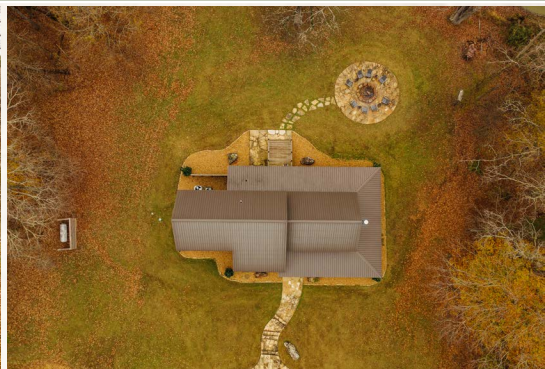
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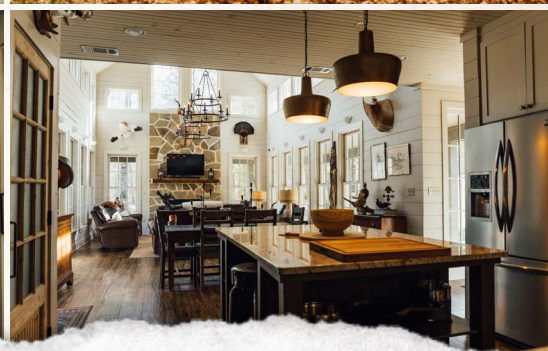
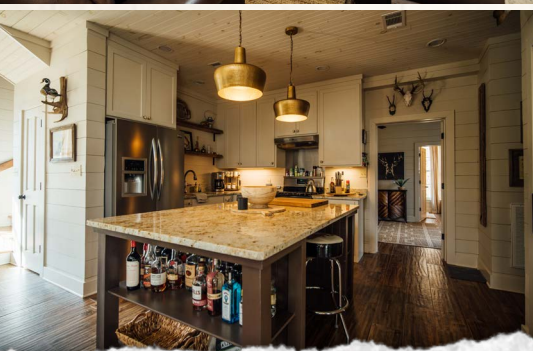
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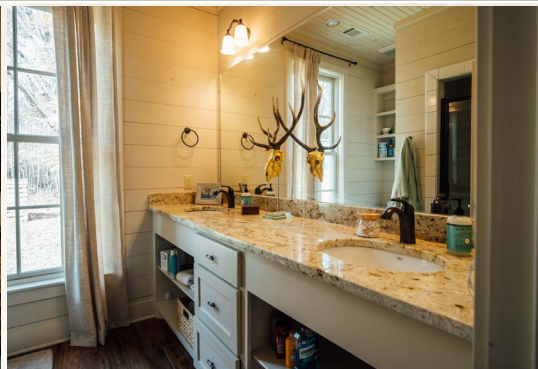
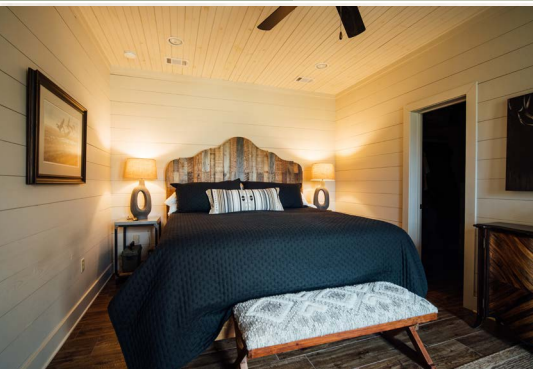
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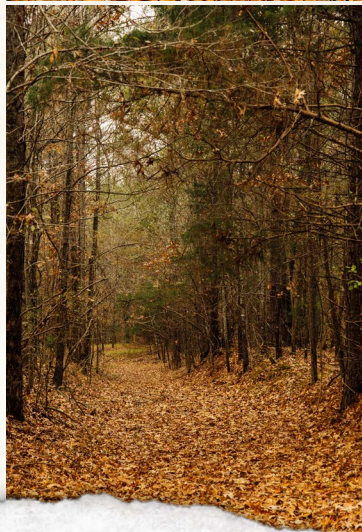
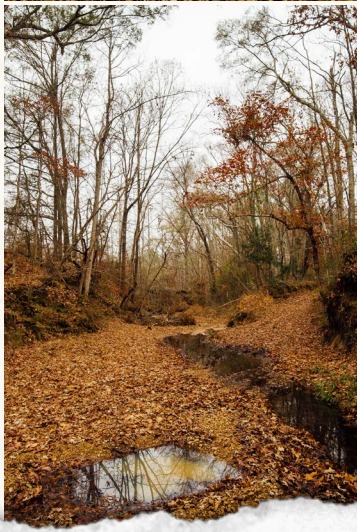
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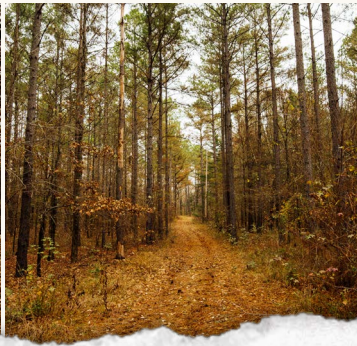
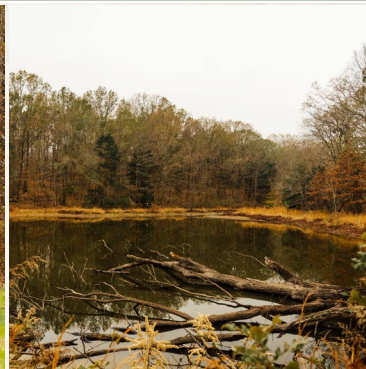
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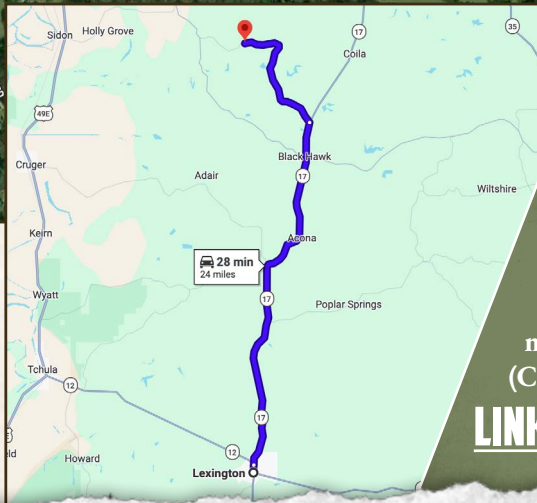
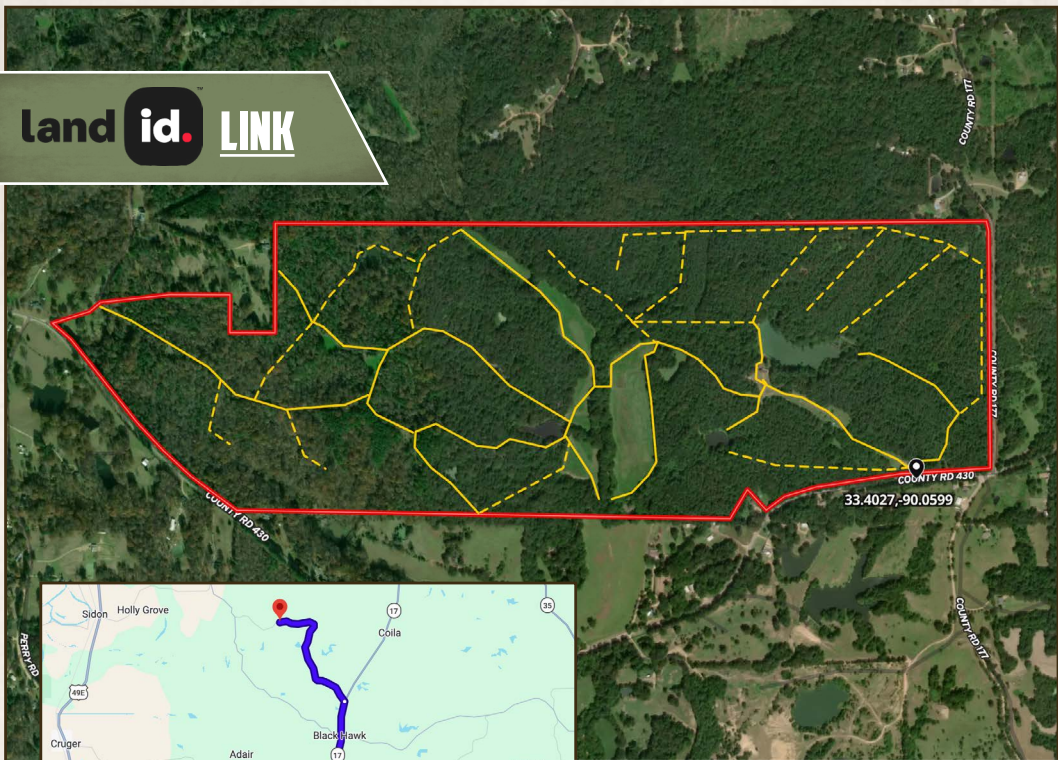
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land id. LINK



Directions From Lexington, MS:  
Travel 17 miles north on Hwy 17.  
Turn left on CR 23 and continue 6  
miles to the property on the right.  
(CR 23 turns into CR 430)

**LINK TO GOOGLE MAP DIRECTIONS**



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