

67± ACRES
CARROLL COUNTY, MS
\$194,300



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (662) 846-1425

THE CARROLL 67

PROPERTY PROFILE

LOCATION:

- Carroll County, MS
- Frontage on County Road 53
- 29± Miles S of Greenwood
- 85± Miles N of Madison

COORDINATES:

- 33.37395, -89.89219

PROPERTY USE:

- Recreational
- Deer, Turkey, and Small Game Hunting
- Potential Cabin Site
- Timber Investment

PROPERTY INFORMATION:

- 67± Total Acres
- Rolling Topography
- Internal Trails
- Plantation Pine
- Mixed Hardwoods
- Utilities Available

TAX INFORMATION:

- Parcel #102320006001: \$18.29
- Parcel #129050001000: \$70.39
- Parcel #129050001001: \$92.12



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WILSON BRITT

LAND SPECIALIST

C: 662-299-2367

O: 662-846-1425

wilson@smalltownproperties.com

701 W. Sunflower Rd - Cleveland, MS 38732

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE CARROLL 67

WELCOME TO THE CARROLL 67 SITUATED ON COUNTY ROAD 53. Tucked in the hills of Carroll County, MS, this 67± acre tract features primarily plantation pine and wildlife habitat. With the property thinned several years ago, the new undergrowth provides ideal place for deer bedding and turkey roosting. Due to the amount of pine trees, this property is also a consideration for timber investment.

Utilities are available for a potential cabin site. An excellent road system traverses the property, and its rolling topography allows for easy riding or walking. Readily accessible from County Road 53 and the Spring Lake Community, you can be hunting within minutes!

**The Carroll 67 is worth considering soon;
contact Wilson Britt for a private showing today!**



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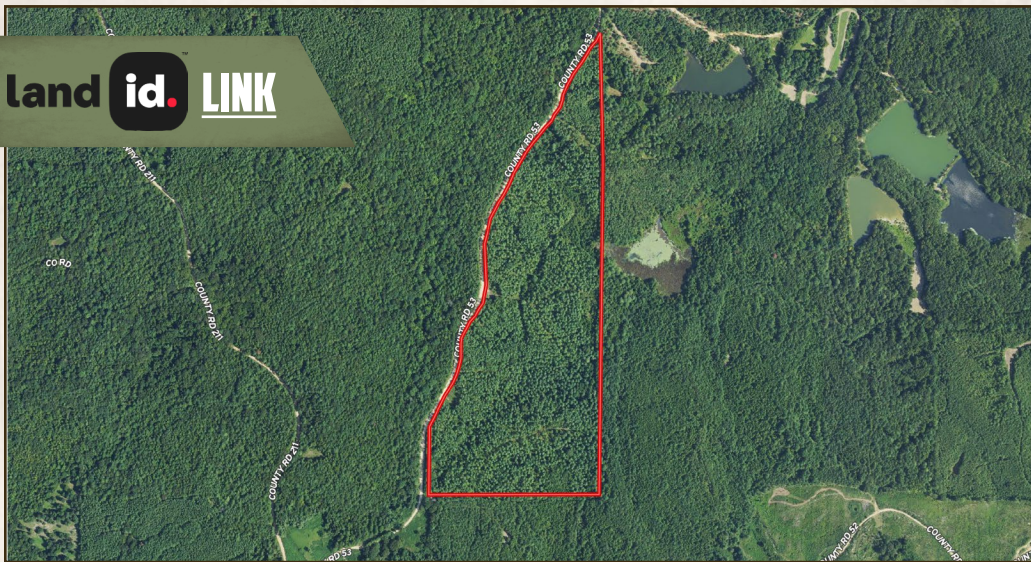
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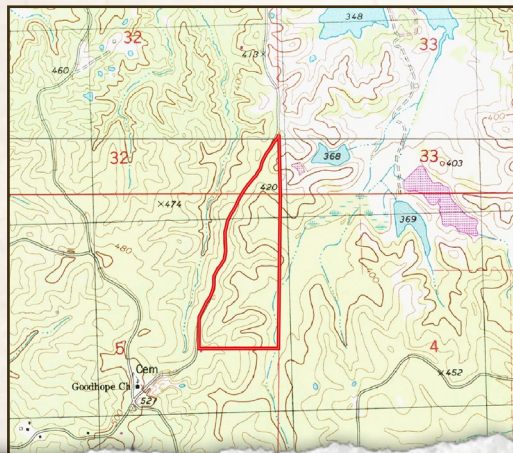
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land id. LINK



TOPOGRAPHY MAP



INFRARED MAP



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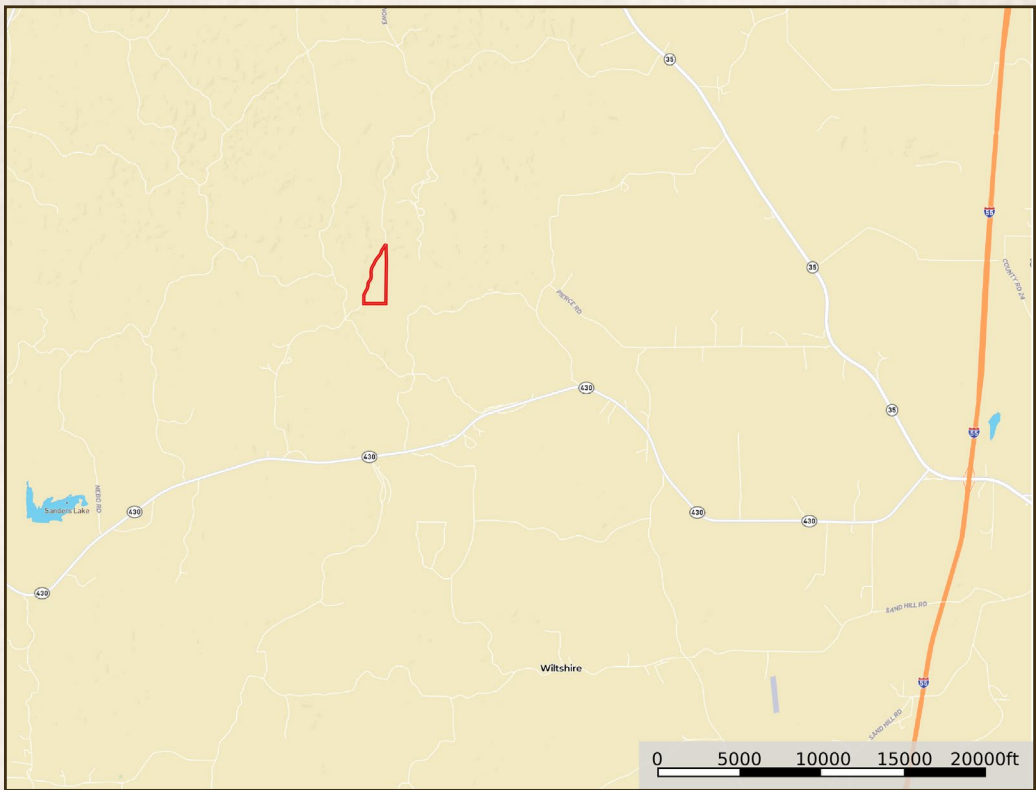
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Directions from Greenwood, MS: Merge onto US-49E/US-82 E via the ramp to Winona. Continue to follow US-82 E for 16.3 miles. Turn right onto County Rd 272 and drive 0.6 miles. Turn right onto Enon Road and proceed 7.6 miles. Enon Road turns slightly left and becomes Good Hope Road. Continue for 1.5 miles and the destination will be on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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