

**"INDIGO BLUFF FARMS"**  
**76± ACRES**  
**CARROLL COUNTY, MS**  
**\$259,000**



**SMALLTOWN**

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

OFFICE (769) 760-0005



# THE CARROLL 76

# PROPERTY PROFILE

## LOCATION:

- Good Hope Road  
Vaiden, MS 39176
- Carroll County, MS
- 12± Miles W of Vaiden
- 42± Miles S of Grenada
- 77± Miles N of Madison

## COORDINATES:

- 33.354064, -89.913376

## PROPERTY USE:

- Deer
- Turkey
- Family Getaway
- Outdoor Lifestyle

## PROPERTY INFORMATION:

- 76± Acres
- County Road Frontage with Gates
- Established Trail System
- Food Plots w/Box Stands
- Diverse Terrain and Habitat
- Nice Mixture of Hardwood and Pine
- Power and Water Available
- Camper Under a Metal Roof
- Tractor Shed
- Deer Processing Shed

## TAX INFORMATION:

2023 - \$262.59

- Parcel 129-07-0008000
- Parcel 129-08-0007000



**DENNIS WEST** | MANAGING BROKER  
C: 601-248-4396 | [dennis@smalltownproperties.com](mailto:dennis@smalltownproperties.com)

**DEREK EAVES** | LAND SPECIALIST  
C: 662-803-2001 | [derek@smalltownproperties.com](mailto:derek@smalltownproperties.com)

2121 5th St., Ste 206 - Meridian, MS 39301 | O: 769-760-0005 | [smalltownproperties.com](http://smalltownproperties.com) Information is believed to be accurate but not guaranteed.



# WELCOME TO THE CARROLL 76

DISCOVER THE ULTIMATE OUTDOOR RETREAT AT INDIGO BLUFF FARMS IN CARROLL COUNTY, MS. This 76± acre, intensively managed gem offers a perfect blend of recreation, hunting, and family enjoyment. The gated property features a camper for a cozy, warm spot, two sheds for storage, and a network of trails winding through picturesque hardwoods and pines. Indigo Bluff Farms is a haven for wildlife enthusiasts, boasting five established food plots complete with deer stands, making it ideal for hunting deer, turkeys, and small game. In addition, the farm offers a deer processing shed and a tractor shed. With an exceptional deer habitat and a focus on outdoor recreation, this property promises endless opportunities for adventure and relaxation.

Own a piece of Mississippi's natural beauty!  
Call Dennis West or Derek Eaves today  
to arrange your private viewing.



**DENNIS WEST** | MANAGING BROKER  
C: 601-248-4396 | [dennis@smalltownproperties.com](mailto:dennis@smalltownproperties.com)

**DEREK EAVES** | LAND SPECIALIST  
C: 662-803-2001 | [derek@smalltownproperties.com](mailto:derek@smalltownproperties.com)

2121 5th St., Ste 206 - Meridian, MS 39301 | O: 769-760-0005 | [smalltownproperties.com](http://smalltownproperties.com) Information is believed to be accurate but not guaranteed.



76 ± ACRES

CARROLL COUNTY, MISSISSIPPI



**DENNIS WEST** | MANAGING BROKER  
C: 601-248-4396 | [dennis@smalltownproperties.com](mailto:dennis@smalltownproperties.com)

**DEREK EAVES** | LAND SPECIALIST  
C: 662-803-2001 | [derek@smalltownproperties.com](mailto:derek@smalltownproperties.com)

2121 5th St., Ste 206 - Meridian, MS 39301 | O: 769-760-0005 | [smalltownproperties.com](http://smalltownproperties.com) Information is believed to be accurate but not guaranteed.



76 ± ACRES

CARROLL COUNTY, MISSISSIPPI



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



**DEREK EAVES** | LAND SPECIALIST  
C: 662-803-2001 | derek@smalltownproperties.com

**DENNIS WEST** | MANAGING BROKER  
C: 601-248-4396 | dennis@smalltownproperties.com

2121 5th St., Ste 206 - Meridian, MS 39301 | O: 769-760-0005 | smalltownproperties.com

*Information is believed to be accurate but not guaranteed.*



76 ± ACRES

CARROLL COUNTY, MISSISSIPPI



**DENNIS WEST** | MANAGING BROKER  
C: 601-248-4396 | [dennis@smalltownproperties.com](mailto:dennis@smalltownproperties.com)

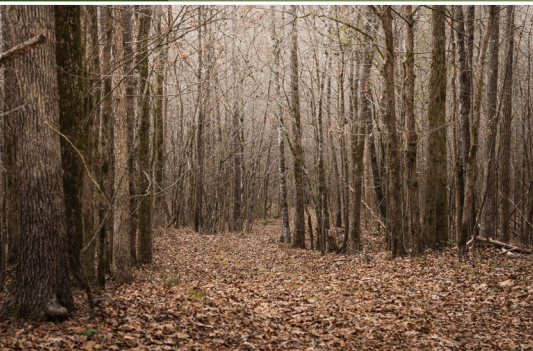
**DEREK EAVES** | LAND SPECIALIST  
C: 662-803-2001 | [derek@smalltownproperties.com](mailto:derek@smalltownproperties.com)

2121 5th St., Ste 206 - Meridian, MS 39301 | O: 769-760-0005 | [smalltownproperties.com](http://smalltownproperties.com) *Information is believed to be accurate but not guaranteed.*



76 ± ACRES

CARROLL COUNTY, MISSISSIPPI



**DENNIS WEST** | MANAGING BROKER  
C: 601-248-4396 | [dennis@smalltownproperties.com](mailto:dennis@smalltownproperties.com)

**DEREK EAVES** | LAND SPECIALIST  
C: 662-803-2001 | [derek@smalltownproperties.com](mailto:derek@smalltownproperties.com)

2121 5th St., Ste 206 - Meridian, MS 39301 | O: 769-760-0005 | [smalltownproperties.com](http://smalltownproperties.com) *Information is believed to be accurate but not guaranteed.*



76 ± ACRES

CARROLL COUNTY, MISSISSIPPI



DENNIS WEST | MANAGING BROKER  
C: 601-248-4396 | dennis@smalltownproperties.com

DEREK EAVES | LAND SPECIALIST  
C: 662-803-2001 | derek@smalltownproperties.com

2121 5th St., Ste 206 - Meridian, MS 39301 | O: 769-760-0005 | smalltownproperties.com *Information is believed to be accurate but not guaranteed.*



76 ± ACRES

CARROLL COUNTY, MISSISSIPPI



**DENNIS WEST** | MANAGING BROKER  
C: 601-248-4396 | [dennis@smalltownproperties.com](mailto:dennis@smalltownproperties.com)

**DEREK EAVES** | LAND SPECIALIST  
C: 662-803-2001 | [derek@smalltownproperties.com](mailto:derek@smalltownproperties.com)

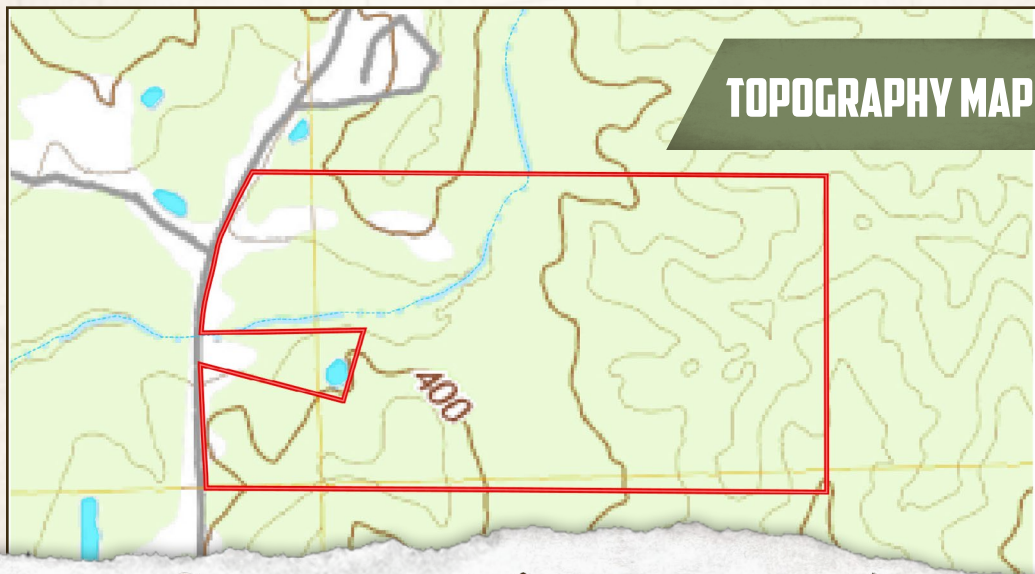
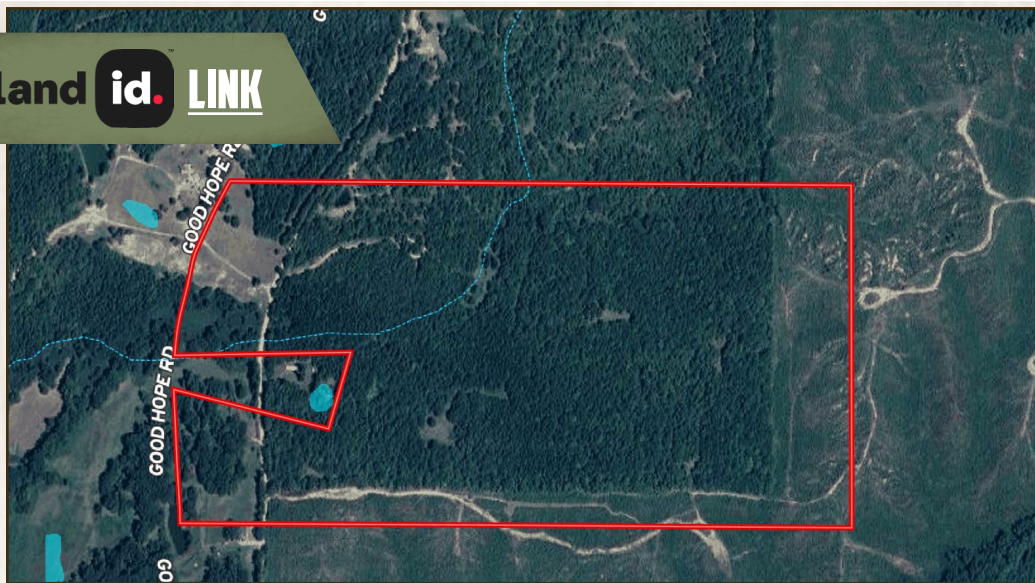
2121 5th St., Ste 206 - Meridian, MS 39301 | O: 769-760-0005 | [smalltownproperties.com](http://smalltownproperties.com) Information is believed to be accurate but not guaranteed.



76 ± ACRES

CARROLL COUNTY, MISSISSIPPI

land id. LINK



**DENNIS WEST** | MANAGING BROKER  
C: 601-248-4396 | [dennis@smalltownproperties.com](mailto:dennis@smalltownproperties.com)

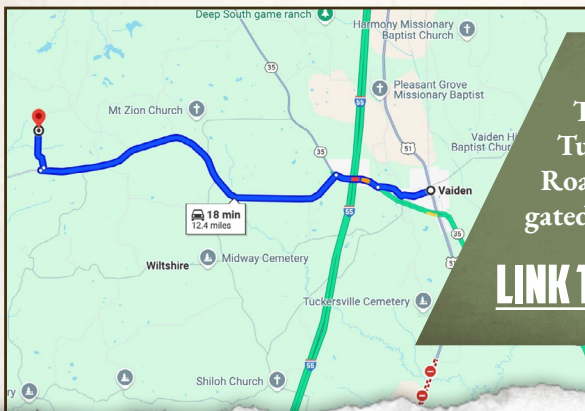
**DEREK EAVES** | LAND SPECIALIST  
C: 662-803-2001 | [derek@smalltownproperties.com](mailto:derek@smalltownproperties.com)

2121 5th St., Ste 206 - Meridian, MS 39301 | O: 769-760-0005 | [smalltownproperties.com](http://smalltownproperties.com) Information is believed to be accurate but not guaranteed.



76 ± ACRES

CARROLL COUNTY, MISSISSIPPI



Directions from I-55 in Vaiden, MS:  
Travel north on Hwy 35 to Hwy 430.  
Turn left and travel to Good Hope  
Road and turn right. In 0.5 miles,  
the gated property will be on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



**DENNIS WEST** | MANAGING BROKER  
C: 601-248-4396 | dennis@smalltownproperties.com



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



**DEREK EAVES** | LAND SPECIALIST  
C: 662-803-2001 | derek@smalltownproperties.com