

80± ACRES
GRENADA COUNTY, MS
\$219,000



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (769) 888-2522

THE GRENADA 80

PROPERTY PROFILE

LOCATION:

- Chapel Hill Road
Gore Springs, MS 38929
- Grenada County
- 7± Miles S of Gore Springs
- 17± Miles E of Grenada
- 20± Miles W of
Calhoun City
- 118± Miles S of Memphis

COORDINATES:

- 33.70919, -89.54396

TAX INFORMATION:

- 2024 - \$211.60

PROPERTY USE:

- Residential/Cabin Site
- Recreational
- Hunting & Fishing
- Investment

PROPERTY INFORMATION:

- 80± Acres
- Hardwood & Pine Timber
- County Road Frontage
- Rolling Terrain
- Deer, Turkey & Small Game
- Potential Building Sites
- Power & Water Nearby



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HUNTER ROBISON

LAND SPECIALIST

C: 662-816-7987

O: 662-238-4077

hrobison@smalltownproperties.com

50 CR 401 - Oxford, MS 38655

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE GRENADA 80

WELCOME TO THE GRENADA 80! Situated less than 18 miles from downtown Grenada and just over seven miles from Gore Springs, this beautiful property offers the perfect rural setting with easy access to nearby towns.

The 80± acre Grenada County, MS tract is comprised of timber in its entirety, offering the perfect recreational getaway or safe place to invest your money in natural regenerating timber. This property is very diverse with a blend of hardwoods and pines over the rolling terrain. The land features a multitude of hardwood draws and creek drainages that create natural travel routes for the deer and turkeys that call this place home. From an aerial view, you will notice the property is split by Chapel Hill Road, with approximately 60 acres sitting on the eastern side and the remaining balance to the west. Having this well-maintained gravel road run through the property offers multiple building site opportunities for anyone looking to call this place home. The 0.44 miles of road frontage offers easy access and has utilities in close proximity to its northerly border. From an investment aspect, this place has unbelievable potential! A professional forester has analyzed the timber and confirmed the excellent condition and potential for future growth or the ability to have a timber harvest for a quick return on your investment.



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MORE ABOUT THE GRENADA 80

This area of the county is known for its excellent deer population and the ability to grow quality whitetails and thriving turkey numbers. The mix of rolling terrain, creek drainages, and pockets of thick bedding areas makes this a great place for your next hunt. The location of this property offers quick and easy access to Grenada Lake, one of the premier crappie fishing lakes in the entire country.

Whether you're looking for a place to chase a variety of game, live near a world-class fishing lake, build your private retreat, or just enjoy the great outdoors, the Grenada 80 is the place for you!

Call Hunter Robison today to schedule a private tour and experience #thesmalltownway!



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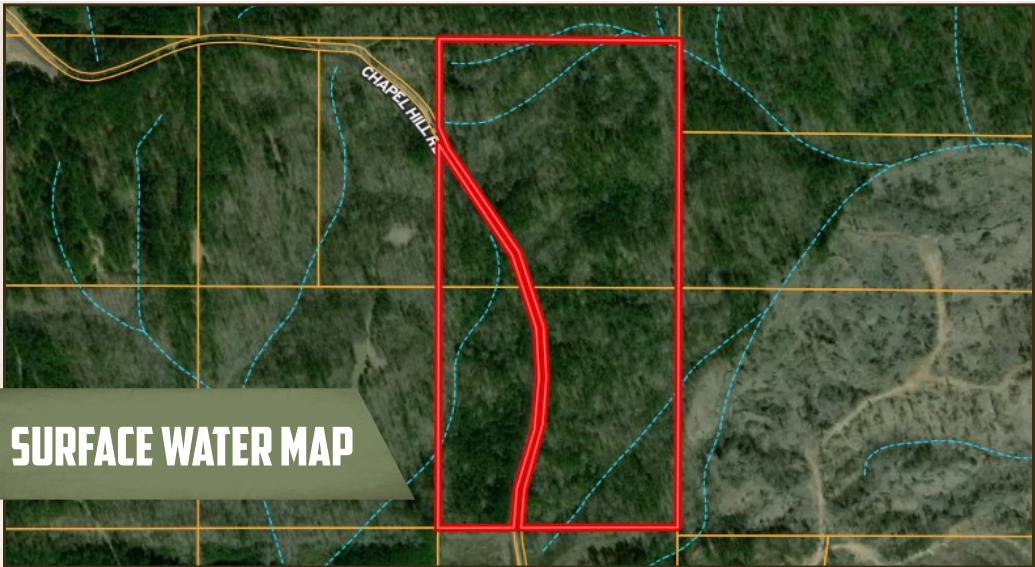
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SURFACE WATER MAP



TOPOGRAPHY MAP



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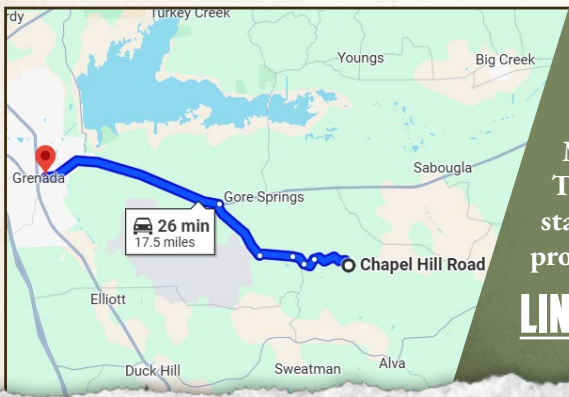
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Directions From the Intersection of HWY 8 and 51 in Grenada, MS: Travel 11 miles east on Hwy 8. Turn right onto Providence Road and proceed 3.3 miles. Turn left onto Misterton Road and travel 2.6 miles. Turn left onto Conley Road. In 0.4 miles stay right onto Chapel Town Road. The property will be ahead in 1.0 mile.

[**LINK TO GOOGLE MAP DIRECTIONS**](#)



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