



112± ACRES WITH A CABIN
CARROLL COUNTY, MS
\$475,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (662) 846-1425 | WWW.SMALLTOWNPROPERTIES.COM

THE CARROLL 112

PROPERTY PROFILE

LOCATION:

- Cruger, MS 38924
- Carroll County
- 25± Miles S of Greenwood
- 70± Miles N of Madison

COORDINATES:

- 33.363655, -90.112679

PROPERTY USE:

- Recreational
- Residential
- Hunting

PROPERTY INFORMATION:

- 112± Total Acres
- 24± Additional Acres:
1/3 Interest Undivided
- 1,385± SqFt Custom-Built
Cypress Cabin
- 3 Bedrooms/2 Baths
- 1,200± SqFt Storage Shed
- 2 Access Points on Abiaca Creek
- 8 Established Plots with 5 Box Stands
- Internal Road System
- Primarily Mixed Timber
- Deer, Turkey & Small Game

TAX INFORMATION:

Total Taxes for 2024: \$1,717.01

- Parcel 147050006003: \$1,411.89
- Parcel 147050006002: \$49.00
- Parcel 147080001002: \$41.20
- Parcel 147080004000: \$214.92



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WILSON BRITT

LAND SPECIALIST

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701 W. Sunflower Rd - Cleveland, MS 38732

smalltownproperties.com

Information is believed to be accurate but not guaranteed.



WELCOME TO THE CARROLL 112

LOOKING FOR A SPOT TO ENJOY YEAR-ROUND...THE CARROLL 112 IS WORTH A LOOK! Located in the hills of Carroll County, MS, this 112± acre property offers a custom-built cabin near Abiaca Creek. The property is southwest of the Seven Pines Community, situated approximately 35 minutes south of Greenwood and 90 minutes north of Madison.

The 1,385± square foot cabin offers three bedrooms, two full bathrooms, and a full kitchen. Additional features include cypress throughout, a utility room, and a 1,200± square foot storage shed. The storage shed offers a place to park your ATVs, store your hunting gear, and clean your day's kill. Relax on the back porch with a brand-new outdoor fireplace. With two access points to Abiaca Creek, year-round fun is possible. Depending on your needs, the creek offers picturesque views in the winter and a place to play during the summer!



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MORE ABOUT THE CARROLL 112

The land primarily consists of rolling hills with mixed timber. You will find eight established food plots with some having box stands in place, making this a turnkey property. Additionally, 24± acres is included in the purchase price. It represents a 1/3 undivided interest.

A great internal road system exists, allowing convenient property access. Due to its proximity to the Mississippi Delta, agriculture fields, and the creek, this area is known for good deer genetics. Upon initial inspection, deer and turkey covered the place!

Whether your goals are to find a quiet getaway or a recreational playground, you will enjoy the Carroll 112 365 days a year. Be sure to see what all this getaway has to offer!

For additional information and to schedule a showing, call Wilson Britt today.



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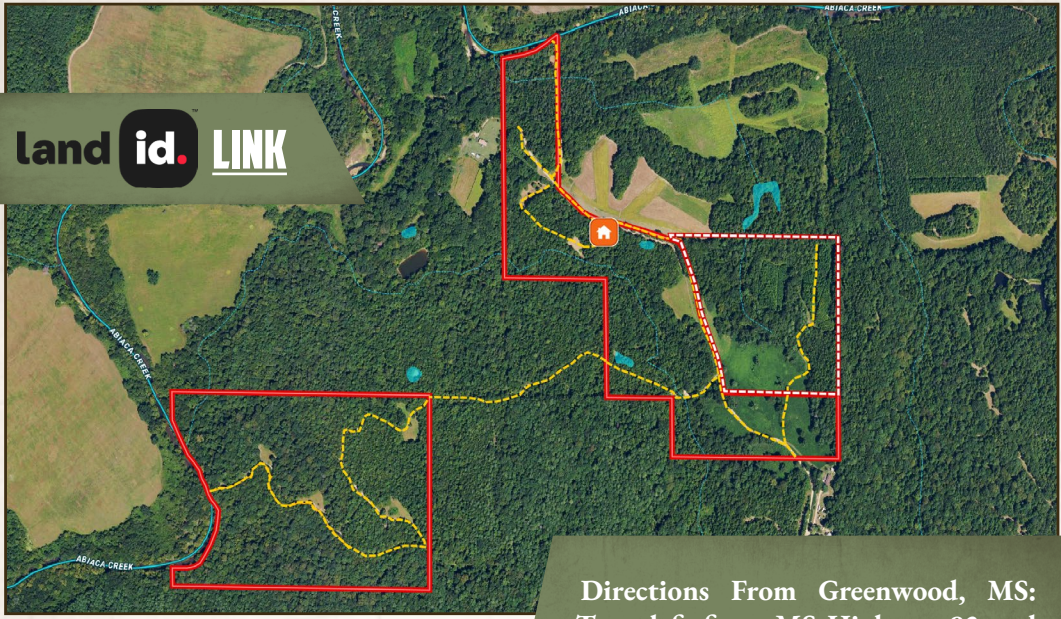
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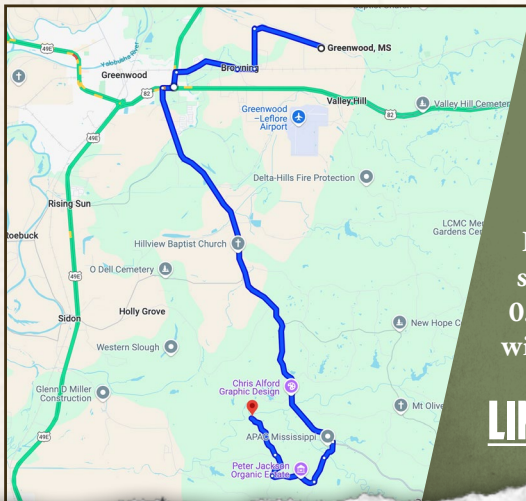
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land id. LINK



Directions From Greenwood, MS:
 Turn left from MS Highway 82 and take MS-430 E to Black Hawk Road in Coila. Proceed 12.9 miles and turn right onto Black Hawk Road. Contine 0.6 miles and turn left onto Pleasant Ridge Road. Travel 0.8 miles and take a slight right to stay on Pleasant Ridge Road and continue 1.4 miles. Turn right to stay on Pleasant Ridge Road and proceed 0.8 miles. Turn right and the destination will be on the right in 1.5 miles.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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