

172.18± Acres in Carroll/Holmes County, MS

\$460,000



SMALLTOWN

**HUNTING PROPERTIES
& REAL ESTATE**

Office 769.888.2522

Property Profile

The Carroll/Holmes 172.18

Location:

- West, MS
- Carroll and Holmes County
- 36± Miles South of Grenada

Coordinates:

- 33.2329, -89.8194

Property Information:

- 172.18± Acres
- Pastureland, Pine Timber, and Old Mixed Timber
- Frontage Along Race Track Road
- Extensive Road System throughout the Property
- Live Creek Feeds into Kyle Creek to the West
- 6 Wildlife Plots in Place
- Great Deer and Turkey Hunting
- Electricity and Water Available

Property Use:

- Residential/Recreational
- Timberland
- Hunting
- Investment

Tax Information: 2023 Taxes: Calculated at Closing

- Parcel 1#: 168-19-0001000
- Parcel 2#: 168-20-0004000
- Parcel 3#: 168-18-0004000
- Parcel 4#: 031-19-00100



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MICHAEL OSWALT, ALC

PRINCIPAL BROKER


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4848 Main St. - Flora, MS 39071

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Information is believed to be accurate but not guaranteed.

Welcome to the Carroll/Holmes 172.18 located just west of Interstate 55, about an hour north of Madison, MS. This 172.18± acre property packs a punch with pastureland, pine timber, 25± year old mixed timber, and a cabin/home site. Also, an extensive road system is in place leading you to most every area. However, from day one the seller did set aside approximately 50 acres as a wildlife sanctuary with no human or machinery traffic. Near the entrance, you will notice a 15+ acre pastureland area with an old homesite (1,800± SF concrete slab in place) providing many opportunities for livestock, big gardens, or a dove field. Water by Centerville Water Association and power through Delta EPA are in place. As you leave the pasture area you will cross a live creek (tributary to Kyle Creek just to the west) to the forested area. Six wildlife plots are scattered throughout the property with two being equipped with Redneck Blinds and Boss Buck Feeders. This area is known for great deer and turkey hunting, as seen by the trail camera pictures. Tons of rubs, scrapes, deer tracks, and turkey tracks were noted on the initial inspection. The property is conveniently located approximately 27 miles southeast of Greenwood and approximately 36 miles south of Grenada. This place has a ton of opportunities – cabin, homestead, hunt, investment, or all the above. If you have been searching for a centrally located tract with diversity, give Michael Oswalt a call today for your private tour of the Carroll/Holmes 172.18!



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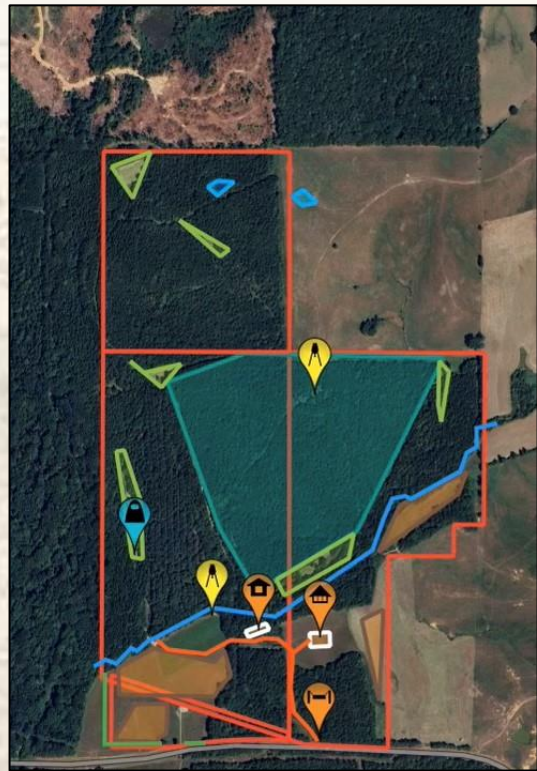
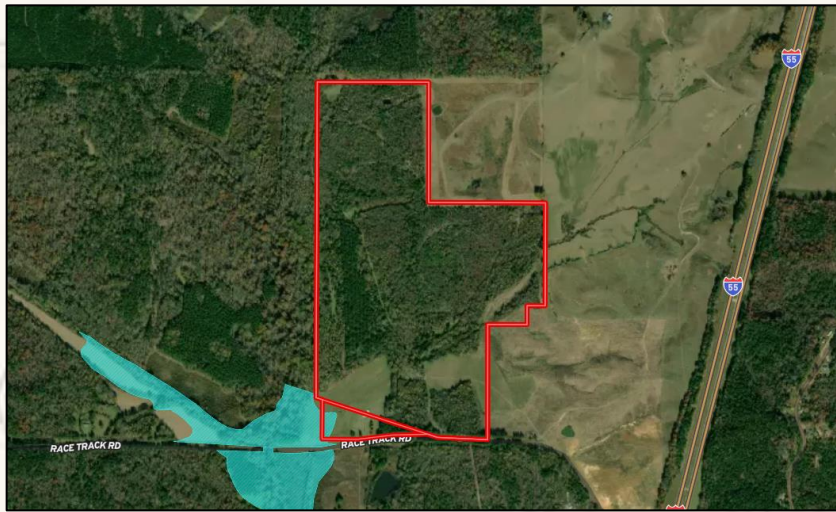
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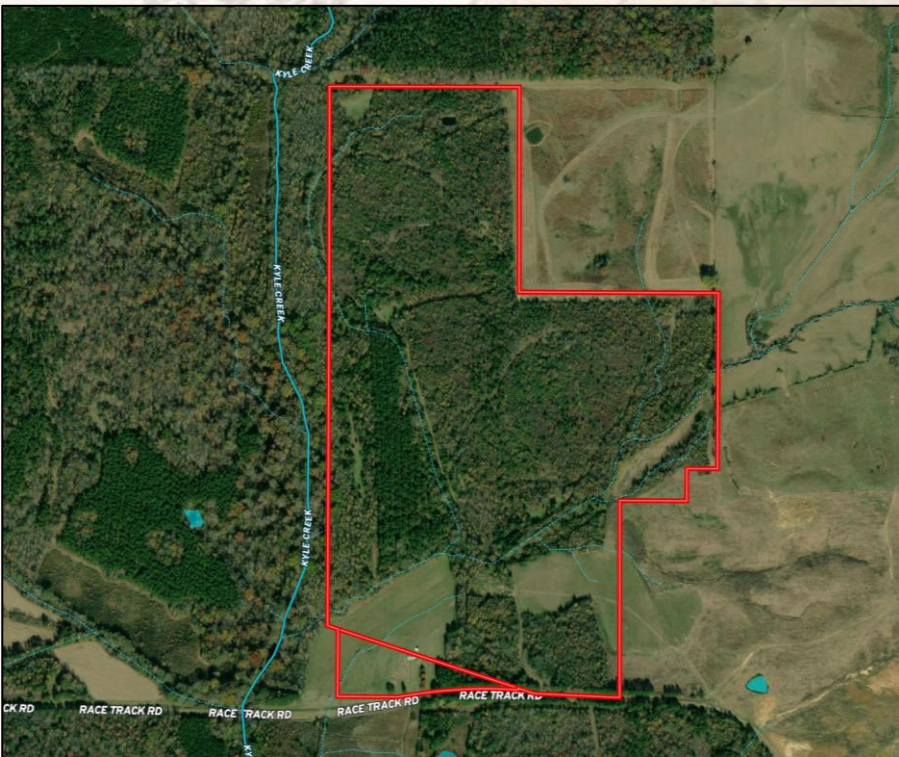
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Land id Link



**Aerial Map
&
Flood Map**



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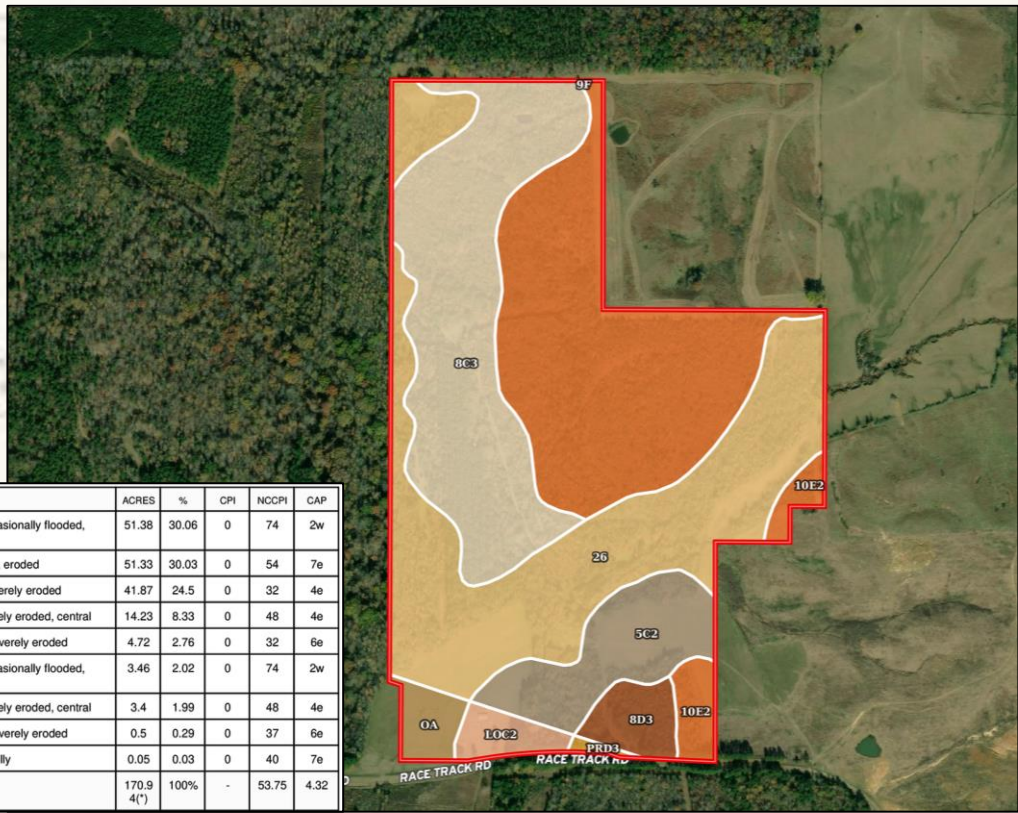
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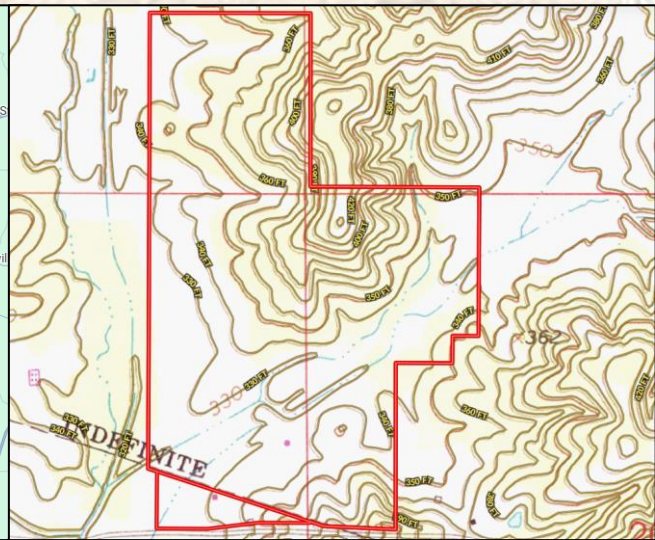
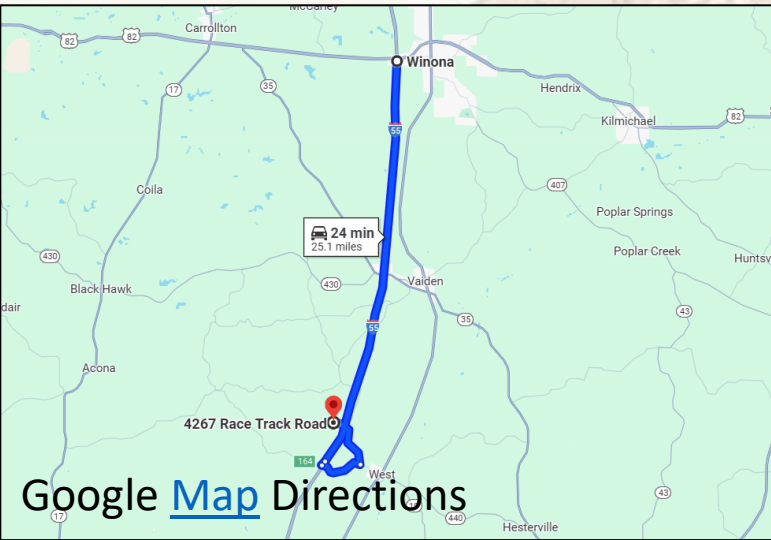
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Soil & Topo Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
26	Oaklimeter silt loam, 0 to 2 percent slopes, occasionally flooded, north	51.38	30.06	0	74	2w
10E2	Smithdale sandy loam, 12 to 30 percent slopes, eroded	51.33	30.03	0	54	7e
8C3	Providence silt loam, 5 to 8 percent slopes, severely eroded	41.87	24.5	0	32	4e
5C2	Loring silt loam, 5 to 8 percent slopes, moderately eroded, central	14.23	8.33	0	48	4e
8D3	Providence silt loam, 8 to 12 percent slopes, severely eroded	4.72	2.76	0	32	6e
Oa	Oaklimeter silt loam, 0 to 2 percent slopes, occasionally flooded, north	3.46	2.02	0	74	2w
LoC2	Loring silt loam, 5 to 8 percent slopes, moderately eroded, central	3.4	1.99	0	48	4e
PrD3	Providence silt loam, 8 to 12 percent slopes, severely eroded	0.5	0.29	0	37	6e
9F	Smithdale-Providence-Lexington association, hilly	0.05	0.03	0	40	7e
TOTALS		170.94 (*)	100%	-	53.75	4.32



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