

County Road 260  
CR 260  
Bruce, MS 38915

**\$833,000**  
238± Acres  
Calhoun County





**County Road 260**  
**Bruce, MS / Calhoun County**

---

**SUMMARY**

**Address**

CR 260

**City, State Zip**

Bruce, MS 38915

**County**

Calhoun County

**Type**

Hunting Land, Timberland, Recreational Land, Undeveloped Land

**Latitude / Longitude**

34.064242 / -89.487457

**Acreage**

238

**Price**

\$833,000

**Property Website**

<https://www.mossyoakproperties.com/property/county-road-260/calhoun/mississippi/99180/>



## **PROPERTY DESCRIPTION**

### **238± Acres - Calhoun County, MS - Prime Timber & Hunting Property**

Outstanding opportunity to own **238± acres** of prime recreational and timberland located just off **Highway 32 in Calhoun County, Mississippi**. This impressive tract features mature pine timber offering both immediate aesthetic appeal and long-term investment potential.

The property provides excellent access and a private rural setting, making it ideal for a hunting retreat, timber investment, or future homesite. Wildlife is abundant, with strong populations of whitetail deer and wild turkey throughout the tract. The established pine stands create excellent habitat, bedding cover, and food sources for game.

With gently rolling topography typical of the area, this property offers multiple potential homesites or cabin locations. Internal trails and natural lanes provide opportunities for food plots and easy navigation.

Whether you are looking to expand your timber portfolio, secure a premier hunting property, or invest in Mississippi land, this 238± acre tract checks all the boxes.

#### **Property Highlights:**

- 238± Acres
- Located just off Hwy 32
- Mature Pine Timber
- Excellent Deer & Turkey Hunting
- Recreational & Investment Opportunity
- Private Rural Setting

Shown by appointment only.

Greg Warren, Certified Land Specialist

Licensed in MS

Office: [662-495-1121](tel:662-495-1121)

Cell: [662-547-8126](tel:662-547-8126)

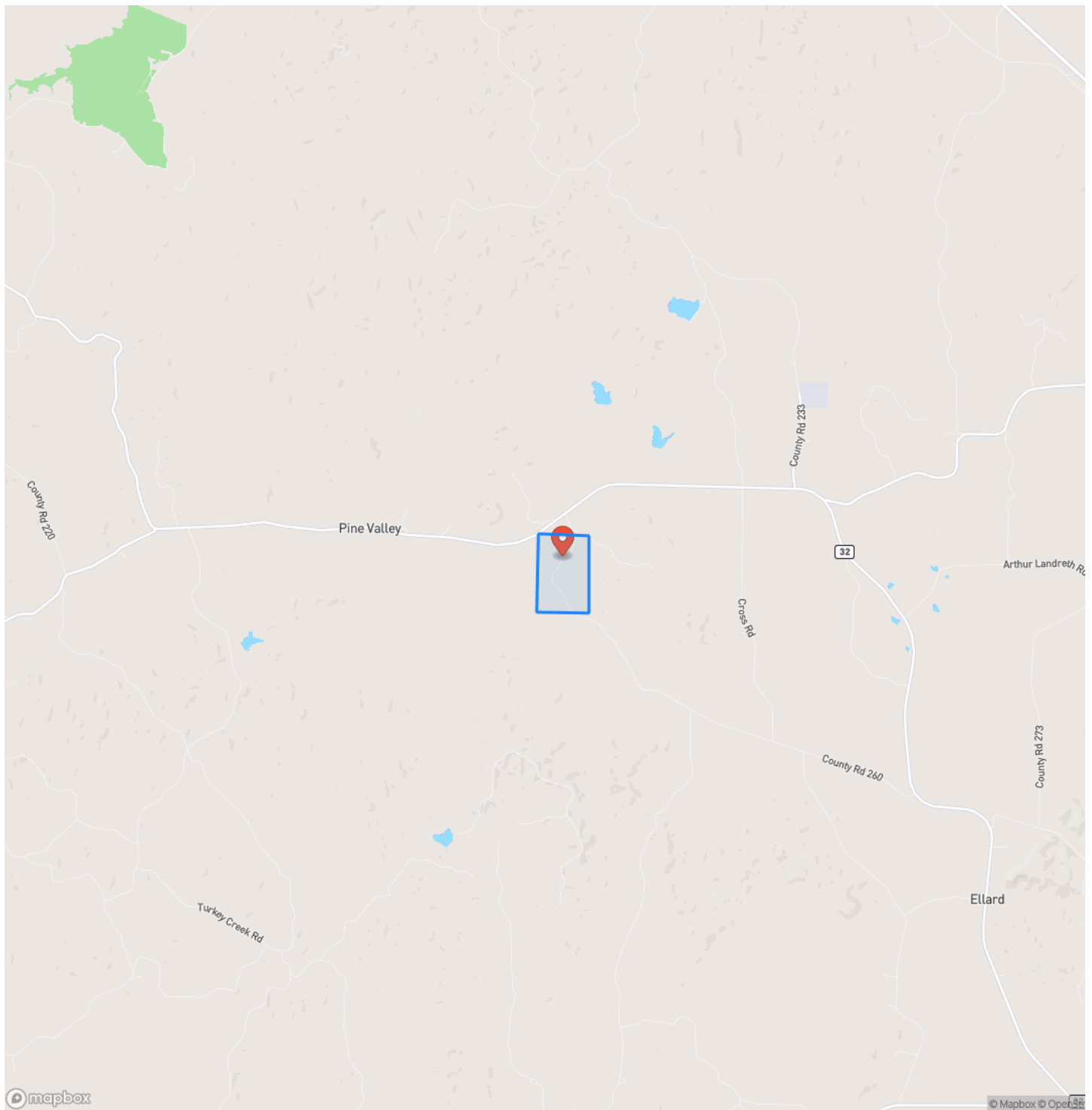
Email: [gwarren@mossyoakproperties.com](mailto:gwarren@mossyoakproperties.com)



County Road 260  
Bruce, MS / Calhoun County

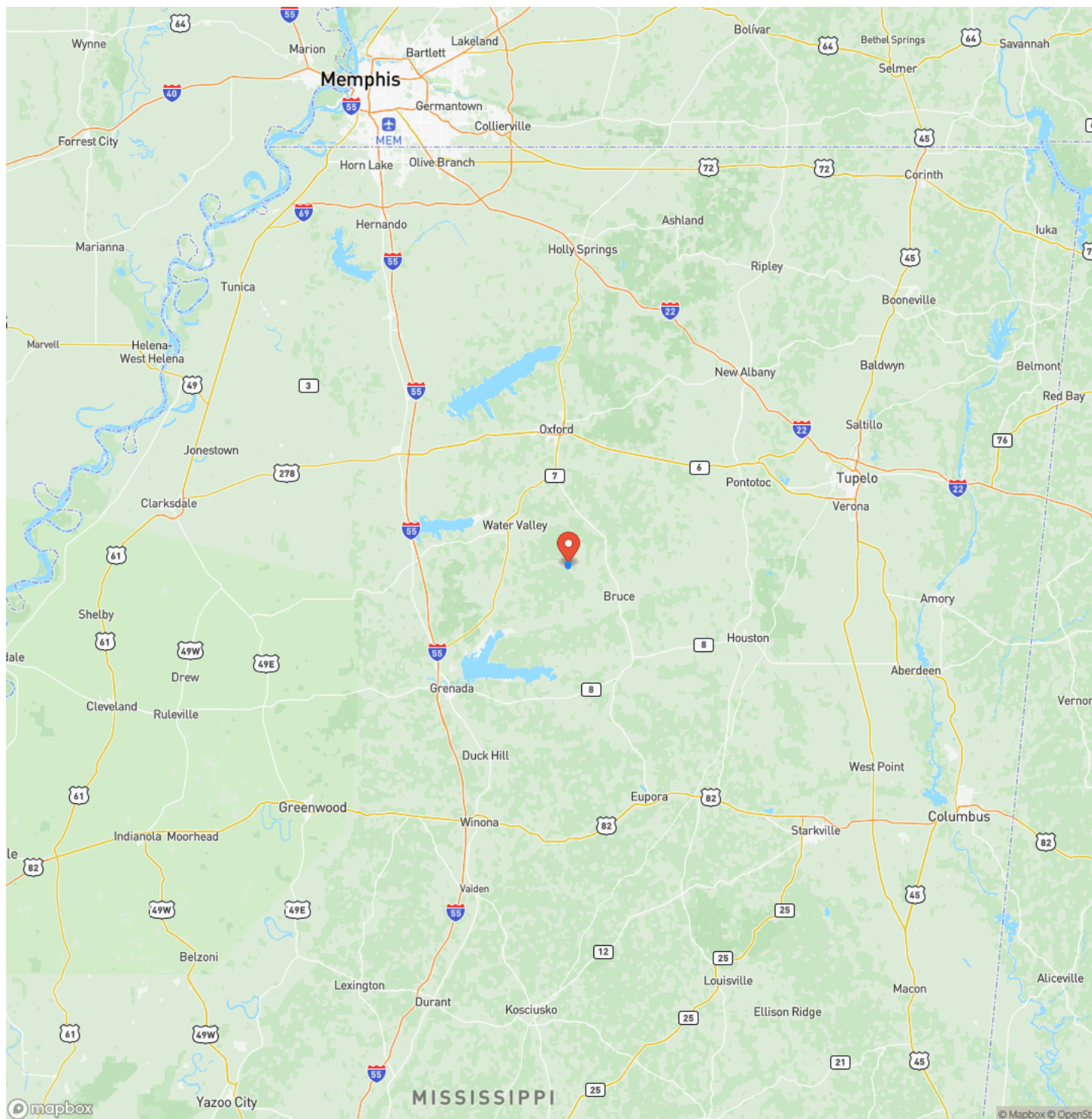


## Locator Map



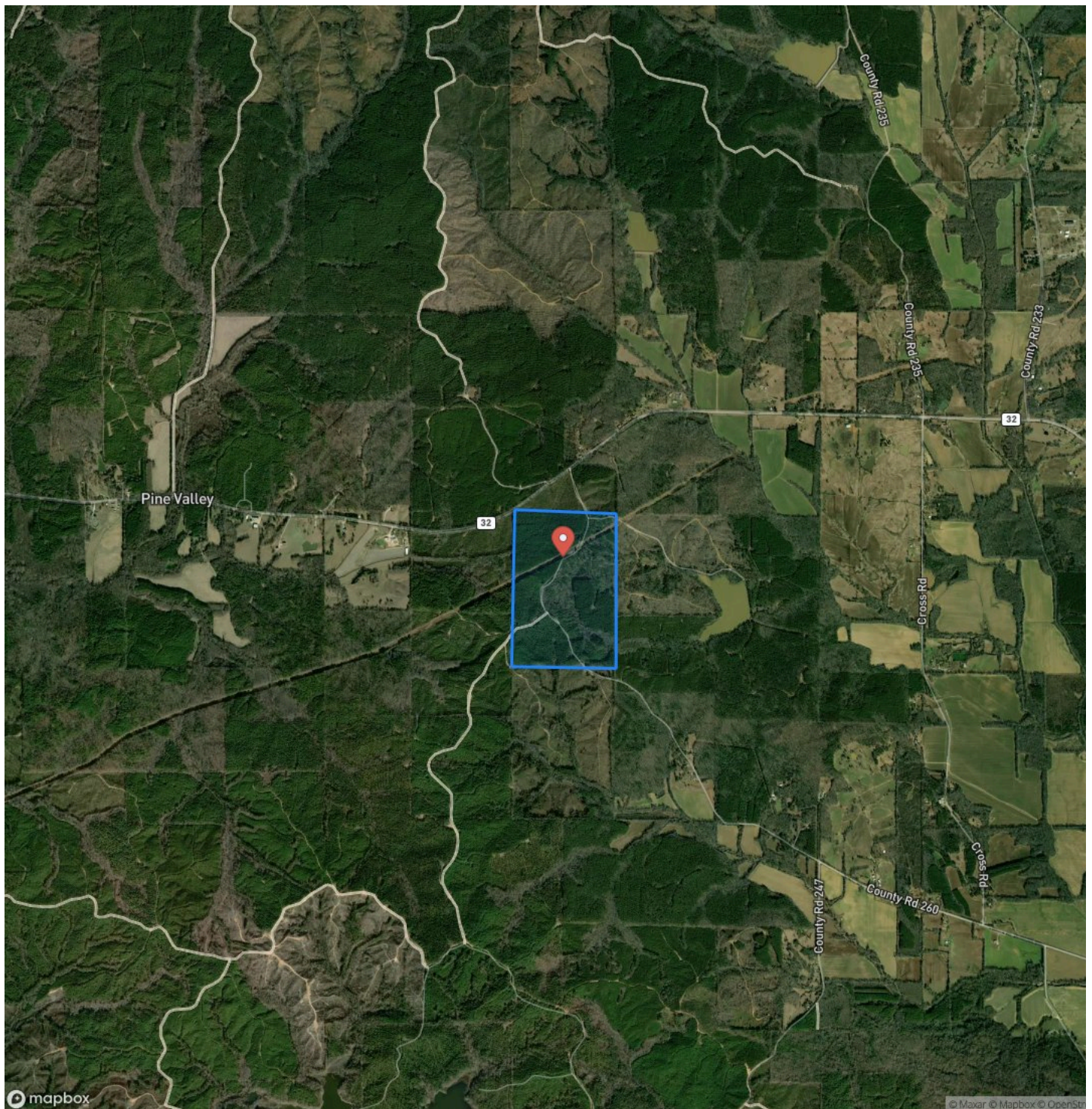


## Locator Map





## Satellite Map



## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Greg Warren

## Mobile

(662) 547-8126

## Office

(662) 495-1121

## Email

gwarren@mossyoakproperties.com

### Address

639 Commerce Street

## City / State / Zip

West Point, MS 39773

## NOTES

[illegible]



## This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



**MossyOakProperties.com**

## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



---

**Mossy Oak Properties Bottomland Real Estate**

5795 Highway 45 Alt S

West Point, MS 39773

(662) 495-1121

[MossyOakProperties.com](http://MossyOakProperties.com)

---

