

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/>



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

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)

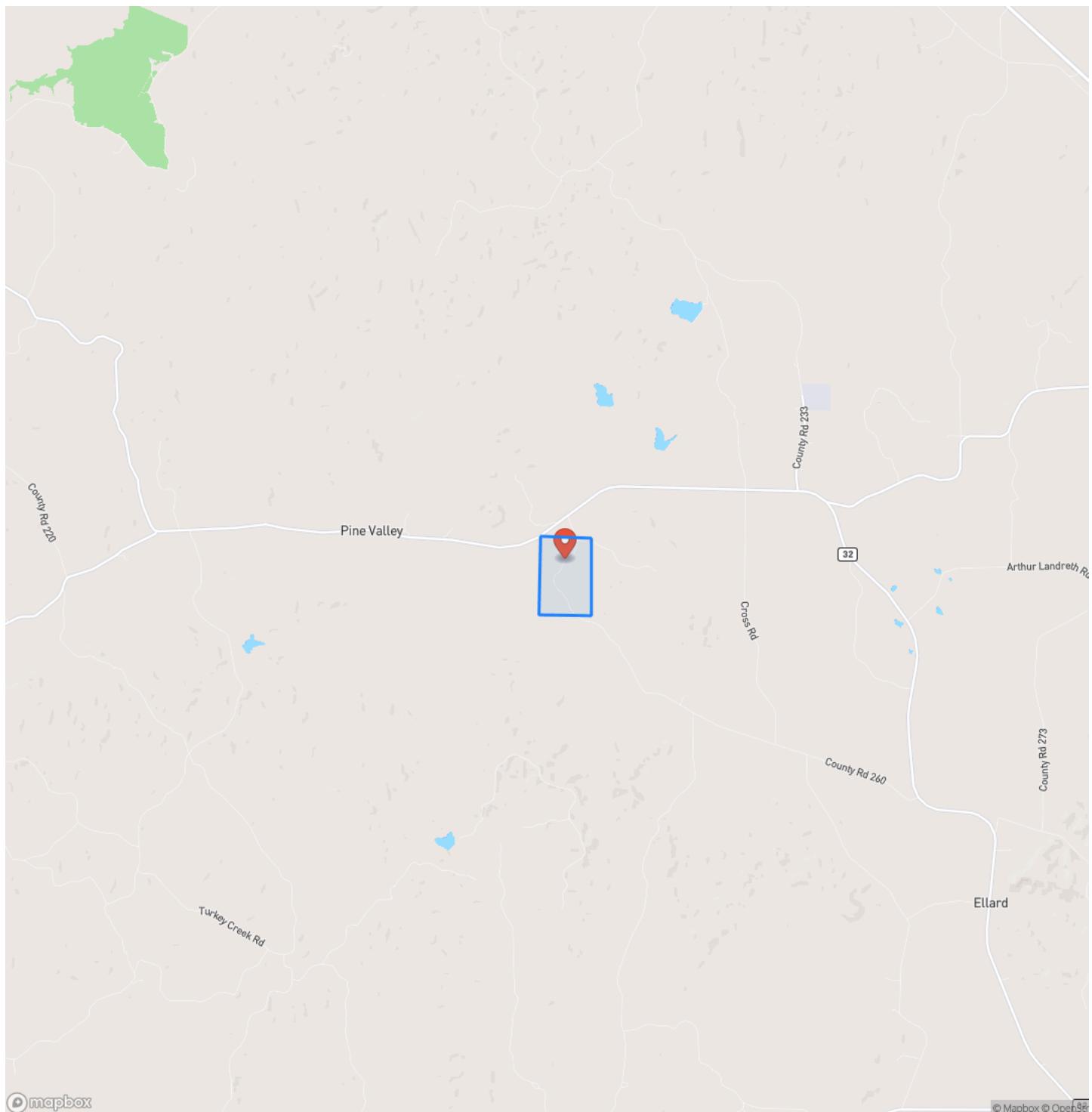
Cell: [662-547-8126](tel:662-547-8126)

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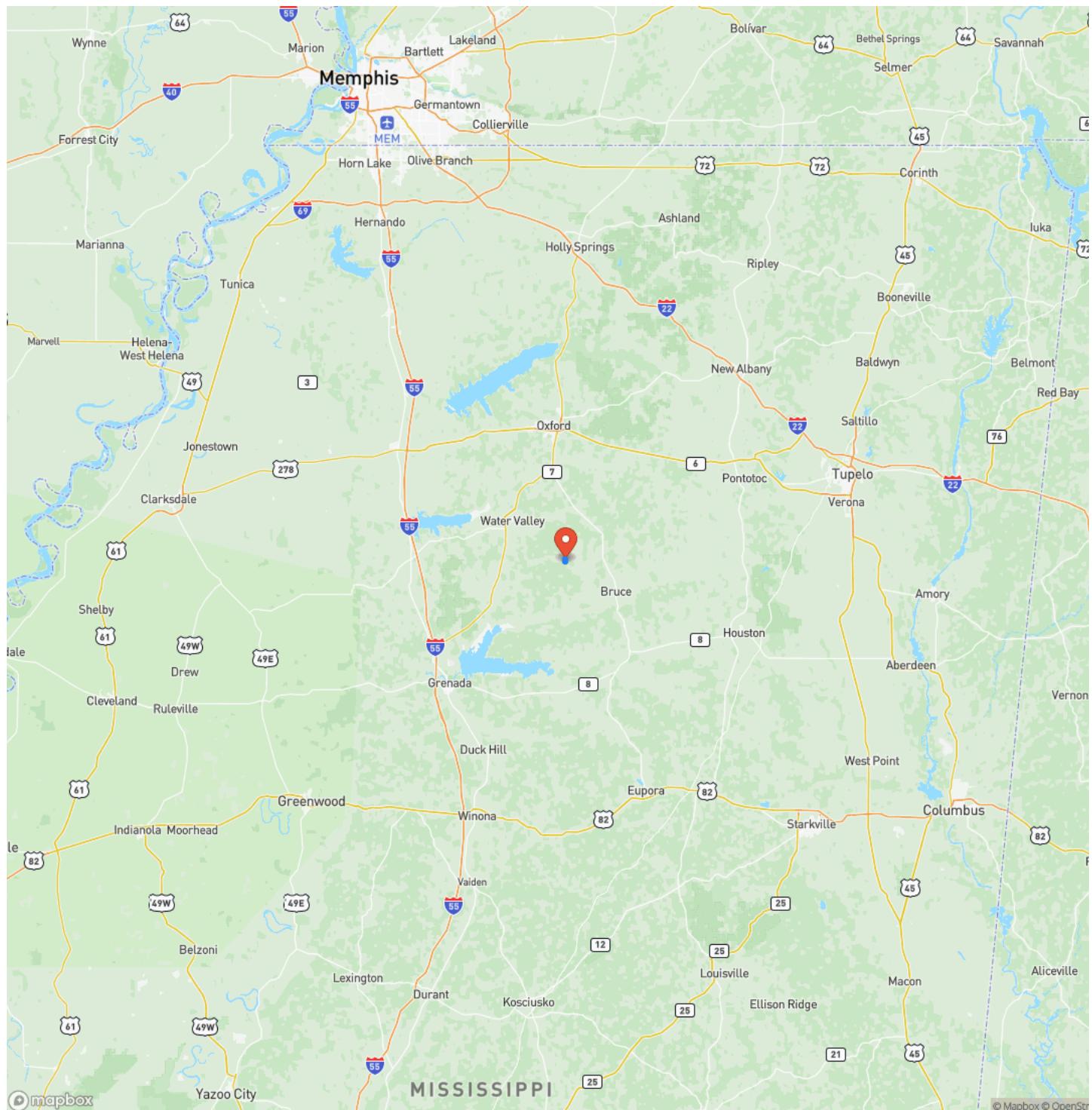
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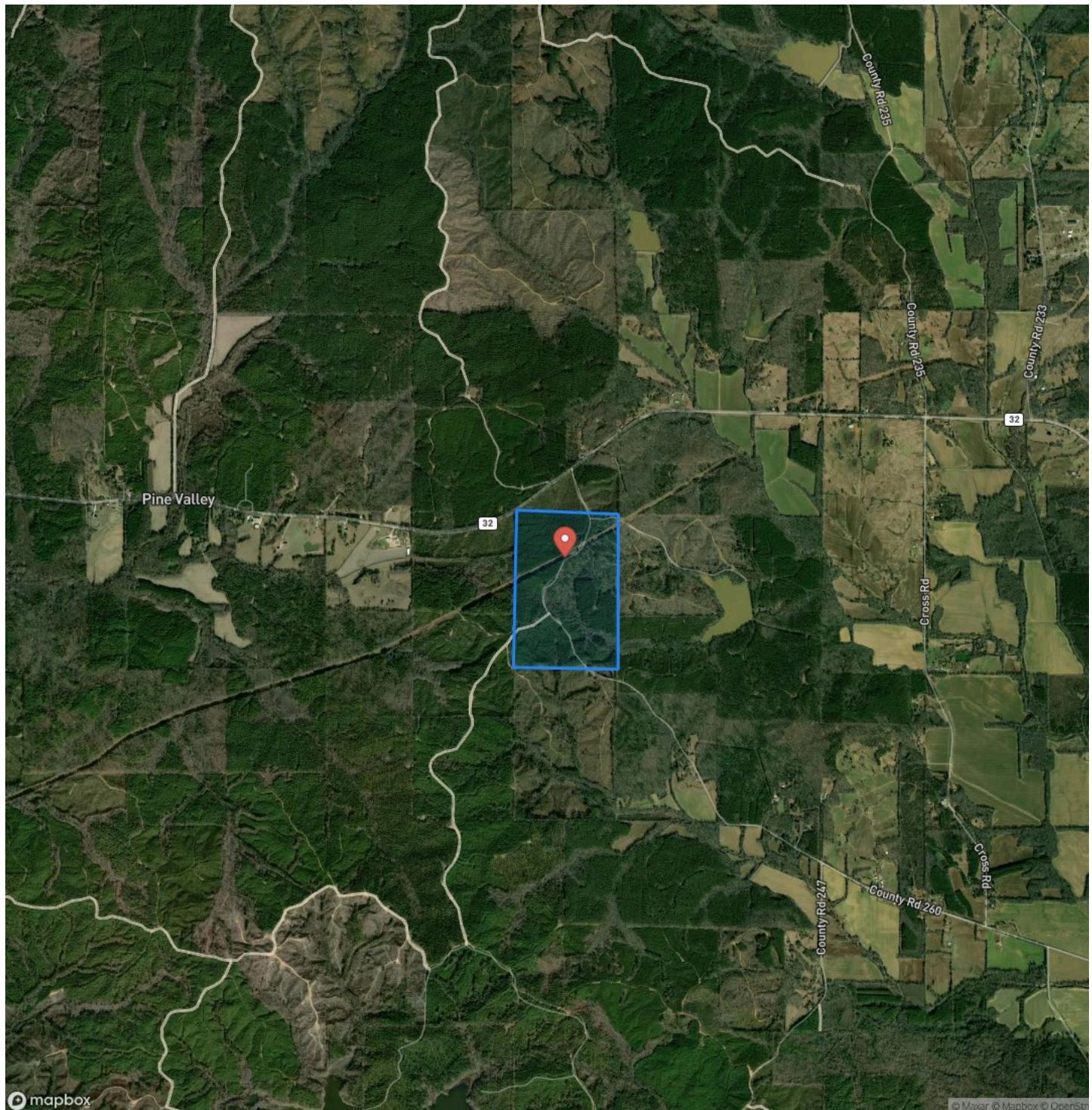
Locator Map



Locator Map



Satellite Map



**County Road 260
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LISTING REPRESENTATIVE

For more information contact:



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DISCLAIMERS

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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
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