

59.97± ACRES WITH 2 CAMPS **CARROLL COUNTY, MS**

\$275,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE

OFFICE (769) 888-2522 | WWW.SMALLTOWNPROPERTIES.COM

THE CARROLL 59.97

PROPERTY PROFILE

LOCATION:

- 4149 County Road
94 Grenada, MS 38901
- Carroll County
- 15± Miles S of Grenada
- 16± Miles NW of Winona

COORDINATES:

- 33.608618, -89.829205

PROPERTY USE:

- Hunting & Fishing
- Weekend Getaway

TAX INFORMATION:

- 2025 Taxes: \$568.32
- Parcel Number: 036-12-0009000

PROPERTY INFORMATION:

- 59.97± Deeded Acres
- Mixed Timber
- Hills & Bottomland
- Internal Trail System
- Established Food Plot
- Seasonal Creeks
- Rolling Terrain
- Small Pond
- Two 700± SqFt Camps
 - Camp A: 2 Bedrooms/1 Bath
 - Camp B: 2 Bedrooms/1 Bath
 - Power & Water
- 40' x 60' Shop
- 3 Conex Containers
- Additional Storage Building



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

ADAM HESTER, ALC

PARTNER | COO

ASSOCIATE BROKER | MS, LA

C: 601-506-5058

O: 769-888-2522

adam@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

f/20,000+ Followers

Information is believed to be accurate but not guaranteed.

WELCOME TO THE CARROLL 59.97

WELCOME TO THE CARROLL 59.97! LOCATED AT 4149 COUNTY ROAD 94 IN CARROLL COUNTY, MISSISSIPPI, THIS 59.97± ACRE PROPERTY IS APPROXIMATELY 15 MILES SOUTH OF GRENADA AND 16± MILES NORTHWEST OF WINONA. With two camps, a shop, and opportunities to hunt and fish, it has what you need for a weekend getaway.

The Carroll 59.97 has rolling hills and bottomland with mixed-age hardwoods, pockets of mature pine, and several large white oaks and red oaks throughout. Seasonal creeks and other creeks currently holding water run through the property. The area is good for deer and turkey hunting, and turkey hunters in particular should like the looks of these woods.

An internal trail system provides access through much of the tract. A portion remains without trails, giving the new owner options for adding access where it fits their plans. There is an established food plot, along with a powerline that could be planted for additional food. A small pond also gives you a place to fish.



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

ADAM HESTER, ALC

PARTNER | COO

ASSOCIATE BROKER | MS, LA

C: 601-506-5058

O: 769-888-2522

adam@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

 /20,000+ Followers

Information is believed to be accurate but not guaranteed.

MORE ABOUT THE CARROLL 59.97

Two camps, each approximately 700 square feet with two bedrooms and one bathroom, provide room for family and friends. Power and water are connected. A 40' x 60' shop offers covered space for work projects and storage. Beneath the shop are three Conex containers—two approximately 20 feet long and one approximately 40 feet long. An additional storage building provides more room for tools and supplies.

Whether you want a place to hunt, fish, or spend weekends with family, the Carroll 59.97 is ready to enjoy, with room to make improvements along the way.

**Call Adam Hester today to schedule a private showing
and experience #TheSmallTownWay!**



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

ADAM HESTER, ALC

PARTNER | COO

ASSOCIATE BROKER | MS, LA

C: 601-506-5058

O: 769-888-2522

adam@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

f/20,000+ Followers

Information is believed to be accurate but not guaranteed.

59.97± ACRES WITH 2 CAMPS **CARROLL COUNTY, MISSISSIPPI**



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

ADAM HESTER, ALC

PARTNER | COO

ASSOCIATE BROKER | MS, LA

C: 601-506-5058

O: 769-888-2522

adam@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

f/20,000+ Followers

Information is believed to be accurate but not guaranteed.

59.97± ACRES WITH 2 CAMPS **CARROLL COUNTY, MISSISSIPPI**



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

ADAM HESTER, ALC

PARTNER | COO

ASSOCIATE BROKER | MS, LA

C: 601-506-5058

O: 769-888-2522

adam@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

 /20,000+ Followers

Information is believed to be accurate but not guaranteed.



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

ADAM HESTER, ALC

PARTNER | COO

ASSOCIATE BROKER | MS, LA

C: 601-506-5058

O: 769-888-2522

adam@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

f/20,000+ Followers

Information is believed to be accurate but not guaranteed.

59.97± ACRES WITH 2 CAMPS

CARROLL COUNTY, MISSISSIPPI



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

ADAM HESTER, ALC

PARTNER | COO

ASSOCIATE BROKER | MS, LA

C: 601-506-5058

O: 769-888-2522

adam@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

 /20,000+ Followers

Information is believed to be accurate but not guaranteed.

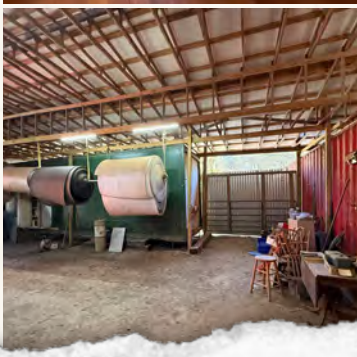
CAMP A



CAMP B



SHOP



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

ADAM HESTER, ALC

PARTNER | COO

ASSOCIATE BROKER | MS, LA

C: 601-506-5058

O: 769-888-2522

adam@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

f/20,000+ Followers

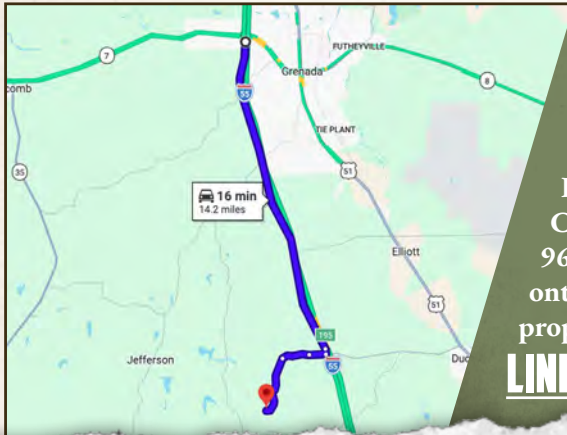
Information is believed to be accurate but not guaranteed.

59.97± ACRES WITH 2 CAMPS

CARROLL COUNTY, MISSISSIPPI

land id. **LINK**

TOPOGRAPHY MAP



Directions From the Intersection of I-55 N and MS-35 in Grenada, MS: Travel south on I-55 for 10.6 miles to exit 195. Turn right onto County Road 174 and continue for 0.6 miles. Continue straight onto County Road 96 for 0.9 miles, and then turn left onto Calvary Road. Travel 2 miles to the property on the right.

LINK TO GOOGLE MAP DIRECTIONS



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

ADAM HESTER, ALC

PARTNER | COO

ASSOCIATE BROKER | MS, LA

C: 601-506-5058

O: 769-888-2522

adam@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

f/20,000+ Followers