



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

510± ACRES
CARROLL COUNTY, MS
\$1,781,500

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

THE CARROLL 510

PROPERTY PROFILE

LOCATION:

- MS-35 South
Vaiden, MS 39176
- Carroll County
- 27± Miles SE of Greenwood
- 74± Miles NE of Madison

COORDINATES:

- 33.38105, -89.807

PROPERTY USE:

- Recreational
- Hunting
- Timber Investment

PROPERTY INFORMATION:

- 510± Total Acres
- 100± Acres of Mature Pines
- Multiple Established Food Plots
- Deer/Turkey/Small Game
- Internal Road System
- Multiple Small Ponds
- Utilities Available
- 2 Access Points

TAX INFORMATION:

- Total 2025 Taxes: \$1,616.45
- Parcel 109310007000: \$852.28
- Parcel 109320002000: \$764.17



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THE FARMLAND
GROUP



WILSON BRITT | LAND SPECIALIST
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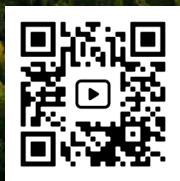
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WELCOME TO THE CARROLL 510

WELCOME TO THE CARROLL 510, A WELL-ROUNDED RECREATIONAL AND TIMBER INVESTMENT PROPERTY LOCATED ALONG MS-35 SOUTH BETWEEN VAIDEN AND CARROLLTON, MISSISSIPPI. With convenient access, quality wildlife habitat, and a strong timber component, this Carroll County property offers a lot of opportunity across its 510± acres.

Approximately 100 acres consist of mature pine timber, while the remaining acreage is primarily one-to-five-year-old cutover that has been replanted in pine, providing both excellent wildlife cover and future timber value. A good internal road system runs throughout the property, making it easy to access by truck, ATV, or on foot. The relatively flat topography adds to the property's overall accessibility and ease of use.

[CLICK HERE](#) OR SCAN THE CODE TO WATCH A VIDEO



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MORE ABOUT THE CARROLL 510

For the hunter, the Carroll 510 offers excellent habitat for deer, turkey, and small game. Multiple established food plots are already in place, and several small ponds provide dependable, year-round water sources for wildlife. The mix of mature timber, young pine, food plots, and water creates a diverse habitat across the property.

With two access points and utilities available, the Carroll 510 also offers several possibilities for a future cabin, hunting camp, or homesite. Located approximately 27 miles southeast of Greenwood and 74± miles northeast of Madison, the Carroll 510 combines a convenient location with recreational use and long-term timber investment potential.

Contact Wilson Britt or Gwin and Shelby Smith today to schedule a private showing or for more information.



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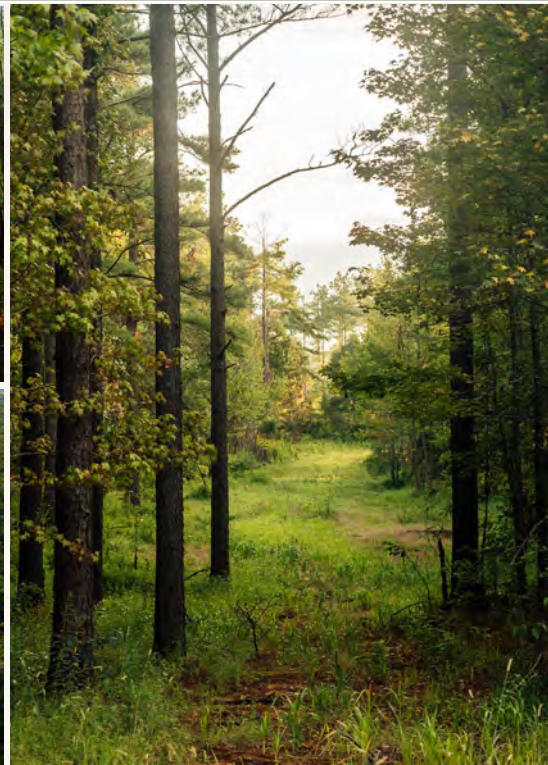
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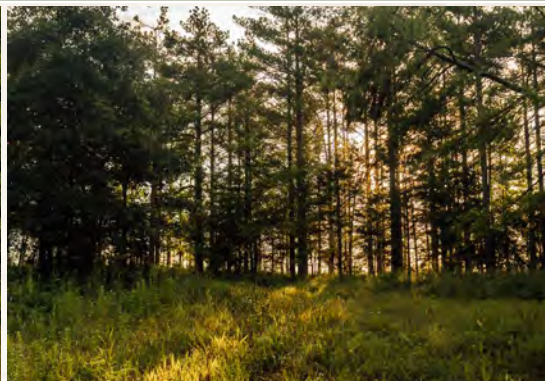
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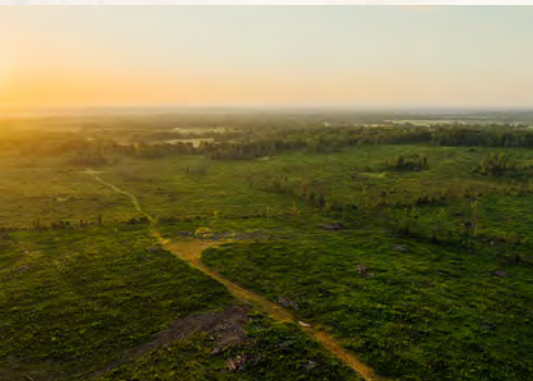
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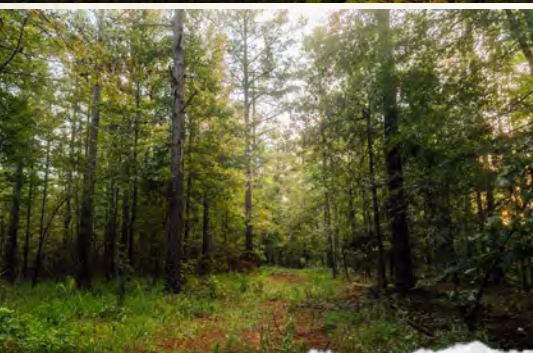
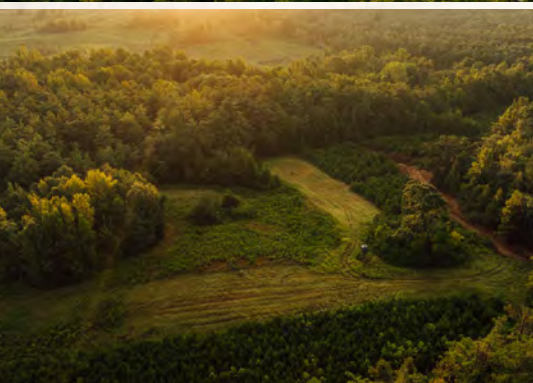
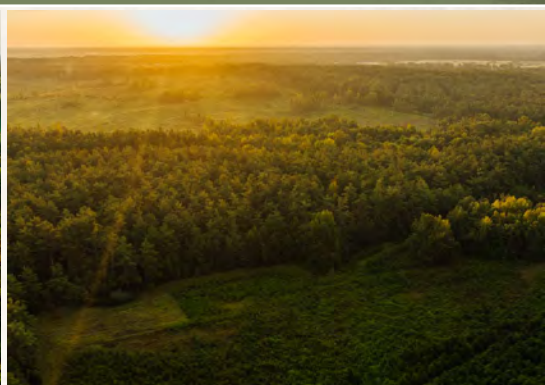
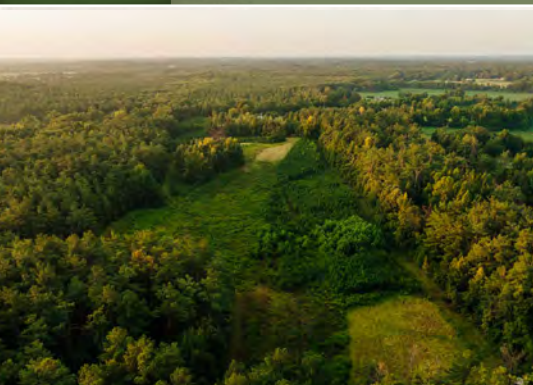
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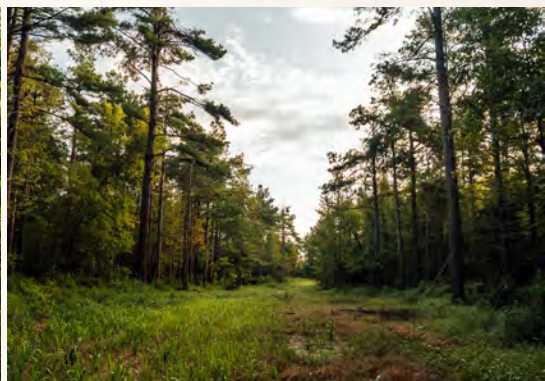
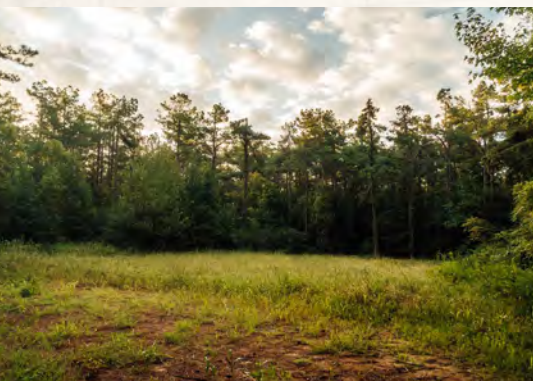
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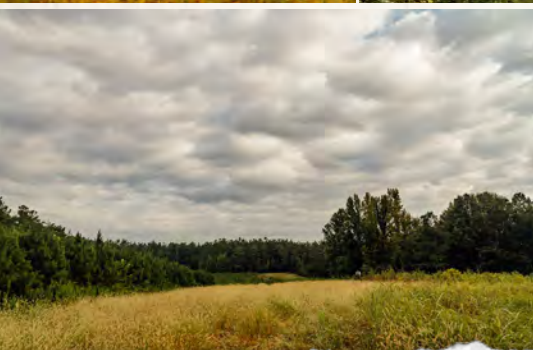
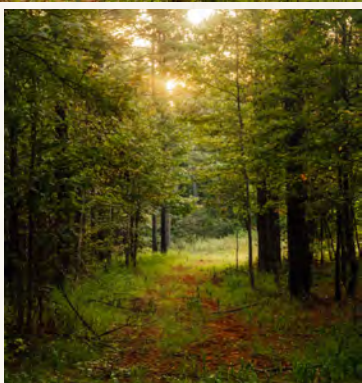
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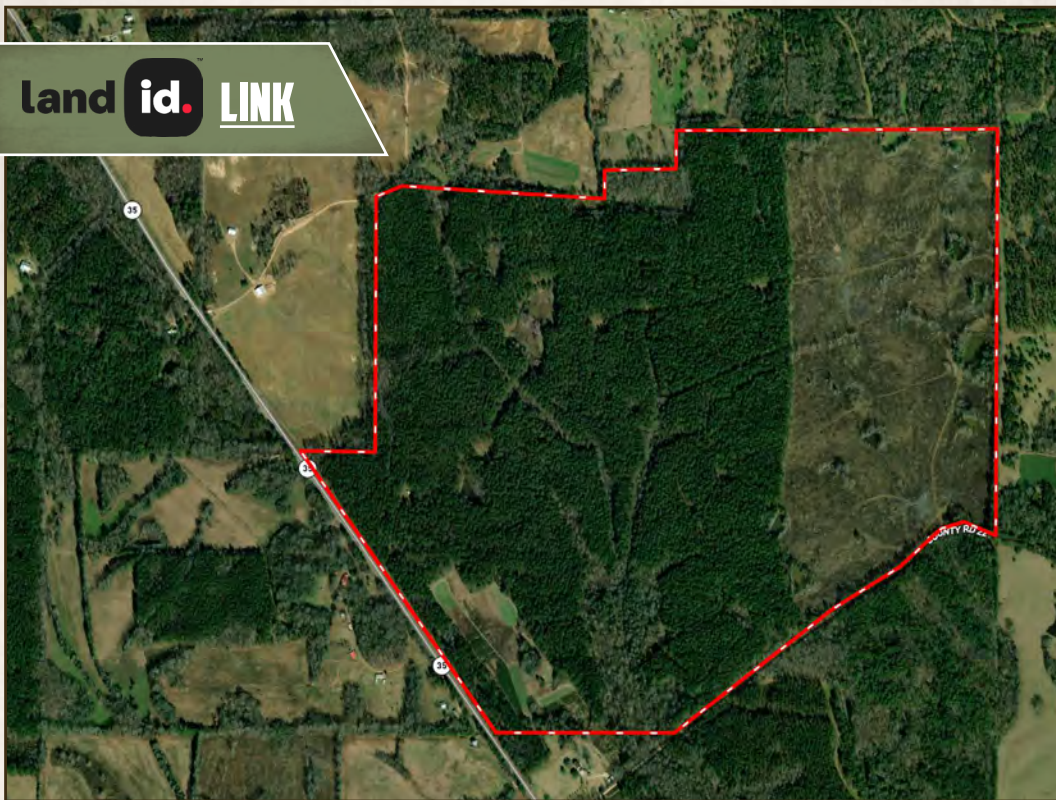
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land id. LINK



Directions From Greenwood, MS:
Travel east on US-82 for 17.1 miles.
Turn right onto MS-35 and proceed
south for 9.7 miles to the property on
the left.

[**LINK TO GOOGLE MAP DIRECTIONS**](#)



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