



# SMALLTOWN

HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**A HOME ON 17.5± ACRES  
GRENADA COUNTY, MS**

**\$299,000**



OFFICE (662) 238-4077 | [WWW.SMALLTOWNPROPERTIES.COM](http://WWW.SMALLTOWNPROPERTIES.COM)

# THE GRENADA 17.5

## PROPERTY PROFILE

### LOCATION:

- 34599 MS-8  
Gore Springs, MS 38929
- Grenada County
- 11± Miles E of the Wolf Creek  
Boat Ramp on Grenada Lake
- 13± Miles SE of the  
Dogwoods Golf Course
- 14± Miles E of Grenada
- 18± Miles SW of Calhoun City
- 56± Miles NW of Starkville
- 58± Miles SW of Oxford
- 121± Miles NE of Jackson

### COORDINATES:

- 33.75665, -89.579

### TAX INFORMATION:

- TBD at Closing

### PROPERTY USE:

- Residential
- Recreational
- Investment
- Hunting

### PROPERTY INFORMATION:

- 17.5± Total Acres
- 1,463± SqFt Home
  - 3 Bedrooms/2 Full Baths
  - Electric Appliances
  - Gas Fireplace
  - Generac Generator
  - 2-Car Carport
  - Fenced Yard
  - Storage Shed
  - Deer & Turkey



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**HUNTER ROBISON**

LAND SPECIALIST

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[hrobison@smalltownproperties.com](mailto:hrobison@smalltownproperties.com)

50 CR 401 - Oxford, MS 38655

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

Information is believed to be accurate but not guaranteed.

# WELCOME TO THE GRENADA 17.5

WELCOME TO THE GRENADA 17.5, A WELL-MAINTAINED COUNTRY ESTATE FEATURING A 1,463± SQUARE FOOT HOME IN GRENADA COUNTY, MISSISSIPPI. Built in 2011, the Gore Springs home offers three bedrooms and two full bathrooms with a comfortable, functional layout. The residence features electric appliances, a gas fireplace, and a covered two-car carport. Outside, you'll find a fenced-in yard ideal for pets or family use, a storage shed for equipment, and the peace of mind provided by a Generac generator.

The 17.5± acres of land is characterized by mostly gently rolling terrain. The timber consists of pockets of mature oaks, with the remainder being a mixed variety of naturally regenerating timber.



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# MORE ABOUT THE GRENADA 17.5

This area of Grenada County is well-known for its incredible deer population and thriving turkey numbers. There is a nice food plot area just south of the home that makes the perfect spot for quick afternoon or morning hunts. Notably, the property has experienced little to no hunting pressure over 40 years of ownership, further enhancing its recreational potential.

Conveniently located 14± miles east of Grenada, 17.8± miles west of Calhoun City, 57.8± miles south of Oxford, 55.6± miles northwest of Starkville, 121± miles north of Jackson, only 13.4± miles from the Dogwoods Golf Course, and just 11± miles east of the Wolf Creek Boat Ramp on Grenada Lake—one of the premier crappie lakes in the country—the Grenada 17.5 offers an exceptional blend of comfortable living, recreational opportunity, and accessibility.

**Contact Hunter Robison today to schedule a private showing and make 34599 MS-8 your new address.**



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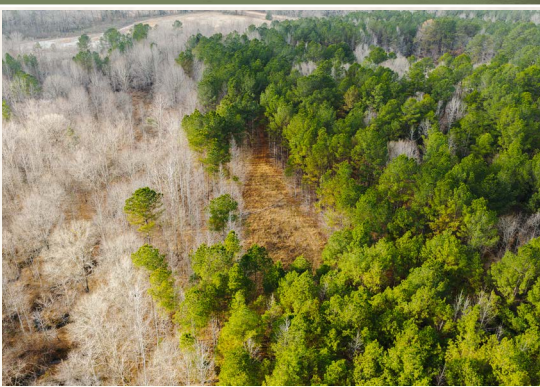
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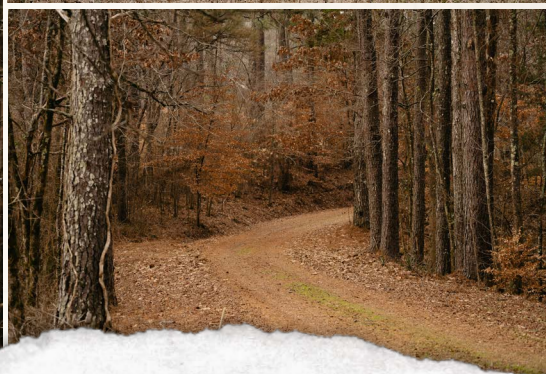
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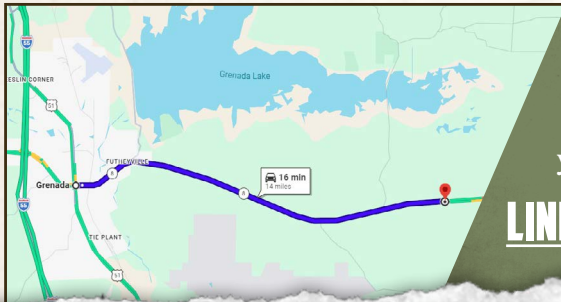
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land id. LINK



Directions From Grenada, MS:  
Travel 13.8 miles on MS-8 E/  
Lakeview Drive to the destination on  
your right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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