



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

70± ACRES
GRENADA COUNTY, MS
\$175,000



THE GRENADA 70

PROPERTY PROFILE

LOCATION:

- 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:

- Recreational
- Investment
- Hunting

PROPERTY INFORMATION:

- 70± Total Acres
- 8± Acres Ag Ground
- Rolling Topography
- 1,380'± of Frontage on MS-8
- Mixed Mature Timber
- Frontage on Two Creeks
- Deer & Turkey
- Additional Acreage Available



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HUNTER ROBISON

LAND SPECIALIST

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50 CR 401 - Oxford, MS 38655

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE GRENADA 70

WELCOME TO THE GRENADA 70—A RECREATIONAL GETAWAY IN GRENADA COUNTY, MISSISSIPPI. The 70± acre tract is characterized by mostly gently rolling terrain with multiple steep ridge systems intermixed throughout, creating excellent habitat diversity. Two creeks span the property, providing a reliable water source for wildlife throughout most of the year. The timber consists of pockets of mature oaks, with the remainder being a mixed variety of naturally regenerating timber. Additionally, 8± acres of productive agricultural ground enhance both usability and income potential.

This area of Grenada County is well-known for its incredible deer population and thriving turkey numbers. With the existing open fields and the abundance of hardwoods, this property could be developed into a top-tier hunting tract with the implementation of new internal road systems and food plots in a short period of time. Notably, the property has experienced little to no hunting pressure over 40 years of ownership, further enhancing its recreational potential.



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MORE ABOUT THE GRENADA 70

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, just 11± miles east of the Wolf Creek Boat Ramp on Grenada Lake—one of the premier crappie lakes in the country—and only 13.4± miles from Dogwoods Golf Course, the Grenada 70 offers an exceptional blend of comfortable living, recreational opportunity, and accessibility. Additional acreage is available.

Contact Hunter Robison today to schedule a private showing and experience #TheSmallTownWay.



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TOPOGRAPHY MAPS



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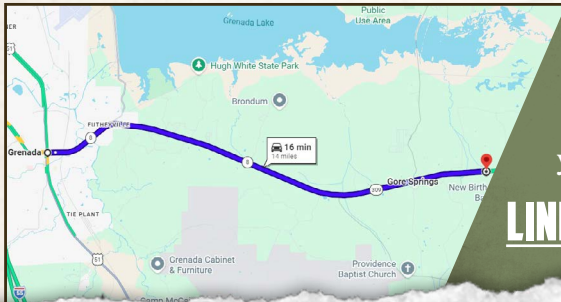
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70± ACRES

GRENADA COUNTY, MISSISSIPPI



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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