



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

10± ACRES
GRENADA COUNTY, MS
\$42,400



OFFICE (662) 238-4077 | WWW.SMALLTOWNPROPERTIES.COM

THE GRENADA 10

PROPERTY PROFILE

LOCATION:

- San Rock Road
Grenada, MS 38901
- Grenada County
- 2.1± Miles N of the I-55/Hwy 7
Intersection
- 8.5± Miles N of Grenada
- 10± Miles NW of Grenada Lake

COORDINATES:

- 33.8779, -89.8542

PROPERTY USE:

- Potential Home/Cabin Site
- Development
- Recreation
- Investment

PROPERTY INFORMATION:

- 10± Acres
- Fully Wooded
- Quality Timber
- Paved Frontage on San
Roc Road
- Utilities Nearby
- Deer & Turkey

TAX INFORMATION:

- TBD



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HUNTER PRIDGEN

LAND SPECIALIST

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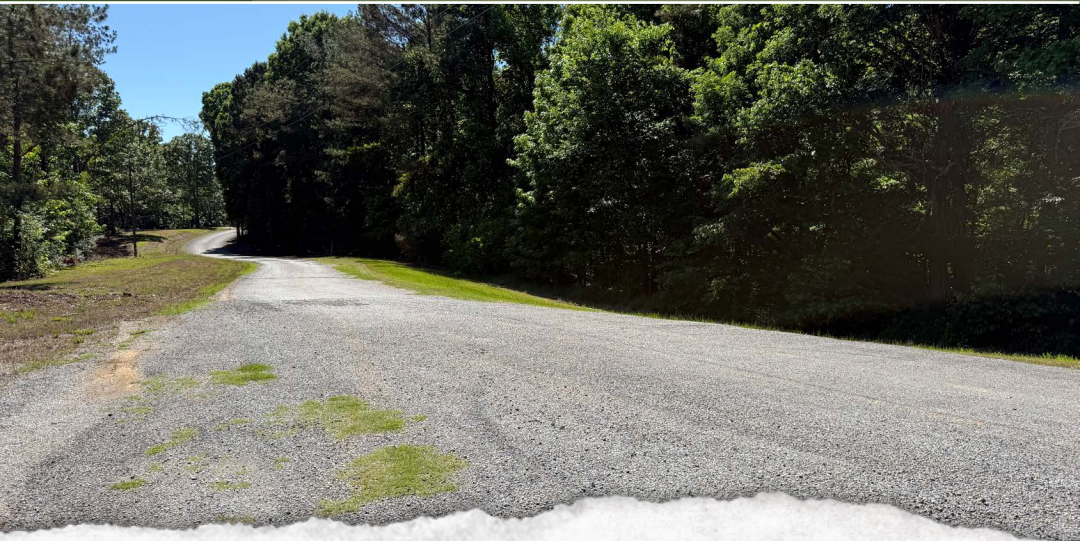
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WELCOME TO THE GRENADA 10

IF YOU ARE LOOKING FOR CONVENIENT COUNTRY LIVING, THE GRENADA 10 IS JUST FOR YOU! This beautiful 10± acre property offers a rare blend of privacy in a beautiful hardwood setting! This Grenada County tract is located off San Roc Road approximately two miles north of the I-55 and Hwy 7 intersection in Grenada, Mississippi. Whether you're looking for a place to develop, establish your forever home, or simply invest in quality land, this tract is a strong choice.

The land is fully wooded, providing a peaceful natural setting and the ideal location for secluded country living. With mature mixed hardwood timber, the Grenada 10 is visually appealing, offering several potential build sites. Utilities are close by, allowing quick power, water, and fiber internet connections. If you're searching for a versatile tract in a convenient location with natural beauty and development possibilities, the Grenada 10 deserves a closer look.

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



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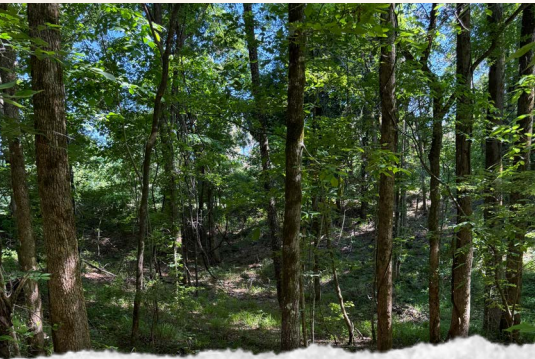
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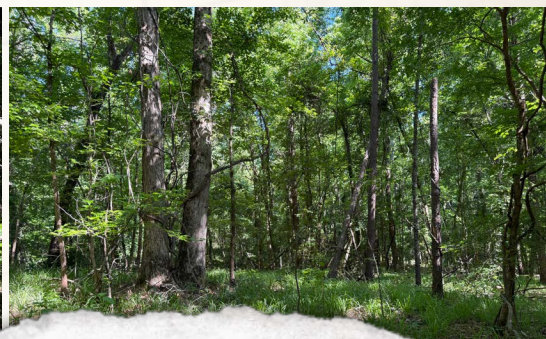
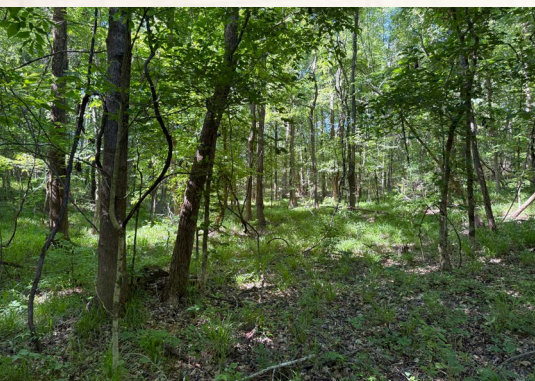
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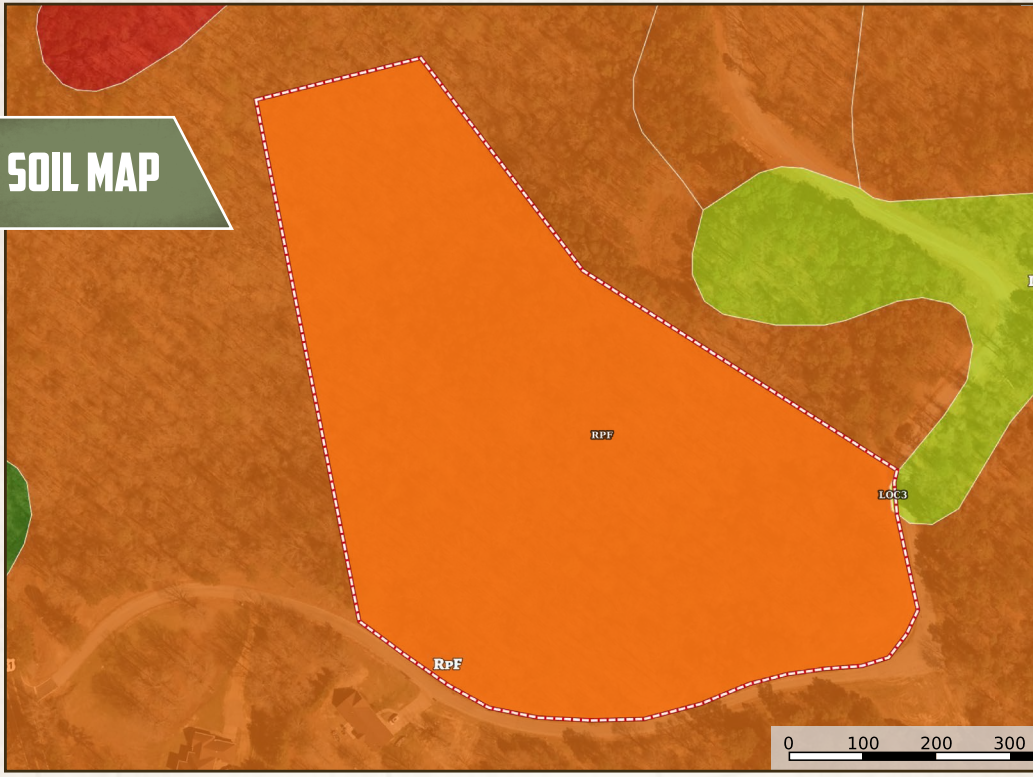
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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
RpF	Ruston-Providence association, hilly (smithdale, providence)	10.67	100	0	34	7e
LoC3	Loring silt loam, 5 to 8 percent slopes, severely eroded, central	0.01	0.09	0	46	4e
TOTALS		10.68(*)	100%	-	34.04	7.0

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.



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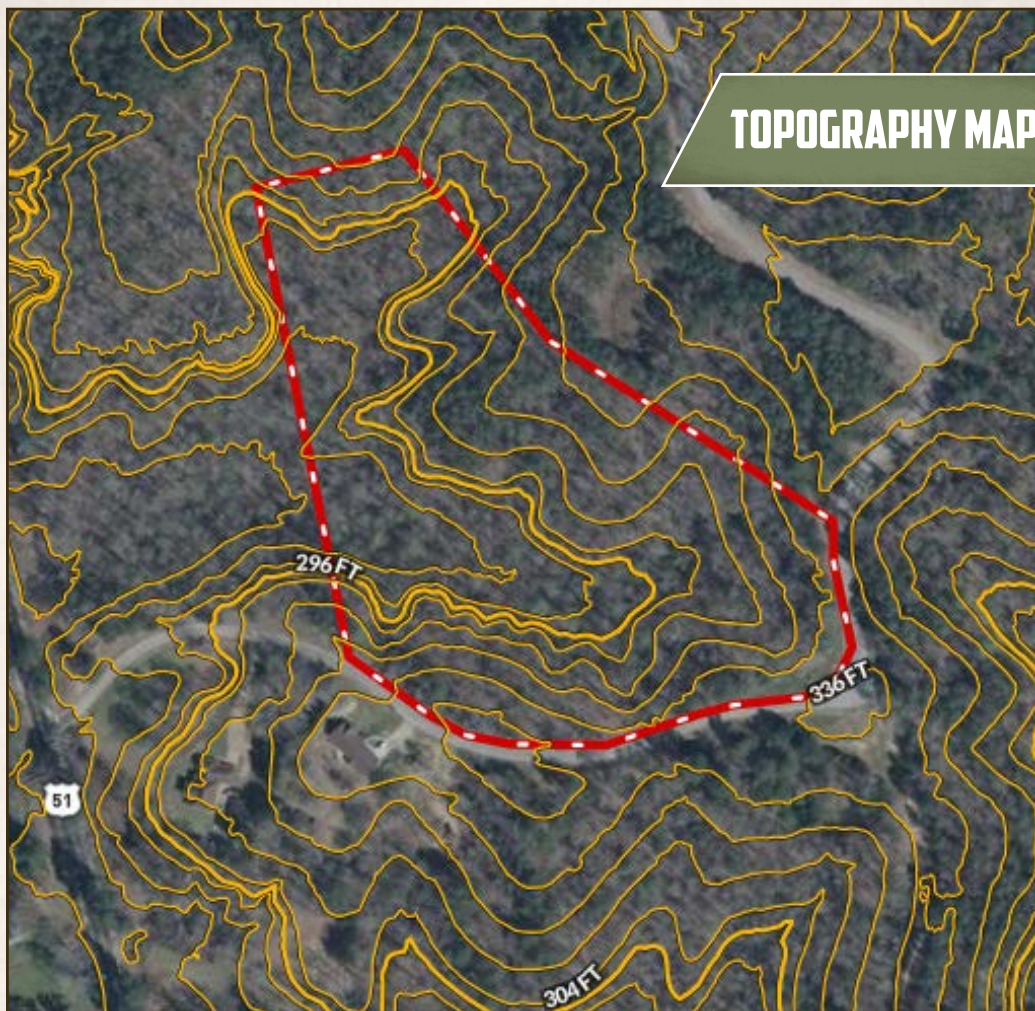
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TOPOGRAPHY MAP



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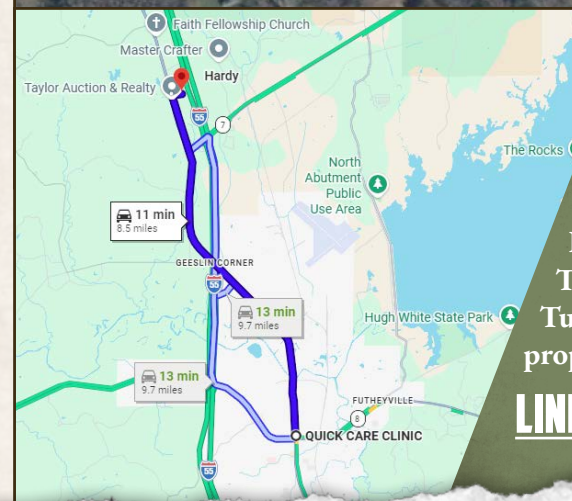
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GRENADE COUNTY, MISSISSIPPI



land id. LINK



Directions from the Intersection of Hwy 8 and Hwy 51 in Grenada, MS:
Travel north on Hwy 51 for 8.3 miles.
Turn right onto San Roc Road, and the property will be on the left in 0.2 miles.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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