

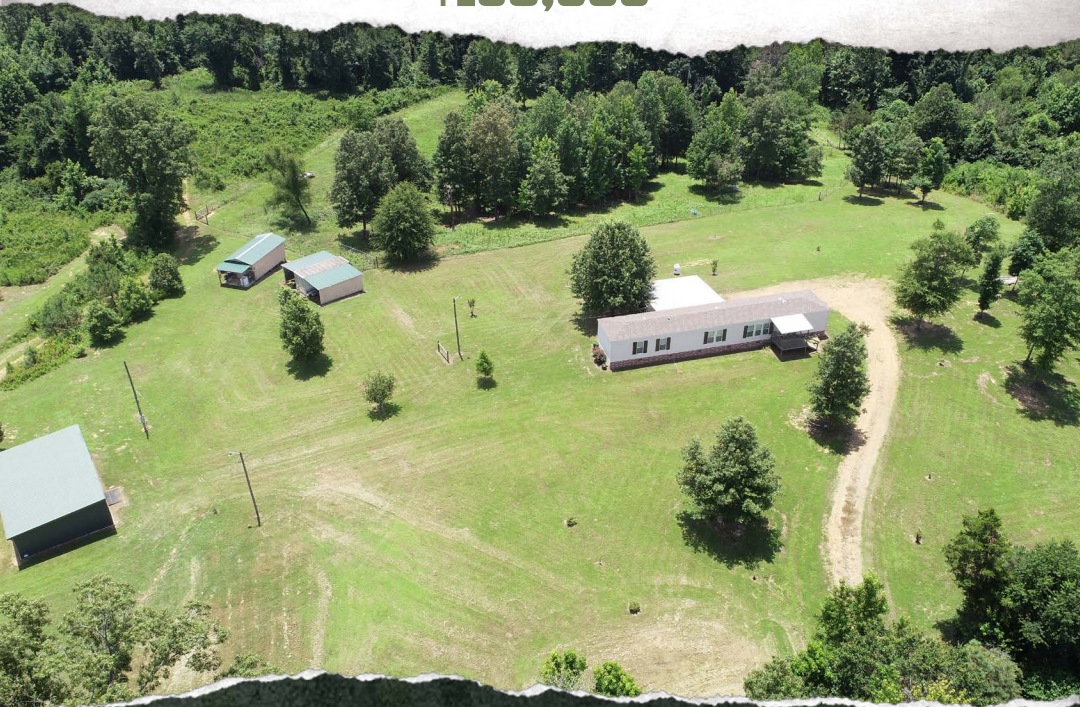


SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

30± ACRES WITH A HOME
TALLAHATCHIE COUNTY, MS

\$168,000



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

THE TALLAHATCHIE 30

PROPERTY PROFILE

LOCATION:

- 1047 Rosebloom Road
Cascilla, MS 38920
- Tallahatchie County
- 12.5± Miles NW of Grenada
- 18.9± Miles NE of Holcomb

COORDINATES:

- 33.8654, -89.9286

PROPERTY USE:

- Hunting
- Mini-Farm
- Residential
- Recreational
- Weekend Retreat
- Livestock Operation

PROPERTY INFORMATION:

- 30± Acres
- Mobile Home
 - 2 Bedrooms/2 Baths
 - Two-Car Garage
- 840± SqFt Shop
- 2 Additional Storage Sheds
- Large Fenced Livestock Area
- Rolling Terrain
- Deer & Turkey
- Pond

TAX INFORMATION:

- 2025 Taxes: \$335



WILSON BRITT | LAND SPECIALIST
C: 662-299-2367 | wilson@smalltownproperties.com

Information is believed to be accurate but not guaranteed.

HUNTER PRIDGEN | LAND SPECIALIST
C: 662-699-0208 | hpridgen@smalltownproperties.com

O: 662-846-1425
701 W. Sunflower Road | Cleveland, MS 38732

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50 CR 401 | Oxford, MS 38655

WELCOME TO THE TALLAHATCHIE 30

WELCOME TO THE TALLAHATCHIE 30, LOCATED OUTSIDE OF GRENADA ON ROSEBLOOM ROAD IN TALLAHATCHIE COUNTY, MISSISSIPPI. This versatile property features a 2014 single-wide mobile home situated on 30± acres of gently rolling land, offering the perfect blend of country living and outdoor recreation.

The home includes two bedrooms and two bathrooms, along with a two-car garage. An additional 840± square foot shop on a concrete slab provides ample space for equipment storage, hobbies, or a workshop. There are two additional storage sheds on the property as well. One of the main features of this property is the large fenced-in area with a beautiful pond, all right out of the back door!



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MORE ABOUT THE TALLAHATCHIE 30

The property's rolling terrain makes it well-suited for a variety of uses. Whether you're looking to raise livestock, keep horses, enjoy hunting, or simply have room to spread out and enjoy the outdoors, this tract offers plenty of possibilities. The acreage provides both privacy and flexibility, making it an excellent option for a full-time residence, weekend retreat, or small farm operation. If you've been searching for an affordable property with acreage and multiple potential uses, the Tallahatchie 30 is worth a closer look.

Contact Wilson Britt or Hunter Pridgen today for more information or to schedule a private showing.



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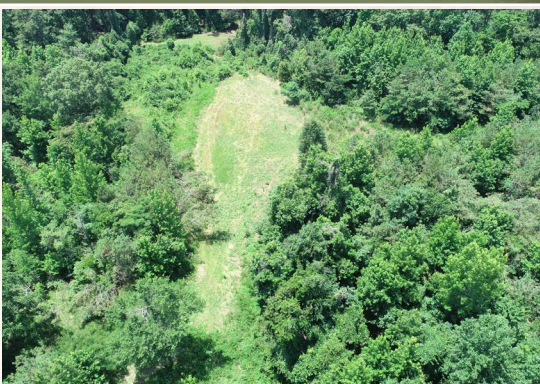
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30± ACRES WITH A HOME

TALLAHATCHIE COUNTY, MISSISSIPPI



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30± ACRES WITH A HOME **TALLAHATCHIE COUNTY, MISSISSIPPI**



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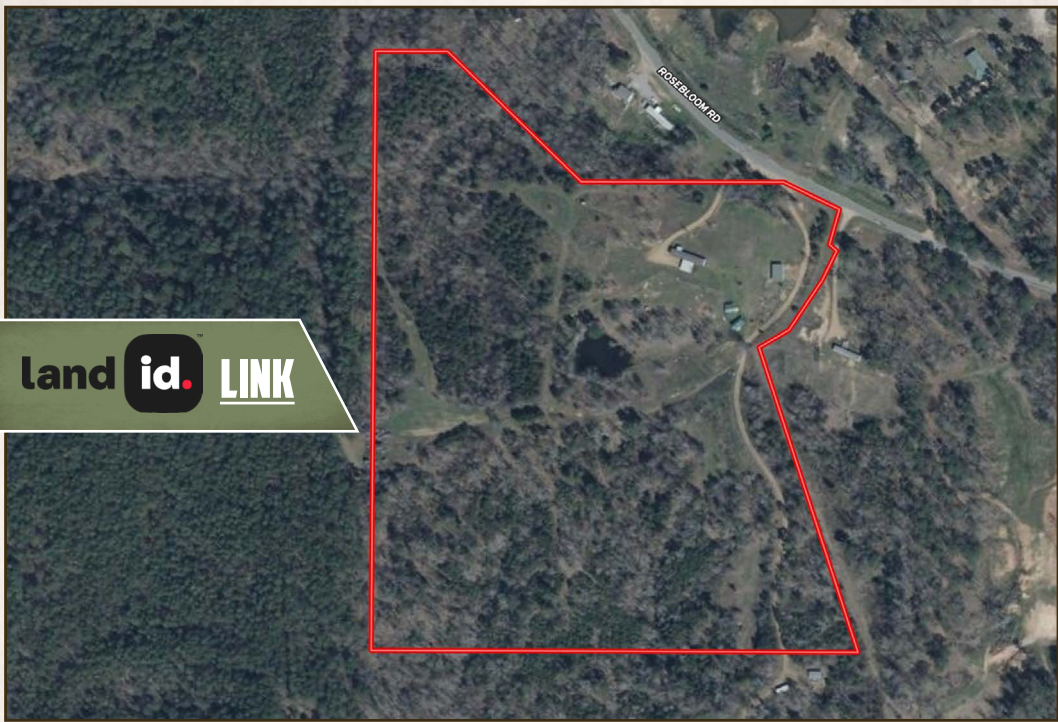
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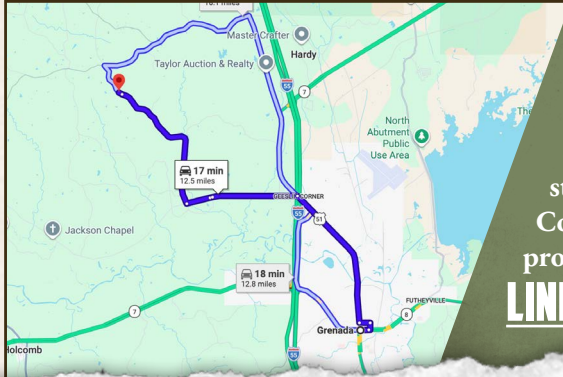
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30± ACRES WITH A HOME

TALLAHATCHIE COUNTY, MISSISSIPPI



land id. LINK



Directions From Grenada, MS:
 Travel north on US-51 for 4.2 miles.
 Turn left onto Pearidge Road and
 continue for 3 miles. Turn right to
 stay on Pea Ridge Road for 4.3 miles.
 Continue onto Rosebloom Road, and the
 property will be on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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