

206± ACRES
CARROLL COUNTY, MS
\$740,000

HOLLY GROVE



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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THE CARROLL 206

PROPERTY PROFILE

LOCATION:

- County Road 176
Sidon, MS 38954
- Carroll County
- 7± Miles E of Mathews Brake
- 10.5± Miles SE of Greenwood
- 30± Miles W of I-55 in Vaiden
- 81± Miles NW of Madison

COORDINATES:

- 33.41232, -90.14792

PROPERTY USE:

- Duck, Dove, and Deer Hunting
- Potential Cabin Site

PROPERTY INFORMATION:

- 206± Total Acres
- 155± Acre Tupelo Gum/
Cypress Brake
- 43± Acres of Agriculture
(Old Fish Ponds)
- Gravel Turn-Roads
Throughout
- Electric Well
(Shared with Neighbor)
- Ample Road Frontage

TAX INFORMATION:

- Tax ID: 074-24-0002000
- 2024 - \$841.15



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CHRIS REED

LAND SPECIALIST

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chris.reed@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE CARROLL 206

WELCOME TO HOLLY GROVE, WHERE A 206± ACRE TRACT IS SITUATED JUST INSIDE CARROLL COUNTY, APPROXIMATELY FIVE MILES SOUTH OF GREENWOOD, MISSISSIPPI. Holly Grove is primarily made up of a mature tupelo gum and cypress brake (155± acres) and lined with mature oak trees, a setting that reflects generations of Mississippi Delta hunting tradition. The “Big Lake,” located on the northwest end of the brake, is an awesome spot for those cold mornings. Accessed from a private boat ramp, the lake offers plenty of visibility for those high-flying ducks to see.

The southern portion of the property is made up of 43± acres of irrigated, tillable ground, historically used as three separate catfish ponds. These former ponds offer exceptional versatility: plant all three in various crops for waterfowl, convert one into a dove field or a dedicated deer plot, or mix and match to suit your vision. The current owner and neighbor share an electric well, which is outlined in the warranty deed, offering reliable water access at the push of a button.



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MORE ABOUT THE CARROLL 206

In recent years, the current owners utilized an extreme drought to their advantage, clearing out additional timber holes, cutting boat lanes, and even adding another boat ramp directly behind the cabin site pad. This second boat ramp offers both a scenic view from the potential cabin site and a quiet entry point into the brake, allowing you to slip in without disturbing birds using the ponds.

Old-timers used to talk about the quiet flyways, those hidden corridors in the Delta that didn't make the maps but held birds all the same. One of the most reliable, they said, followed the line where the hills meet the Delta, a natural edge that funnels waterfowl through year after year. Holly Grove sits right along that line! Just seven miles east of Mathews Brake, a time-tested magnet for wintering waterfowl, this tract benefits from generations of movement patterns.



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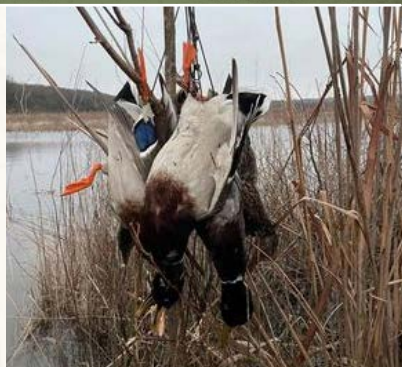
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MORE ABOUT THE CARROLL 206

There are other opportunities to enjoy as well, as dove hunting at Holly Grove has every ingredient needed to be exceptional! Gravel roads, elevated levees, overhead power lines, and well-placed cover along the pond edges for concealed shooting positions should produce outstanding dove hunts. As for deer, this region of the Mississippi Delta is known for producing trophy whitetails. Mature bucks routinely use the edges of the brake for travel during the rut.

If you've been looking for a quality wing-shooting and deer hunting property in the heart of the historic Mississippi Delta, Holly Grove is worth considering!

Contact Chris Reed today to learn more and schedule a private tour!



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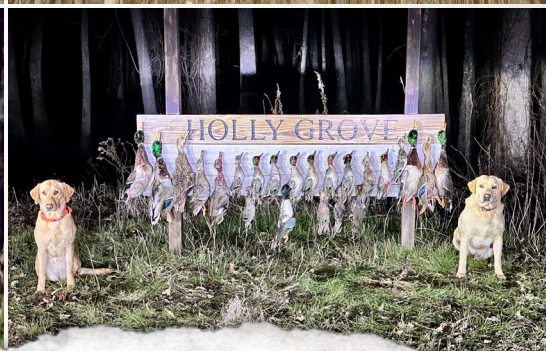
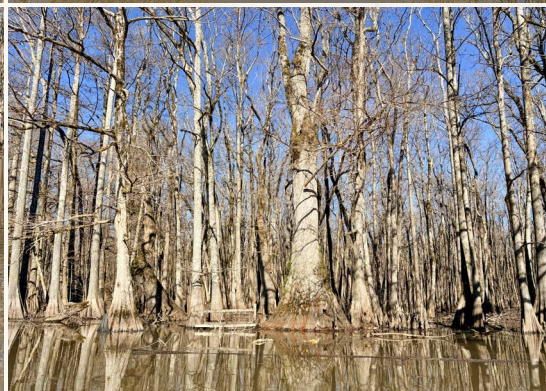
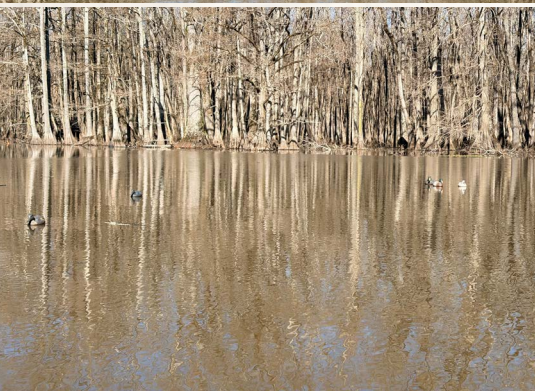
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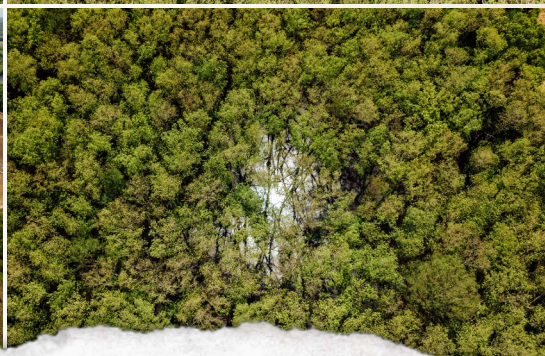
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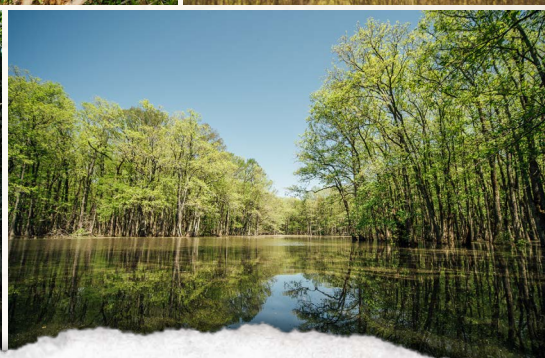
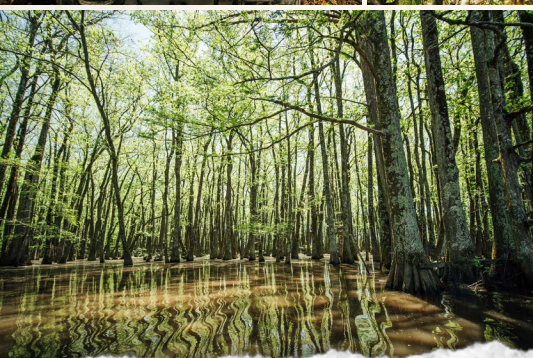
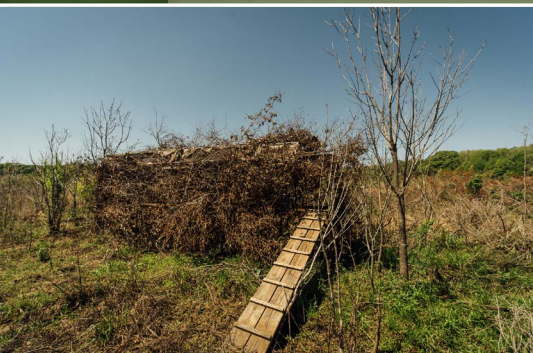
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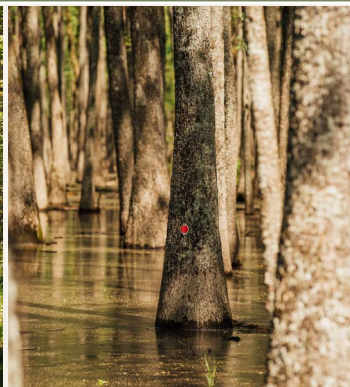
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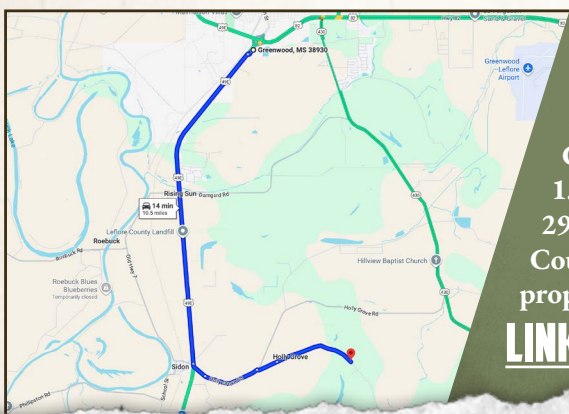
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land id. LINK



Directions From Greenwood, MS:
Travel 6.8 miles south on Hwy 49E towards Sidon. Turn left on Front Street and continue 0.4 miles. Continue on Holly Grove Road for 1.1 miles. Turn right on County Road 293 and proceed 0.4 miles. Continue on County Road 176 for 1.7 miles to the property on the left.

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



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