

**59± ACRES**  
**CARROLL COUNTY, MS**  
**\$132,750**



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE

OFFICE (769) 760-0005 | [WWW.SMALLTOWNPROPERTIES.COM](http://WWW.SMALLTOWNPROPERTIES.COM)

### LOCATION:

- County Road 211  
Carrollton, MS 38917
- Coila/Black Hawk Area
- Carroll County
- 24.7± Miles SE of Greenwood
- 34.4± Miles NW of Kosciusko
- 77.2± Miles N of Madison

### COORDINATES:

- 33.37435, -89.90015

### PROPERTY USE:

- Recreational
- Hunting
- Timber Investment

### PROPERTY INFORMATION:

- 59± Total Acres
- Pine Plantation with Mixed Hardwoods
- Towering Oaks
- Rolling Hills
- Established ATV Trail System
- Deer/Turkey/Small Game

### TAX INFORMATION:

- 2024 - \$122.91
- Parcel 102-32-0008000



**DEREK EAVES** | LAND SPECIALIST  
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**KOLE VOWELL** | LAND SPECIALIST  
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Information is believed to be accurate but not guaranteed.

# WELCOME TO THE CARROLL 59

LOCATED IN THE COILA/BLACK HAWK AREA OF CARROLL COUNTY, THIS 59± ACRE TRACT OFFERS A GOOD MIX OF TIMBER, ROLLING TERRAIN AND RECREATIONAL GROUND. The property is accessed by County Road 211 and features a pine plantation mixed with hardwoods, including some big, mature oaks scattered across the property. The rolling hills give the tract good character and provide several different areas to hunt, ride ATVs or simply enjoy the outdoors.



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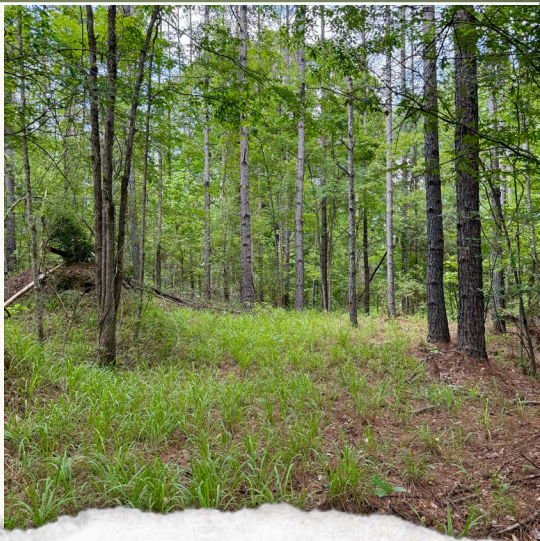
# MORE ABOUT THE CARROLL 59

An established ATV trail system runs through the property, making it easy to get around and giving you access to different parts of the tract. The timber provides cover and habitat for deer, turkey and other small game, making this a nice little hunting property in a convenient location. There are also opportunities for food plots and stand locations throughout the property.

Whether you're looking for a place to hunt on the weekends, a recreational getaway or a smaller timber investment, this 59± acres is worth a look. It's located approximately 24.7 miles southeast of Greenwood, 34.4 miles northwest of Kosciusko and 77.2 miles north of Madison. If you're looking for a manageable tract of land with timber, wildlife and good recreational potential in the Carroll County area, this one deserves a look.

If you are in the market for a recreational tract with timber, you need to give this one a look.

**To schedule a private showing of the Carroll 59,  
call Kole Vowell or Derek Eaves today.**



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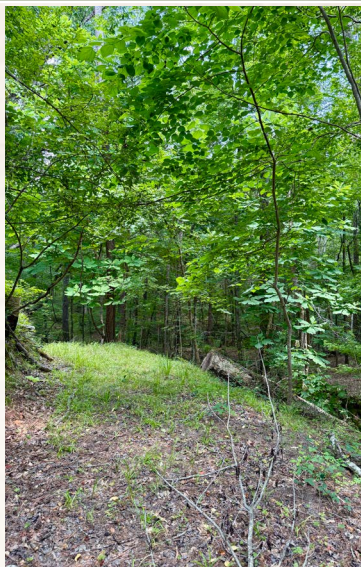
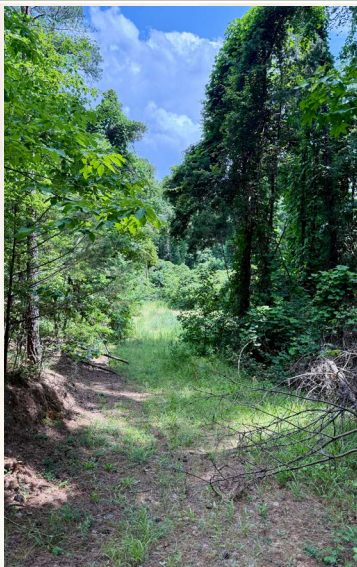
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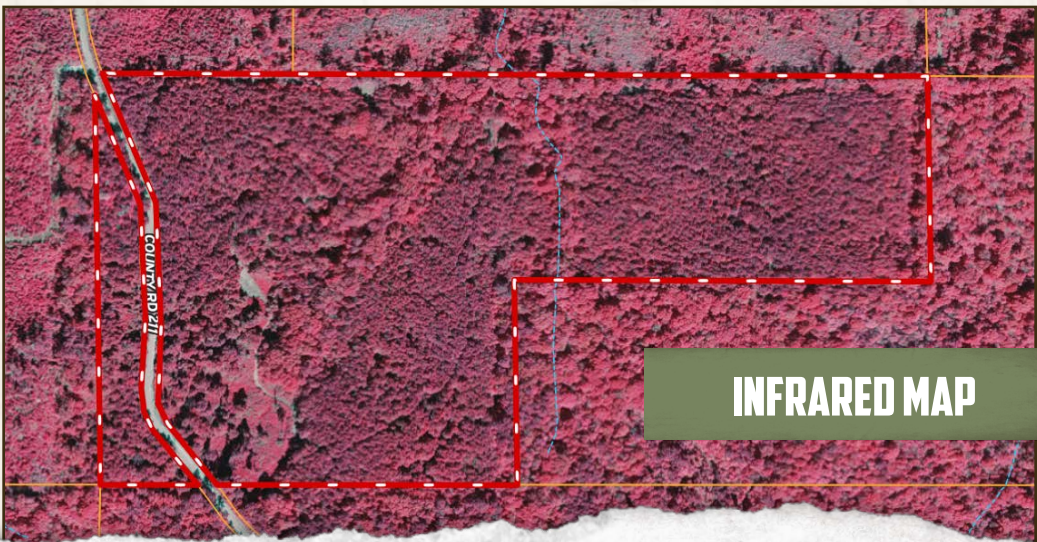
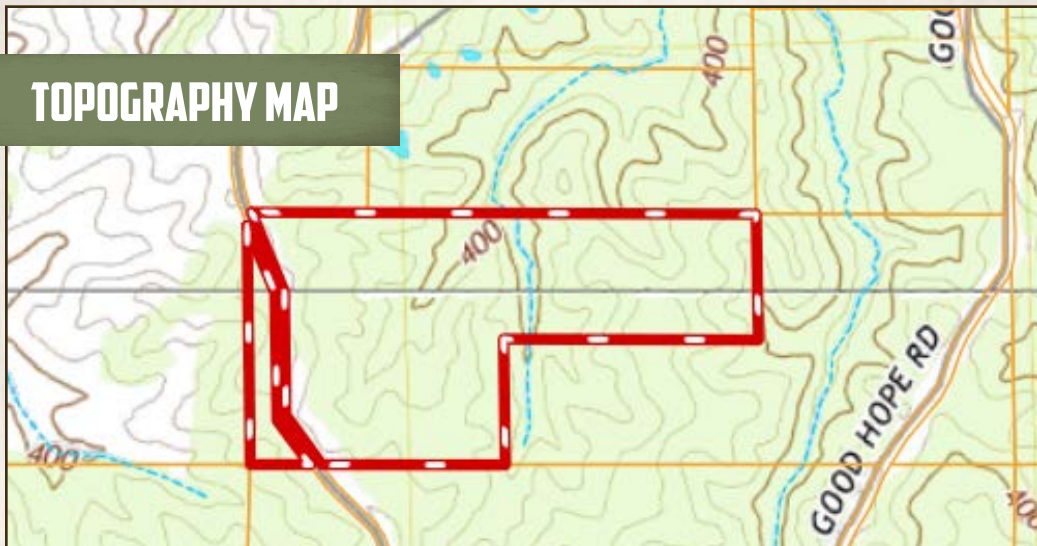
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## TOPOGRAPHY MAP



## INFRARED MAP



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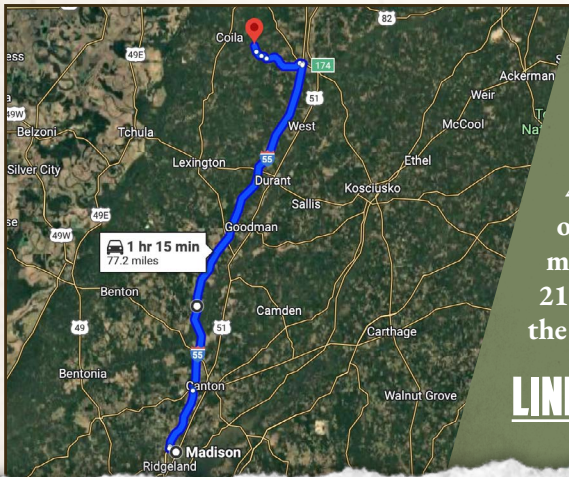
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land id. LINK



Directions from Madison, MS:  
Travel 67.2 miles north on I-55 to exit #174. Travel 0.6 miles west on Highway 35. Turn left onto Highway 430 and continue 5.9 miles. Turn right onto County Road 52 and proceed 3.1 miles. Stay straight onto County Road 211 and in 2.1 the property will be on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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