



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

722± ACRE FARM
CALHOUN COUNTY, MS
\$2,743,600

PLUS TWO HOMES!



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

THE CALHOUN 722

PROPERTY PROFILE

LOCATION:

- 1037 County Road 300
Big Creek, MS 38914
- Calhoun County
- 700± Yards SE of the Skuna River
- 10± Miles SW of Bruce
- 13.8± Miles E of the Gums
Crossing Boat Ramp
- 15± Miles Ne of Grenada Lake
- 16.1± Miles NW of Calhoun City
- 29.7± Miles NE of Grenada
- 40± Miles S of Oxford

COORDINATES:

- 33.9253, -89.4834

PROPERTY USE:

- Hunting
- Agricultural
- Investment
- Recreational
- Cattle Operation
- Income-Producing

TAX INFORMATION:

- 040500-013-00-21: \$1,519.41
- 040900-001-00-29: \$1,808.92
- 040900-002-00-30: \$305.26
- 040900-004-00-30: \$628.46



LUKE GOSSETT | LAND SPECIALIST
C: 662-832-8822 | lgossett@smalltownproperties.com



HUNTER ROBISON | LAND SPECIALIST
C: 662-816-7987 | hrobison@smalltownproperties.com

THE CALHOUN 722

PROPERTY PROFILE

PROPERTY INFORMATION:

- 722± Total Acres
- 342± Acres of Timber
- 216± Acres of Cropland
- 164± Acres of Pastureland
- 1,320± SqFt Home
 - 2 Bedrooms/1 Bath
- 915± SqFt Home
 - 2 Bedrooms/1 Bath
- Dove Field
- Duck Hole
- Wildlife Plots
- Shooting Houses
- Gently Rolling Terrain
- Deer/Duck/Turkey/Dove
- Great Internal Road System
- Skuna River Bottom Frontage
- Perimeter Fencing/Cross Fencing
- 1.85± Miles of County Road Frontage
- Utilities On-Site



LUKE GOSSETT | LAND SPECIALIST
C: 662-832-8822 | lgossett@smalltownproperties.com



HUNTER ROBISON | LAND SPECIALIST
C: 662-816-7987 | hrobison@smalltownproperties.com

WELCOME TO THE CALHOUN 722

WELCOME TO THE CALHOUN 722 IN BIG CREEK, MISSISSIPPI! This exceptional 722± acre recreational and agricultural property located in Calhoun County offers a rare combination of income-producing farmland, productive pasture, mature timber, outstanding hunting, and excellent access. Conveniently located at 1037 County Road 300, the property is just 10± miles southwest of Bruce, 16.1± miles northwest of Calhoun City, 29.7± miles northeast of Grenada, and just 40± miles west of Oxford, making it an easy drive from one of North Mississippi's fastest-growing communities.

The property consists of 216± acres of productive cropland, 164± acres of fenced and cross-fenced pasture, and 342± acres of timber, creating multiple income opportunities while providing exceptional wildlife habitat. The pasture is ideal for a cattle operation, while the agricultural ground offers dependable annual income. An extensive internal road system makes traveling throughout the property effortless, and with approximately 1.85 miles of County Road 300 frontage, access is outstanding. Utilities are already on site, and the gently rolling terrain offers both diversity and functionality.



LUKE GOSSETT | LAND SPECIALIST
C: 662-832-8822 | lgossett@smalltownproperties.com

HUNTER ROBISON | LAND SPECIALIST
C: 662-816-7987 | hrobison@smalltownproperties.com

50 CR 401 - Oxford, MS 38655 | O: 662-238-4077 | smalltownproperties.com

Information is believed to be accurate but not guaranteed.

MORE ABOUT THE CALHOUN 722

From a recreational standpoint, this farm is truly special. The deer and turkey history is well established, with years of proven success and a healthy population. Multiple food plots and strategically placed shooting houses provide a turnkey hunting setup ready for opening day. A dedicated dove field offers excellent early-season hunting, while the private duck hole is one of the property's most unique features. Productive duck holes in Mississippi's hill region are extremely difficult to find, and this one has produced ducks year after year in the latter part of the season. Adding even more appeal, the property's corner lies just 700± yards from the Skuna River, with frontage along the Skuna River bottom providing outstanding wildlife travel corridors and habitat diversity.

When hunting season winds down, you'll appreciate being less than 15± miles from Grenada Lake, home to some of the best crappie fishing in the country. Whether you're chasing trophy whitetails, spring gobblers, ducks, doves, or spending the day on the water, the Calhoun 722 offers year-round outdoor opportunities.



LUKE GOSSETT | LAND SPECIALIST
C: 662-832-8822 | lgossett@smalltownproperties.com

HUNTER ROBISON | LAND SPECIALIST
C: 662-816-7987 | hrobison@smalltownproperties.com

50 CR 401 - Oxford, MS 38655 | O: 662-238-4077 | smalltownproperties.com

Information is believed to be accurate but not guaranteed.

MORE ABOUT THE CALHOUN 722

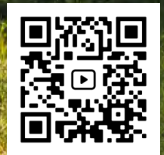
Improvements include a 915± square-foot, two-bedroom, one-bath home and a 1,320± square-foot, two-bedroom, one-bath home, making this property ideal for a family retreat, hunting camp, employee housing, or full-time residence.

Properties of this caliber rarely become available in Calhoun County. With proven hunting, agricultural income, cattle potential, an established road system, a productive private duck hole, close proximity to Grenada Lake's world-class crappie fishing, and an easy 40± mile drive to Oxford, the Calhoun 722 offers everything today's land buyer is searching for.

Call Luke Gossett and Hunter Robison today to schedule a private showing and experience #TheSmallTownWay!



CLICK HERE OR
SCAN THE CODE
TO WATCH A VIDEO



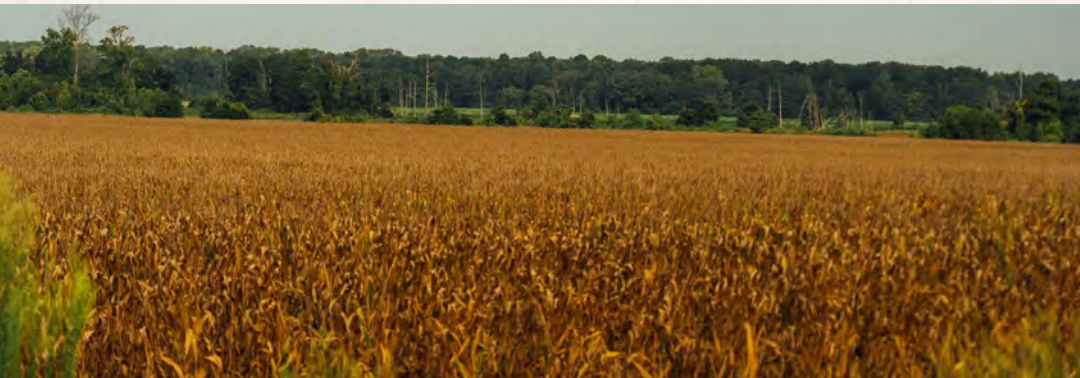
LUKE GOSSETT | LAND SPECIALIST
C: 662-832-8822 | lgossett@smalltownproperties.com



HUNTER ROBISON | LAND SPECIALIST
C: 662-816-7987 | hrobison@smalltownproperties.com

722± ACRE FARM WITH TWO HOMES

CALHOUN COUNTY, MISSISSIPPI



LUKE GOSSETT | LAND SPECIALIST
C: 662-832-8822 | lgossett@smalltownproperties.com

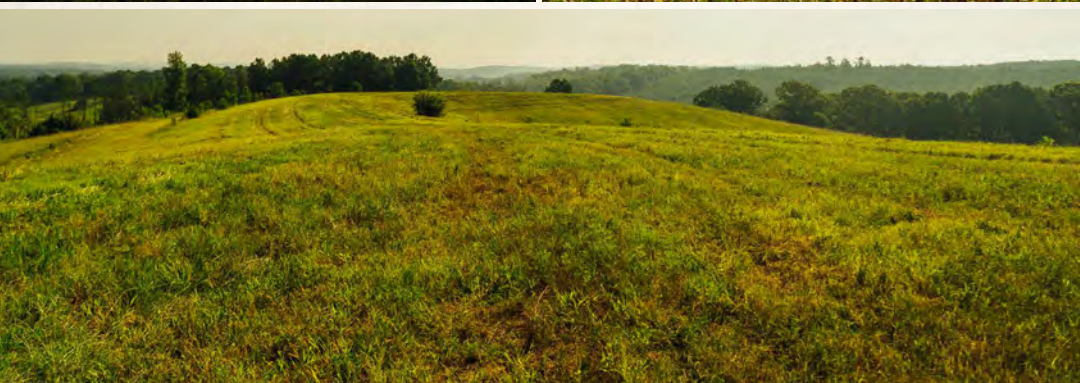
HUNTER ROBISON | LAND SPECIALIST
C: 662-816-7987 | hrobison@smalltownproperties.com

50 CR 401 - Oxford, MS 38655 | O: 662-238-4077 | smalltownproperties.com

Information is believed to be accurate but not guaranteed.

722± ACRE FARM WITH TWO HOMES

CALHOUN COUNTY, MISSISSIPPI



LUKE GOSSETT | LAND SPECIALIST
C: 662-832-8822 | lgossett@smalltownproperties.com

HUNTER ROBISON | LAND SPECIALIST
C: 662-816-7987 | hrobison@smalltownproperties.com

50 CR 401 - Oxford, MS 38655 | O: 662-238-4077 | smalltownproperties.com

Information is believed to be accurate but not guaranteed.

722± ACRE FARM WITH TWO HOMES

CALHOUN COUNTY, MISSISSIPPI



LUKE GOSSETT | LAND SPECIALIST
C: 662-832-8822 | lgossett@smalltownproperties.com

HUNTER ROBISON | LAND SPECIALIST
C: 662-816-7987 | hrobison@smalltownproperties.com

50 CR 401 - Oxford, MS 38655 | O: 662-238-4077 | smalltownproperties.com

Information is believed to be accurate but not guaranteed.

722± ACRE FARM WITH TWO HOMES

CALHOUN COUNTY, MISSISSIPPI



LUKE GOSSETT | LAND SPECIALIST
C: 662-832-8822 | lgossett@smalltownproperties.com

HUNTER ROBISON | LAND SPECIALIST
C: 662-816-7987 | hrobison@smalltownproperties.com

50 CR 401 - Oxford, MS 38655 | O: 662-238-4077 | smalltownproperties.com

Information is believed to be accurate but not guaranteed.

722± ACRE FARM WITH TWO HOMES

CALHOUN COUNTY, MISSISSIPPI



LUKE GOSSETT | LAND SPECIALIST
C: 662-832-8822 | lgossett@smalltownproperties.com

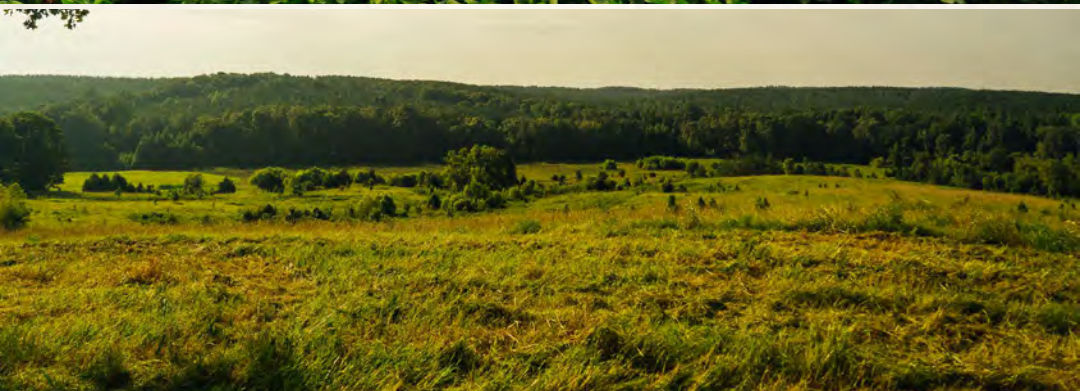
HUNTER ROBISON | LAND SPECIALIST
C: 662-816-7987 | hrobison@smalltownproperties.com

50 CR 401 - Oxford, MS 38655 | O: 662-238-4077 | smalltownproperties.com

Information is believed to be accurate but not guaranteed.

722± ACRE FARM WITH TWO HOMES

CALHOUN COUNTY, MISSISSIPPI



LUKE GOSSETT | LAND SPECIALIST
C: 662-832-8822 | lgossett@smalltownproperties.com

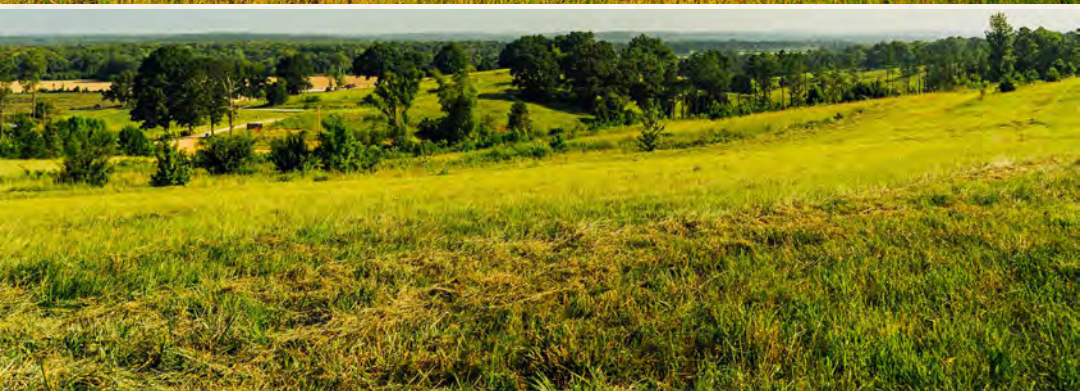
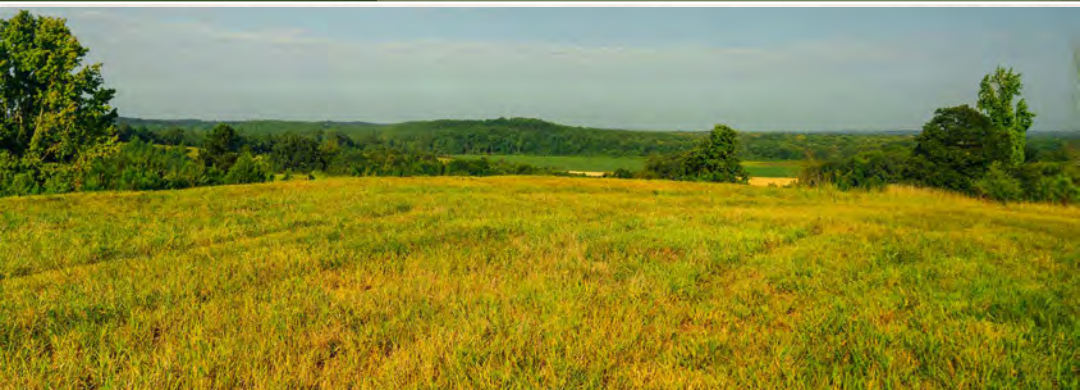
HUNTER ROBISON | LAND SPECIALIST
C: 662-816-7987 | hrobison@smalltownproperties.com

50 CR 401 - Oxford, MS 38655 | O: 662-238-4077 | smalltownproperties.com

Information is believed to be accurate but not guaranteed.

722± ACRE FARM WITH TWO HOMES

CALHOUN COUNTY, MISSISSIPPI



LUKE GOSSETT | LAND SPECIALIST
C: 662-832-8822 | lgossett@smalltownproperties.com

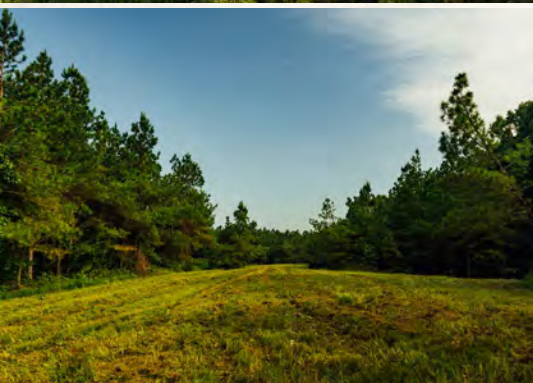
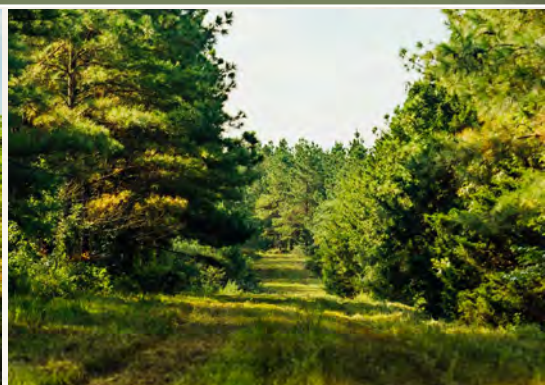
HUNTER ROBISON | LAND SPECIALIST
C: 662-816-7987 | hrobison@smalltownproperties.com

50 CR 401 - Oxford, MS 38655 | O: 662-238-4077 | smalltownproperties.com

Information is believed to be accurate but not guaranteed.

722± ACRE FARM WITH TWO HOMES

CALHOUN COUNTY, MISSISSIPPI



LUKE GOSSETT | LAND SPECIALIST
C: 662-832-8822 | lgossett@smalltownproperties.com

HUNTER ROBISON | LAND SPECIALIST
C: 662-816-7987 | hrobison@smalltownproperties.com

50 CR 401 - Oxford, MS 38655 | O: 662-238-4077 | smalltownproperties.com

Information is believed to be accurate but not guaranteed.

722± ACRE FARM WITH TWO HOMES

CALHOUN COUNTY, MISSISSIPPI



LUKE GOSSETT | LAND SPECIALIST
C: 662-832-8822 | lgossett@smalltownproperties.com

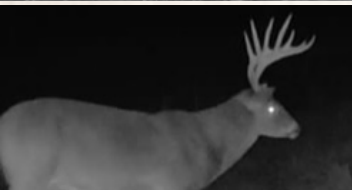
HUNTER ROBISON | LAND SPECIALIST
C: 662-816-7987 | hrobison@smalltownproperties.com

50 CR 401 - Oxford, MS 38655 | O: 662-238-4077 | smalltownproperties.com

Information is believed to be accurate but not guaranteed.

722± ACRE FARM WITH TWO HOMES

CALHOUN COUNTY, MISSISSIPPI



LUKE GOSSETT | LAND SPECIALIST
C: 662-832-8822 | lgossett@smalltownproperties.com

HUNTER ROBISON | LAND SPECIALIST
C: 662-816-7987 | hrobison@smalltownproperties.com

50 CR 401 - Oxford, MS 38655 | O: 662-238-4077 | smalltownproperties.com

Information is believed to be accurate but not guaranteed.



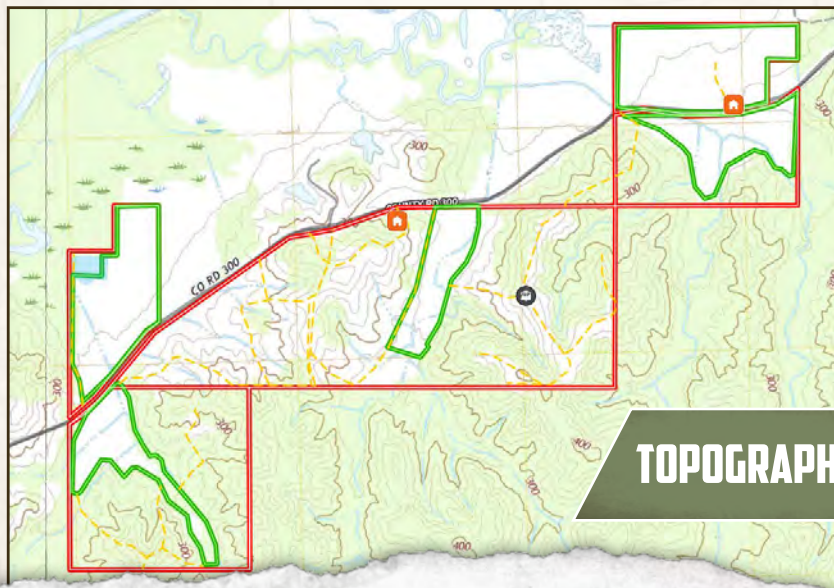
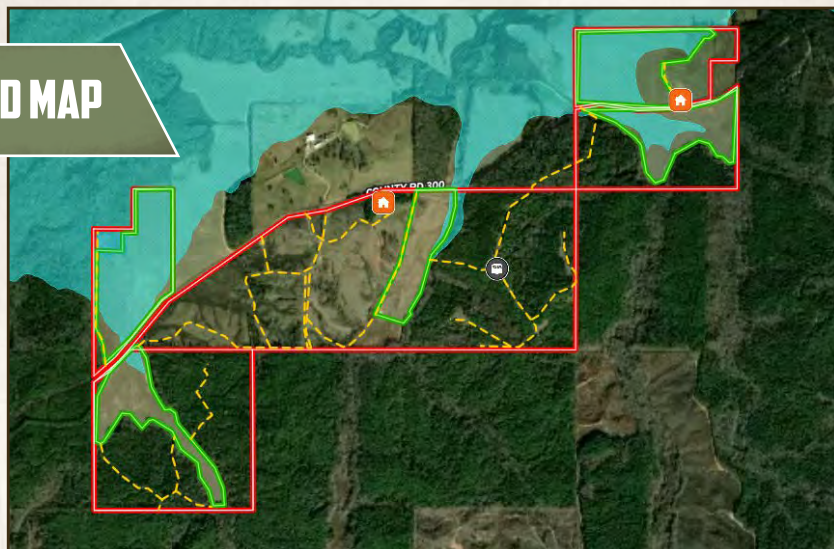
LUKE GOSSETT | LAND SPECIALIST
C: 662-832-8822 | lgossett@smalltownproperties.com

HUNTER ROBISON | LAND SPECIALIST
C: 662-816-7987 | hrobison@smalltownproperties.com

50 CR 401 - Oxford, MS 38655 | O: 662-238-4077 | smalltownproperties.com

Information is believed to be accurate but not guaranteed.

FLOOD MAP



TOPOGRAPHY MAP



LUKE GOSSETT | LAND SPECIALIST
C: 662-832-8822 | lgossett@smalltownproperties.com

HUNTER ROBISON | LAND SPECIALIST
C: 662-816-7987 | hrobison@smalltownproperties.com

50 CR 401 - Oxford, MS 38655 | O: 662-238-4077 | smalltownproperties.com

Information is believed to be accurate but not guaranteed.

SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Mx	Mixed alluvial land	54.37	25.62	0	-	3e
Fb	Falaya silt loam, local alluvium (oaklimer)	53.34	25.13	0	79	2w
Fa	Falaya silt loam (oaklimer)	33.9	15.97	0	79	2w
Co	Collins silt loam (oaklimer)	28.56	13.46	0	79	2w
Gu	Gullied land	11.84	5.58	0	-	7e
HaB2	Hatchie silt loam, 2 to 5 percent slopes, eroded (bude)	10.76	5.07	0	54	3e
FrB2	Freeland silt loam, 2 to 5 percent slopes, eroded (providence)	8.66	4.08	0	49	2e
Ur	Urbo silty clay loam, 0 to 2 percent slopes, occasionally flooded	4.81	2.27	0	50	2w
CrE	Cuthbert, Dulac, and Ruston soils, 12 to 35 percent slopes (sweatman, providence and smithdale)	2.96	1.39	0	43	7e
CrE3	Cuthbert, Dulac, and Ruston soils, 12 to 35 percent slopes, severely eroded (sweatman, providence and smithdale)	2.17	1.02	0	35	7e
FrC3	Freeland silt loam, 5 to 8 percent slopes, severely eroded (providence)	0.84	0.4	0	44	4e
TOTALS		212.2 1(*)	100%	-	50.1	2.71



LUKE GOSSETT | LAND SPECIALIST
C: 662-832-8822 | lgossett@smalltownproperties.com



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

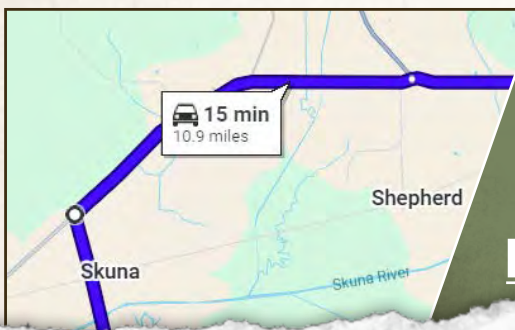
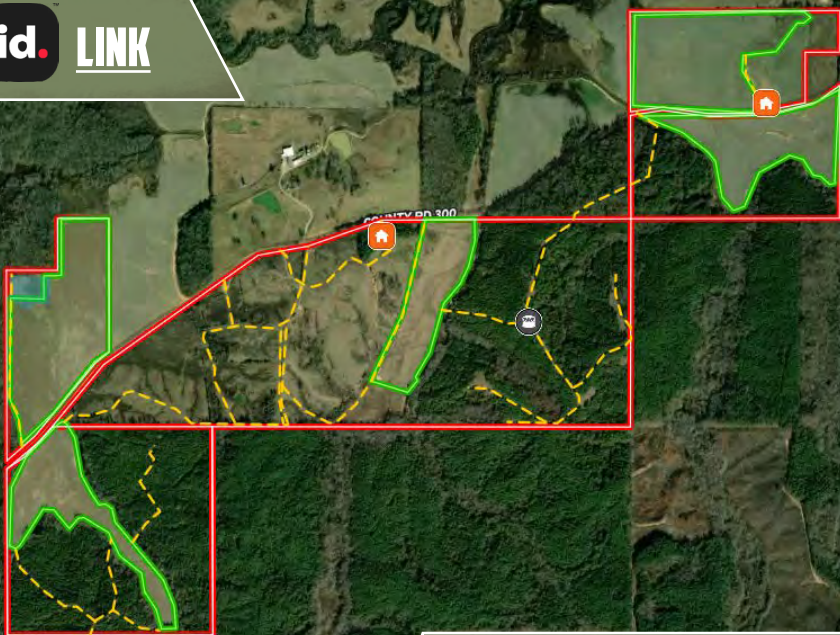


HUNTER ROBISON | LAND SPECIALIST
C: 662-816-7987 | hrobison@smalltownproperties.com

722± ACRE FARM WITH TWO HOMES

CALHOUN COUNTY, MISSISSIPPI

land id. LINK



Directions From Bruce, MS: Travel west on Hwy 32 for 2.9 miles. Turn left onto MS-330 and continue west for 4.1 miles. Turn left again onto County Road 245 and proceed for 2.3 miles. Turn right onto County Road 300 and continue for 0.7 miles to the property on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



LUKE GOSSETT | LAND SPECIALIST
C: 662-832-8822 | lgossett@smalltownproperties.com



HUNTER ROBISON | LAND SPECIALIST
C: 662-816-7987 | hrobison@smalltownproperties.com

50 CR 401 - Oxford, MS 38655 | O: 662-238-4077 | smalltownproperties.com

Information is believed to be accurate but not guaranteed.