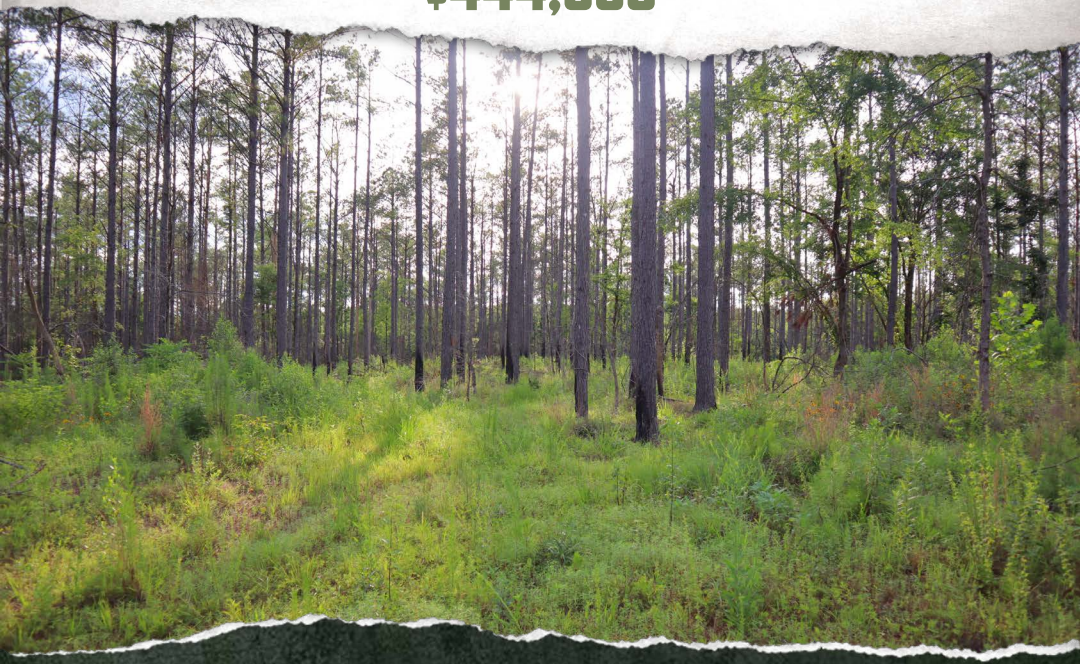
SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

156± ACRES
CALHOUN COUNTY, MS

$444,000



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THE CALHOUN 156

PROPERTY PROFILE

LOCATION:

- Highway 9
  Bruce, MS 38915
- Calhoun County
- 1.5± Mile E of HWY 331
- 4.8± Miles NE of Banner
- 9.5± Miles N of Bruce
- 19.5± Miles N of Calhoun City
- 22± Miles SW of Pontotoc
- 26± Miles SE of Oxford
- 33± Miles NE of Gums Crossing Boat Ramp on Grenada Lake

COORDINATES:

- 34.11543, -89.31926

TAX INFORMATION:

- 2024: $532.18

PROPERTY USE:

- Potential Home/Cabin Sites
- Deer & Turkey Hunting
- Timber Investment

PROPERTY INFORMATION:

- 156± Total Acres
- Paved Road Frontage
- Gently Rolling Terrain
- 13.5± Acres of Planted Pines
- 110± Acres of Well-Managed Pines
- 20± Acres of Mature Hardwoods
- Live Creek
- Fire Lane Surrounding Property
- Internal Road System
- Food Plot
- Box Stands Remain

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

Information is believed to be accurate but not guaranteed.

WELCOME TO THE CALHOUN 156

WELCOME TO THE CALHOUN 156, A NORTH MISSISSIPPI TRACT THAT OFFERS EXCEPTIONAL HUNTING AND INVESTMENT POTENTIAL. Located in Calhoun County, this 156± acre property features a perfect mix of managed pine timber, hardwood creek bottoms, and gently rolling terrain. The land is well laid out with a great internal road system, providing easy access throughout. A live creek winds through the property, offering a natural water source for wildlife. Approximately 110 acres are made up of 32-year-old, well-managed pine timber that has recently been burned within the last year to promote growth and habitat health. In addition, you'll find 20± acres of mature hardwood pockets along the creek bottoms and property boundaries, ideal for deer and turkey travel corridors. A 13.5± acre cutover has been replanted in pines, ensuring future timber income and a blank canvas to incorporate a large food plot. For the hunters, there's a planted food plot already in place with three to four additional potential food plot sites ready to develop. Two wooden box stands will remain with the property, making this one a turnkey for your next hunting season.

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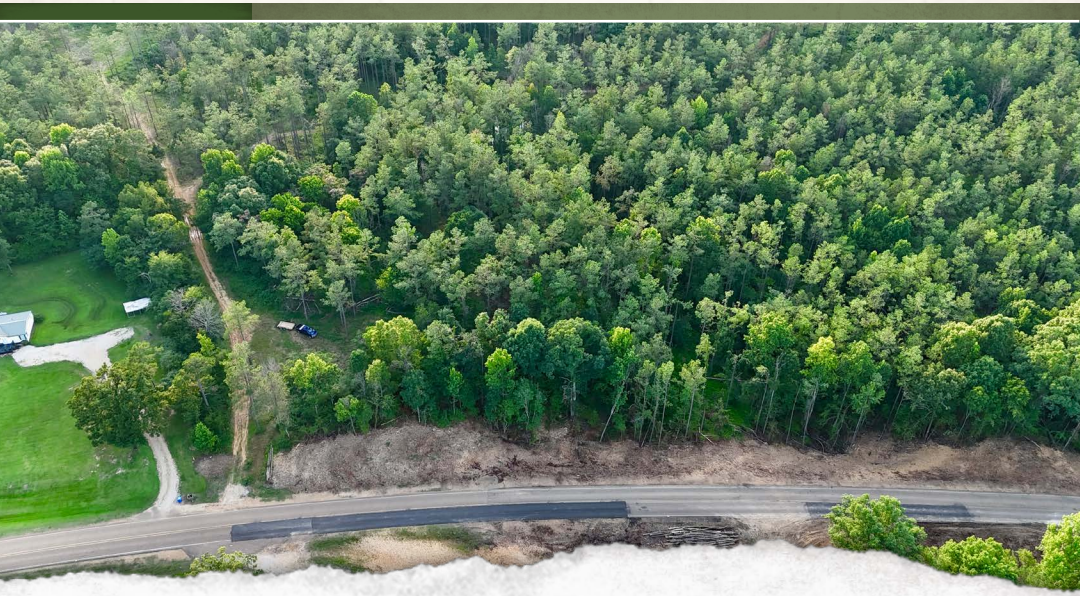
MORE ABOUT THE CALHOUN 156

Near the entrance, a cleared homesite is being prepped and would make an excellent location for your dream home, weekend cabin, or hunting camp. The property is loaded with turkeys, has a strong history of quality whitetail deer, and quail are often seen throughout the tract.

With over 500± feet of road frontage on Highway 9, access is simple and convenient. The property sits approximately one mile east of Highway 331, 4.8± miles northeast of Banner, 19.5± miles north of Calhoun City, and only 26± miles southeast of Oxford—placing you within easy reach of town and the Ole Miss campus. It is also 33± miles from Gums Crossing boat ramp on Grenada lake which is one of the premier crappie fishing destinations in the world!

If you're looking for a beautiful pine timber tract with incredible hunting potential and convenient access to Oxford, give the Calhoun 156 a look—you won't be disappointed!

Contact Hunter Robison or Caleb Warren today for a private showing and experience #TheSmallTownWay!



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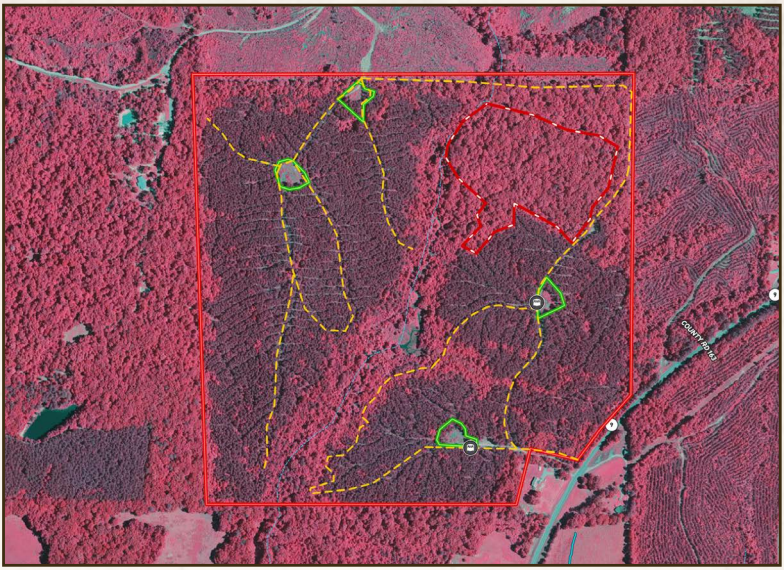
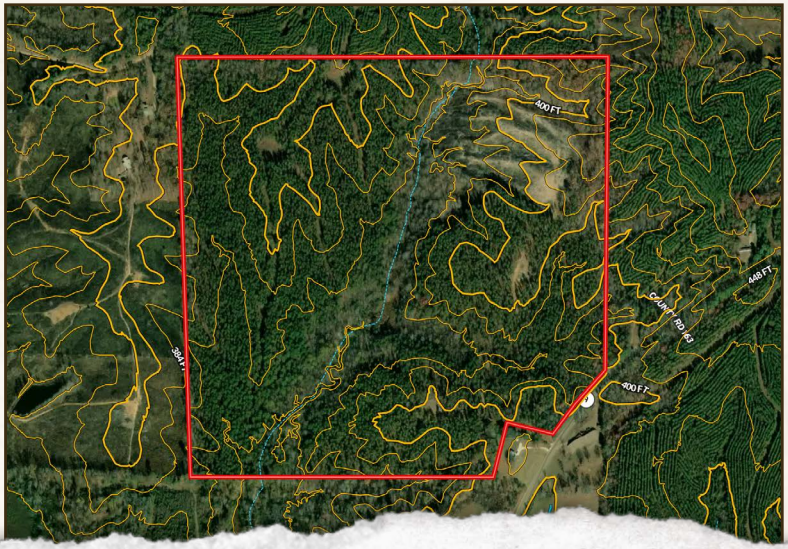
INFRARED MAP



TOPOGRAPHY MAP



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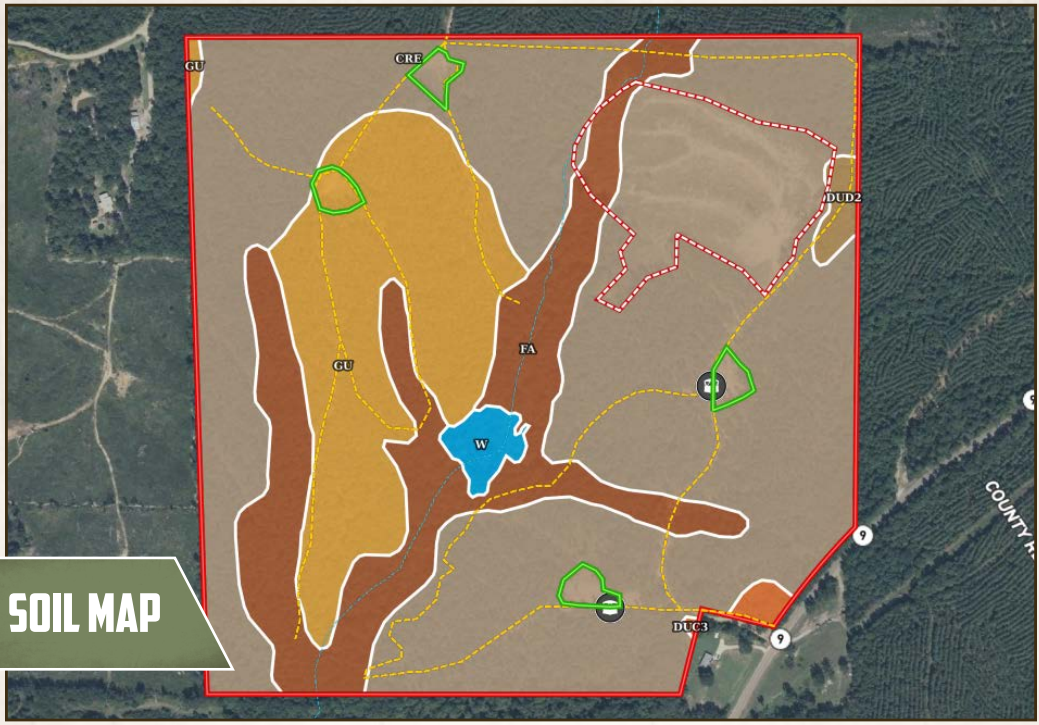

SOIL MAP

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
CrE	Cuthbert, Dulac, and Ruston soils, 12 to 35 percent slopes (sweatman, providence and smithdale)	99.83	63.73	0	43	7e
Fa	Falaya silt loam (oaklimeter)	26.54	16.94	0	79	2w
Gu	Gullied land	26.54	16.94	0	-	7e
W	Water	1.7	1.09	0	-	-
DuD2	Dulac silt loam, 8 to 12 percent slopes, eroded	1.25	0.8	0	47	4e
DuC3	Dulac silt loam, 5 to 8 percent slopes, severely eroded	0.78	0.5	0	29	4e
TOTALS		156.64(*)	100%	-	41.31	6.1

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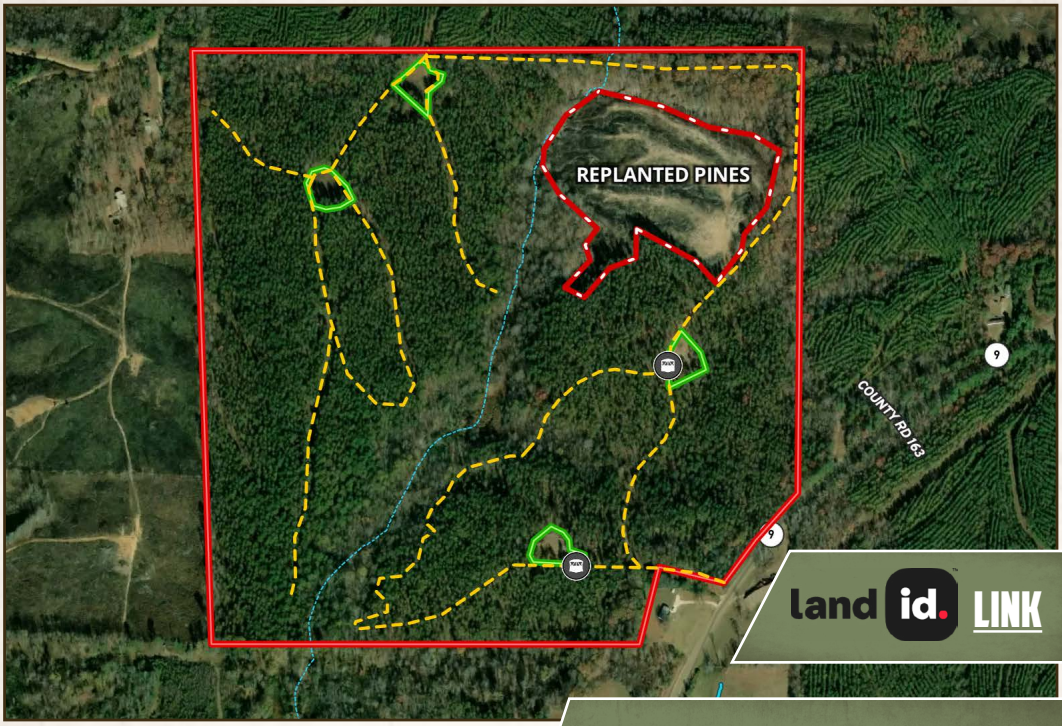

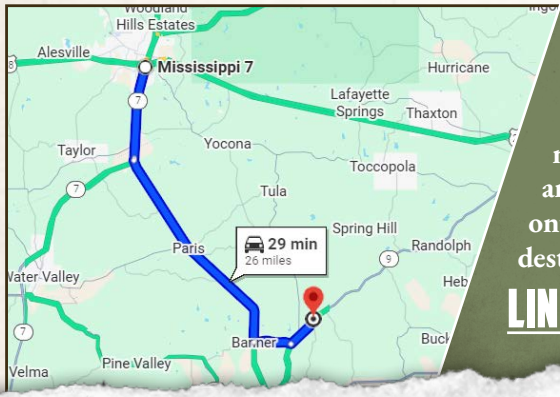

Directions From Oxford, MS: Travel south for 6.2 miles on MS-7. At the traffic circle, take the 2nd exit onto MS-9W N and continue for 15 miles. Turn left onto County Road 267 and proceed for 2.5 miles. Turn left again onto MS-9 N and travel for 2.3 miles. The destination will be on your left.

LINK TO GOOGLE MAP DIRECTIONS

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