80± ACRES
CALHOUN COUNTY, MS

$228,000

SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

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

THE CALHOUN 80

PROPERTY PROFILE

LOCATION:

- County Road 311
  Calhoun City, MS 38916
- Calhoun County
- 5± Miles NW of Calhoun City
- 15± Miles SW of Bruce
- 37± Miles NE of Grenada
- 45± Miles SE of Oxford

COORDINATES:

- 33.86955, -89.37239

PROPERTY USE:

- Hunting
- Recreational
- Potential Home/Camp Site
- Investment

PROPERTY INFORMATION:

- 80± Total Acres
- Majority Pine Timber
- 28-Year-Old Plantation Pines
- 18-Year-Old Plantation Pines
- Internal Road System
- Creek Frontage
- Deer, Turkey, & Small Game
- 3 Large Wildlife Plots
- 3 New Shooting Houses
- Utilities at the Road

TAX INFORMATION:

- Parcel# 110300-002-00-08
- Taxes TBD at Closing

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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.

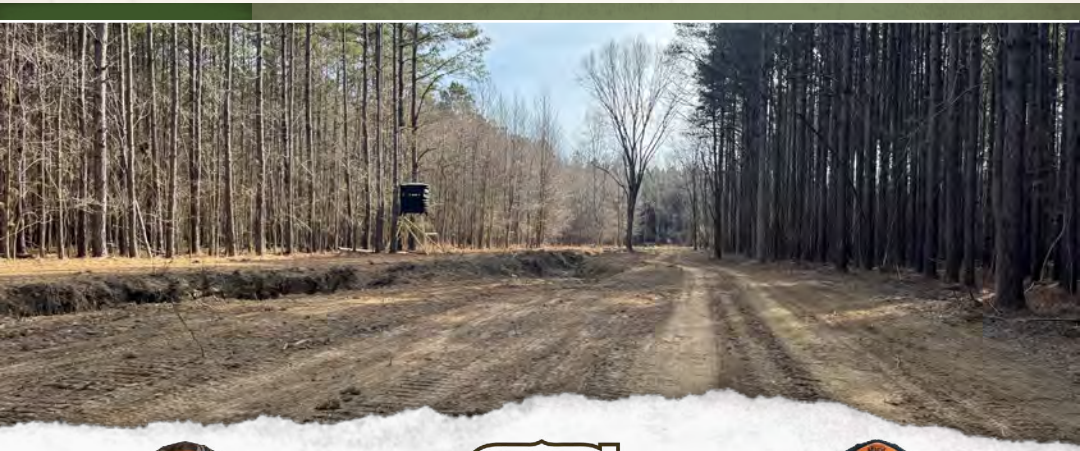
WELCOME TO THE CALHOUN 80

WELCOME TO THE CALHOUN 80, A SPORTSMAN'S DREAM AT AN AFFORDABLE PRICE! The Calhoun 80 has it all: TIMBER, ROAD FRONTAGE, UTILITIES, AND HUNTING—THE CALHOUN 80 DESERVES A LOOK! Located near Calhoun City in Calhoun County, Mississippi, this 80± acre tract offers over 1,300± feet of frontage on County Road 311 with both public water and power available, making it easy to set up camp or build a homestead.

A creek dissects the property from north to south and serves as a nice water source for the local wildlife. A wildlife plot has been strategically placed along this creek with a brand new shooting house. A road comes into the property from behind the stand, offering great access into the shooting house, and an excellent internal road system allows access to three large wildlife plots. The pine timber has been well managed, with a 28-year-old stand on the east side of the creek and roughly 18-year-old pines on the west side. There has been a recent burn, helping maintain the pine investment.

This stretch between Calhoun City and Big Creek is known for quality deer hunting and some of the best turkey hunting in North Mississippi.

For a ready-to-hunt tract with strong timber value and year-round recreational opportunities, give Hunter Robison or Luke Gossett a call to schedule your private showing!



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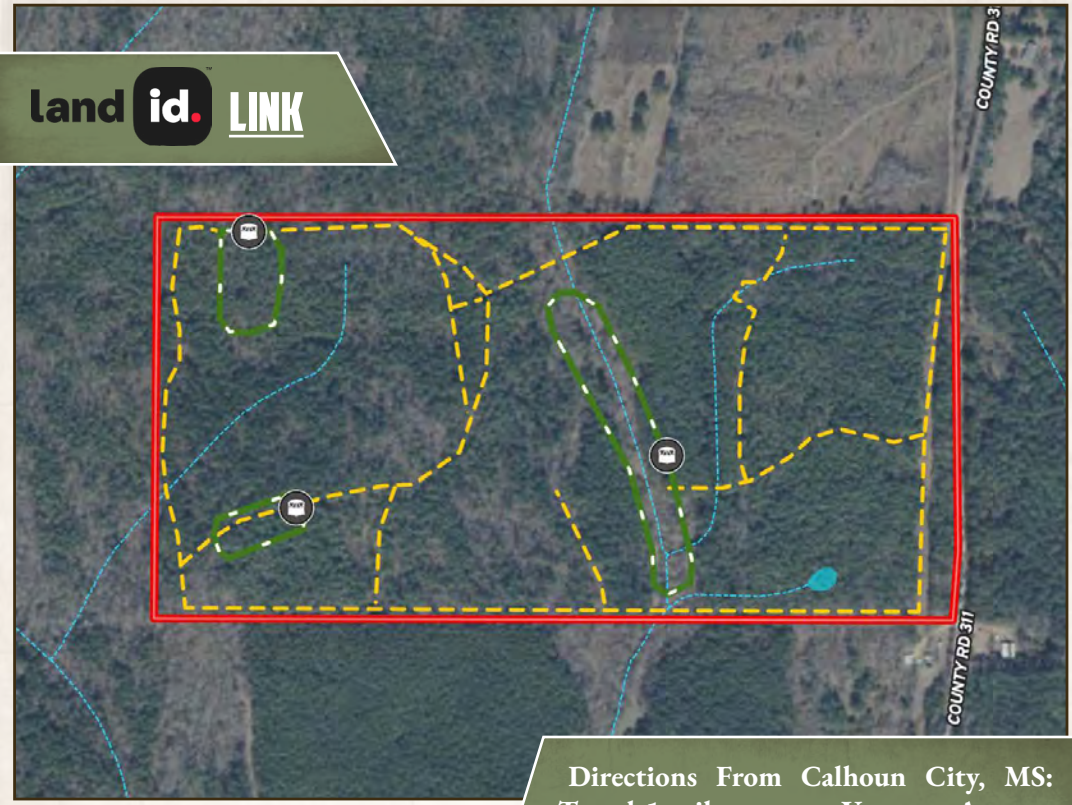

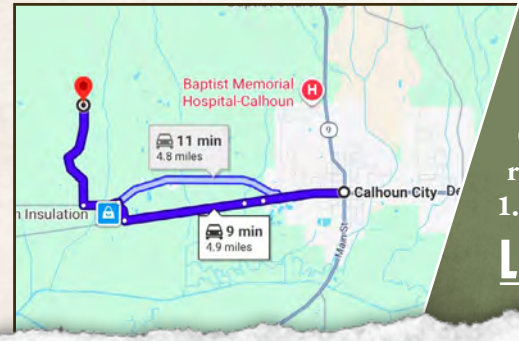

Directions From Calhoun City, MS: Travel 1 mile west on Veterans Avenue. Continue on County Road 306/Old 8 for 1.7 miles. Turn right onto County Road 307 and proceed 0.3 miles. Turn left onto Old Gauley Road and travel 0.4 miles. Turn right onto County Road 311 and continue 1.4 miles to the destination on the left.

LINK TO GOOGLE MAP DIRECTIONS

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