



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE SM

173.7± ACRES
CALHOUN COUNTY, MS
\$259,682

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

THE CALHOUN 173.7

PROPERTY PROFILE

LOCATION:

- Hwy 9 Bruce, MS 38915
- Calhoun County
- 5.6± Miles NE of Banner
- 10.1± Miles N of Bruce
- 28.5± Miles S of Oxford

COORDINATES:

- 34.114, -89.30316

PROPERTY USE:

- Hunting & Recreation
- Timber Investment
- Potential Home/Cabin Site

PROPERTY INFORMATION:

- 173.7± Total Acres
- 128.7± Acres of 3-Year-Old Pine Plantation
- 45± Acres Mixed Hardwoods of SMZ
- 0.6± Miles of Road Frontage
- McGill Creek Frontage
- Cleaned/Restored Logging Roads
- Utilities On-Site

TAX INFORMATION:

- 2024 - \$386.91
- 2024 - \$200.48



MICHAEL OSWALT, ALC | PRINCIPAL BROKER
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CALEB WARREN | LAND SPECIALIST
C: 662-736-6764 | caleb@smalltownproperties.com

4848 Main St. - Flora, MS 39071 | O: 769-888-2522

smalltownproperties.com

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

Information is believed to be accurate but not guaranteed.

WELCOME TO THE CALHOUN 173.7

WELCOME TO THE CALHOUN 173.7, A WELL-DIVERSIFIED PROPERTY WITH LOADS OF POTENTIAL! The Calhoun County, MS, property is offered in two different tracts: 1) 63.7± acres adjoining the west side of HWY 9 and also CR 165 and 2) 110± acres on the east side of HWY 9 along with CR 151. Combined, you have more than half of a mile of road frontage! The 63.7± acre tract also has McGill Creek frontage along the northern property line.

The two tracts consist of approximately 128± acres of 3-year-old planted pines and 45± acres of SMZ, with a mixture of mature hardwoods and pines. Not shown in the pictures, the logging roads have been cleaned up and restored. This area is well known for its turkey numbers, and the property is ready to be set up for deer and turkeys to your liking, with multiple locations for potential food plots and other wildlife enhancements. There are also possible pond/lake locations on both tracts depending on the soil types.



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MORE ABOUT THE CALHOUN 173.7

If location is your priority, then this property is conveniently located only 28 miles south of Oxford, MS! If you are looking for somewhere to build with large acreage, you should be in luck! Utilities are on-site and provided by Mt. Comfort Water Association Inc. and Pontotoc EPA.

If you have been looking for a raw, affordable hunting tract with tons of potential or a timber investment, look no further than the Calhoun 173.7. Contact Caleb Warren or Michael Oswalt today to set up a personal showing. The two tracts can be broken up.

**Contact Caleb Warren or Michael Oswalt
today to set up a personal showing.**



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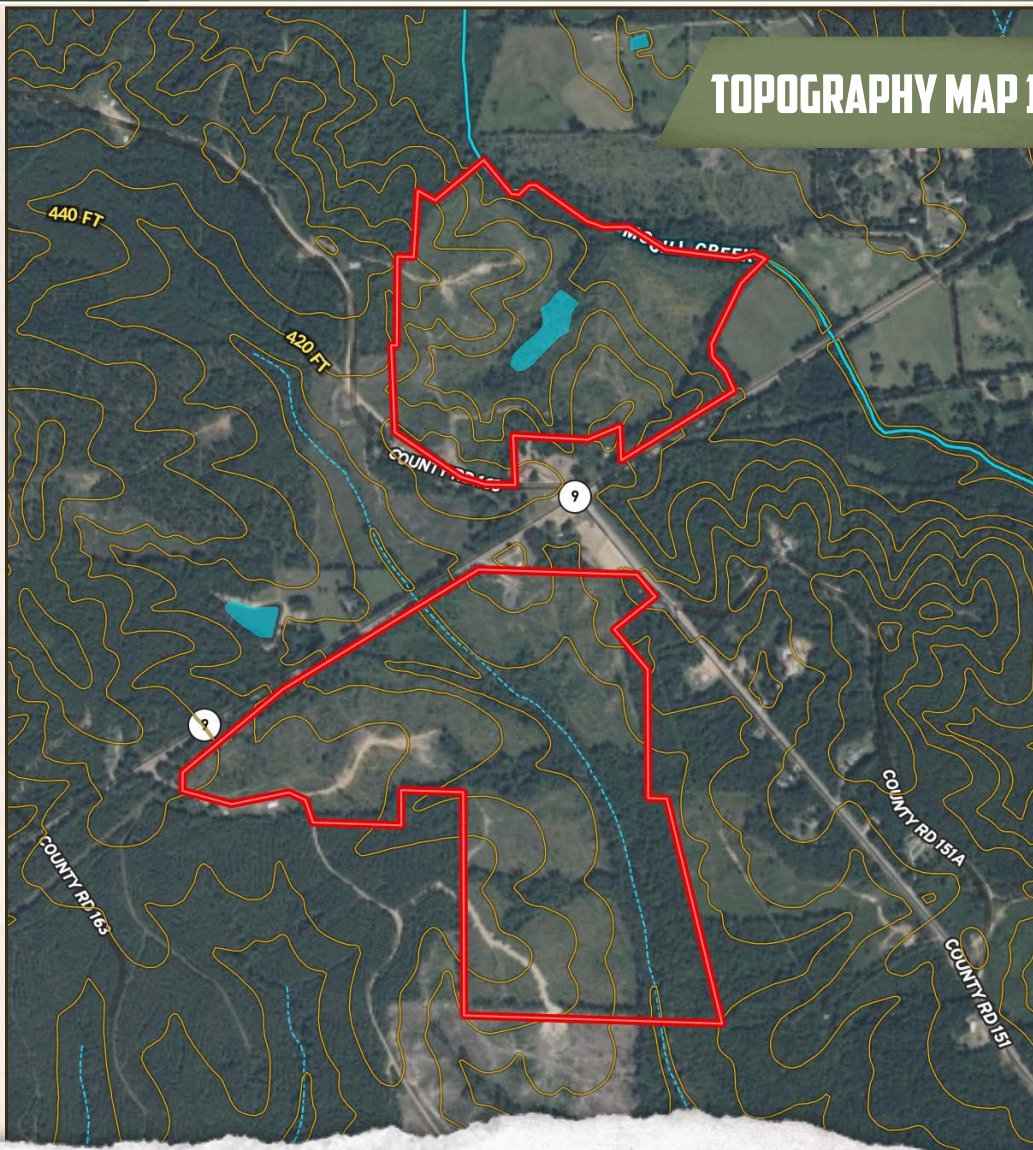
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TOPOGRAPHY MAP 1



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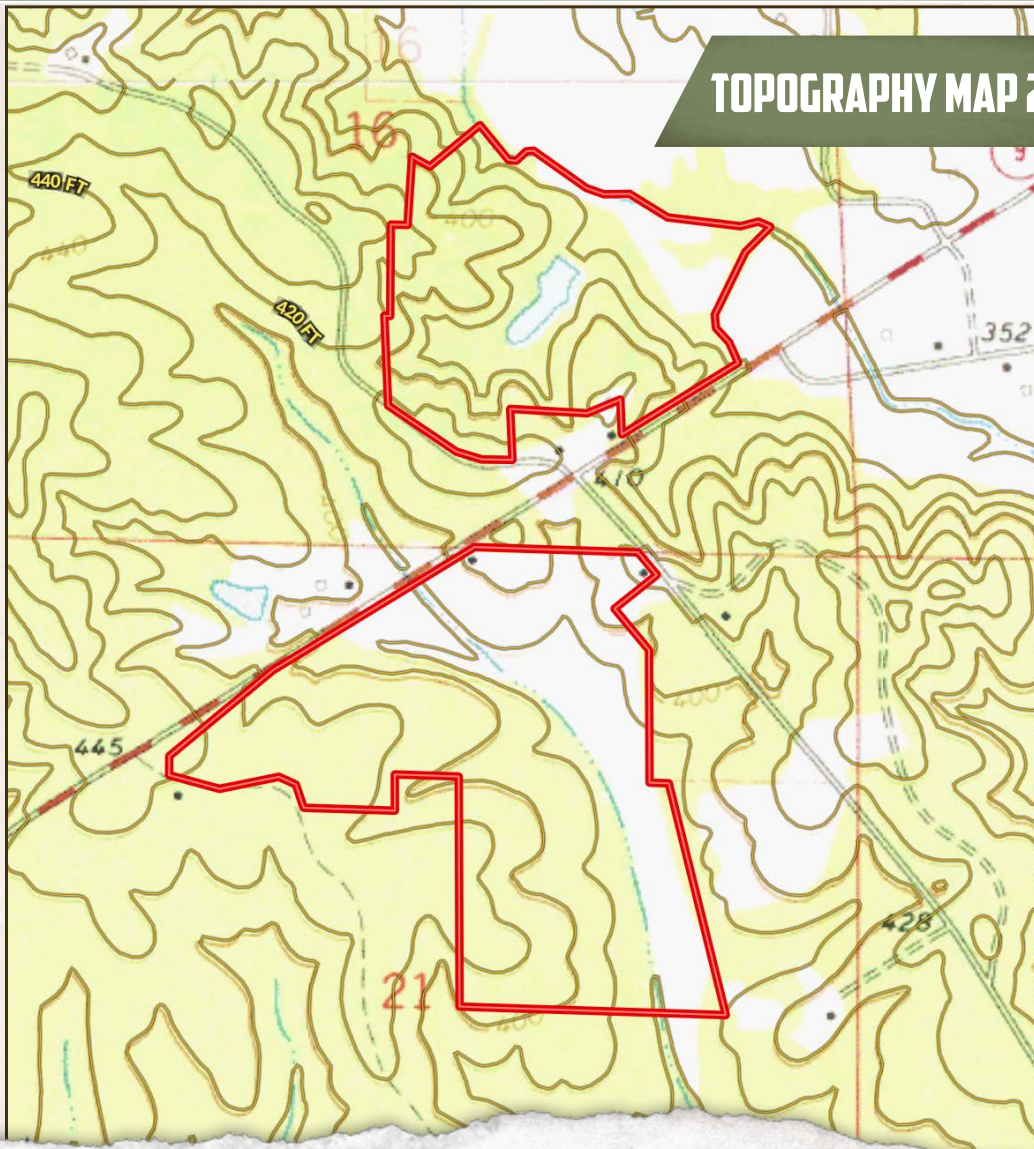
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TOPOGRAPHY MAP 2



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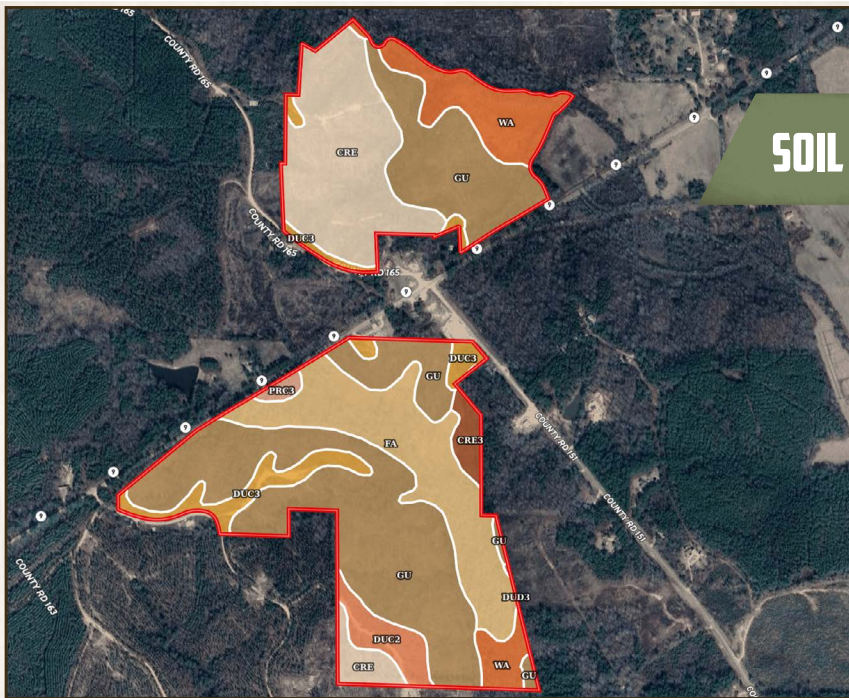
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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Gu	Gullied land	73.82	43.89	0	-	7e
CrE	Cuthbert, Dulac, and Ruston soils, 12 to 35 percent slopes (sweatman, providence and smithdale)	32.59	19.38	0	43	7e
Fa	Falaya silt loam (oaklimeter)	26.97	16.03	0	79	2w
Wa	Waverly silt loam (rosebloom)	15.45	9.19	0	77	3w
DuC3	Dulac silt loam, 5 to 8 percent slopes, severely eroded	10.09	6.0	0	29	4e
DuC2	Dulac silt loam, 5 to 8 percent slopes, eroded	5.32	3.16	0	48	3e
CrE3	Cuthbert, Dulac, and Ruston soils, 12 to 35 percent slopes, severely eroded (sweatman, providence and smithdale)	2.75	1.63	0	35	7e
PrC3	Providence silt loam, 5 to 8 percent slopes, severely eroded	1.13	0.67	0	39	4e
DuD3	Dulac silt loam, 8 to 12 percent slopes, severely eroded	0.07	0.04	0	42	6e
TOTALS		168.1 (9*)	100%	-	32.18	5.5



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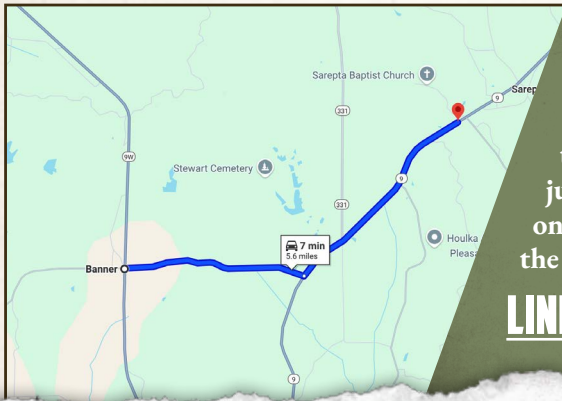
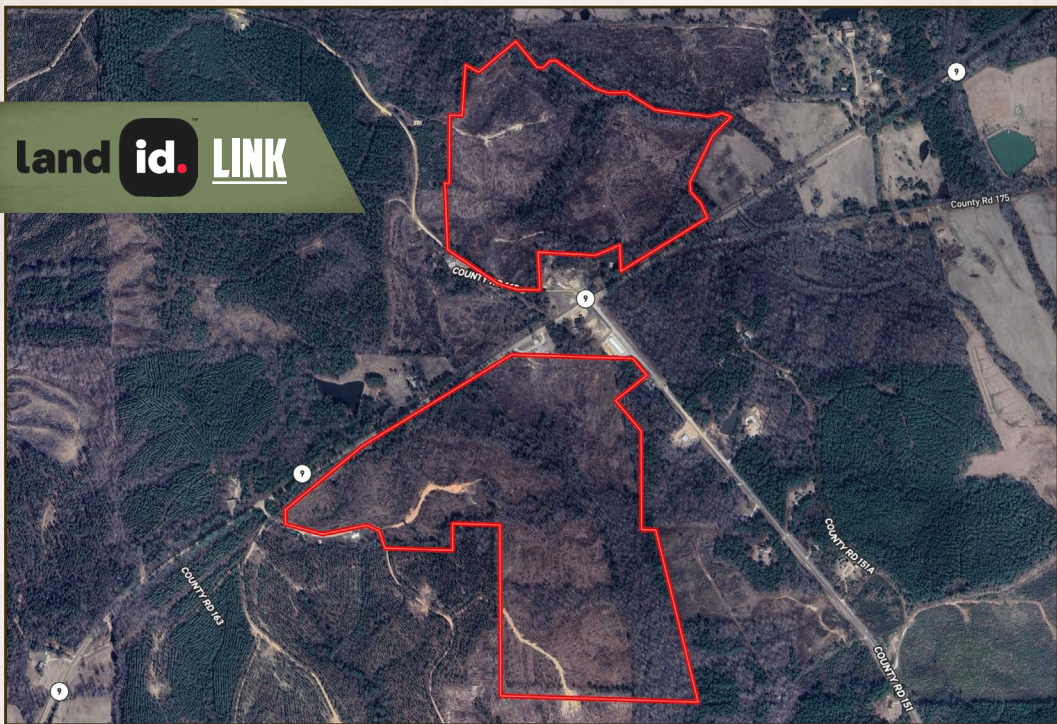
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land id. LINK



Directions From Banner, MS: Travel 2.5 miles east on CR 267. Turn left on HWY 9N and continue 3 miles to the first parcel on the right. Continue just past the water tower and turn left on CR 165. The second parcel will be on the right in 250 yards.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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