



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

41.59± ACRES
CALHOUN COUNTY, MS
\$207,950

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

THE CALHOUN 41.59

PROPERTY PROFILE

LOCATION:

- Hwy 9
Bruce, MS 38915
- Calhoun County
- 3.8± Miles E of Banner
- 8.3± Miles N of Bruce
- 18.5± Miles N of Calhoun City
- 22.9± Miles SW of Pontotoc
- 26.5± Miles S of Oxford

COORDINATES:

- 34.1015, -89.3261

PROPERTY USE:

- Open Pasture Ground
- Potential Home Site
- Mini-Farm
- Recreational
- Hunting

PROPERTY INFORMATION:

- 41.59± Total Surveyed Acres
- 23± Acres of Pasture Ground
- 18± Acres of Mixed
Hardwoods and Pines
- Cowpen Creek Frontage
- Hwy 9 Frontage
- Electric Fenced Pasture
- Utilities Available Nearby
 - Pontotoc EPA
 - Mt. Comfort Water Assn. Inc.
- Bruce School District

TAX INFORMATION:

- Parcel # 130900-008-02-29
- Taxes TBD at Closing



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

CALEB WARREN

LAND SPECIALIST

C: 662-736-6764

O: 662-238-4077

caleb@smalltownproperties.com

50 CR 401 - Oxford, MS 38655

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE CALHOUN 41.59

PRISTINE PASTURE GROUND IN CALHOUN COUNTY, MS! Bordering Hwy 9 in Calhoun County, MS, this beautiful 41.59± surveyed acre tract offers the perfect opportunity to build your dream home or start a mini-farm! The property features approximately 23 acres of clean pasture ground, with the remaining acreage consisting of a mixture of hardwoods and pines. Cowpen Creek, a live, year-round creek, runs through the northern portion of the property, offering an ideal water source for wildlife and livestock. With the combination of open pastures, timber, and hunting potential, the Calhoun 41.59 is a solid choice!



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

CALEB WARREN

LAND SPECIALIST

C: 662-736-6764

O: 662-238-4077

caleb@smalltownproperties.com

50 CR 401 - Oxford, MS 38655

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

MORE ABOUT THE CALHOUN 41.59

The property is located roughly 30 minutes from the energetic town of Oxford, allowing you to be in the peaceful countryside but not too far from the amenities of town. Utilities are available nearby, provided by Pontotoc EPA and Mt. Comfort Water Assn. Inc. The flat terrain and access to utilities make this land the perfect place to build your dream home.

The Calhoun 41.59 is worth considering if you are searching for a place to call home, hunt, or create a mini-farm.

**Contact Caleb Warren today to schedule a private showing
and experience #TheSmallTownWay.**



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

CALEB WARREN

LAND SPECIALIST

C: 662-736-6764

O: 662-238-4077

caleb@smalltownproperties.com

50 CR 401 - Oxford, MS 38655

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

41.59± ACRES

CALHOUN COUNTY, MISSISSIPPI



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

CALEB WARREN

LAND SPECIALIST

C: 662-736-6764

O: 662-238-4077

caleb@smalltownproperties.com

50 CR 401 - Oxford, MS 38655

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

41.59± ACRES

CALHOUN COUNTY, MISSISSIPPI



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

CALEB WARREN

LAND SPECIALIST

C: 662-736-6764

O: 662-238-4077

caleb@smalltownproperties.com

50 CR 401 - Oxford, MS 38655

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

41.59± ACRES

CALHOUN COUNTY, MISSISSIPPI



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

CALEB WARREN

LAND SPECIALIST

C: 662-736-6764

O: 662-238-4077

caleb@smalltownproperties.com

50 CR 401 - Oxford, MS 38655

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

41.59± ACRES

CALHOUN COUNTY, MISSISSIPPI



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

CALEB WARREN

LAND SPECIALIST

C: 662-736-6764

O: 662-238-4077

caleb@smalltownproperties.com

50 CR 401 - Oxford, MS 38655

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

41.59± ACRES

CALHOUN COUNTY, MISSISSIPPI



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

CALEB WARREN

LAND SPECIALIST

C: 662-736-6764

O: 662-238-4077

caleb@smalltownproperties.com

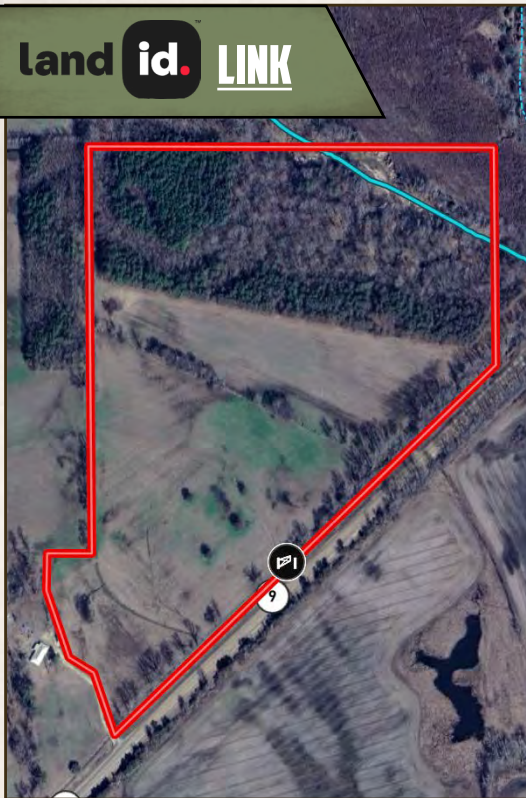
50 CR 401 - Oxford, MS 38655

smalltownproperties.com

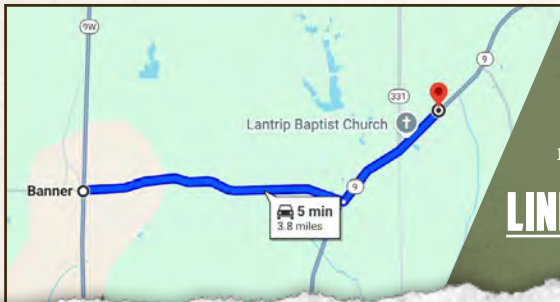
Information is believed to be accurate but not guaranteed.

41.59± ACRES CALHOUN COUNTY, MISSISSIPPI

land **id.** **LINK**



INFRARED MAP



Directions From Banner, MS: Travel 2.5 miles east on County Road 267. Turn left on HWY 9 and continue 1.3 miles to the property on the left.

LINK TO GOOGLE MAP DIRECTIONS



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

CALEB WARREN

LAND SPECIALIST

C: 662-736-6764

O: 662-238-4077

caleb@smalltownproperties.com

50 CR 401 - Oxford, MS 38655

smalltownproperties.com

Information is believed to be accurate but not guaranteed.