



**63± ACRES**  
**GRENADA COUNTY, MS**  
**\$189,000**



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE™

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# THE GRENADA 63

## PROPERTY PROFILE

### LOCATION:

- San Roc Road  
Grenada, MS 38901
- Grenada County
- 2.1± Miles N of the  
Hwy 7/I-55 Intersection
- 8.6± Miles N of Grenada
- 10± Miles NW of Grenada Lake
- 33.1± Miles S of Batesville

### COORDINATES:

- 33.87671, -89.84976

### TAX INFORMATION:

- TBD

### PROPERTY USE:

- Potential Home Sites
- Development
- Hunting
- Recreation
- Investment

### PROPERTY INFORMATION:

- 63± Acres
- Wooded
- Gently Rolling Terrain
- Frontage on San Roc Road
- Quality Timber
- Utilities Nearby
- Wildlife: Deer and Turkey



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Information is believed to be accurate but not guaranteed.



# WELCOME TO THE GRENADA 63

**IF YOU ARE LOOKING FOR CONVENIENT COUNTRY LIVING, THE GRENADA 63 IS JUST FOR YOU!** This beautiful property offers a rare blend of privacy in a beautiful hardwood setting! The land is located off San Roc Road approximately two miles north of the I-55 and Hwy 7 intersection in Grenada, Mississippi. Whether you're looking for a place to develop, hunt, establish your forever home, or simply invest in quality land, this Grenada County tract is a strong choice.

The land is fully wooded, providing a peaceful natural setting and the ideal location for secluded country living. A good road system travels through the center of the property, giving easy access to every acre. This tract also has great potential for deer and turkey hunting. With gently rolling terrain, the land is easy to walk and visually appealing, offering several potential build sites. Utilities are close by, allowing quick power, water, and fiber internet connections.

If you're searching for a versatile tract in a convenient location with natural beauty and development possibilities, the Grenada 63 deserves a closer look. An additional 15± acre parcel, bordering the property to the north, is also available for purchase.

**Contact Hunter Pridgen or Wilson Britt today  
to learn more and experience #TheSmallTownWay!**



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## SOIL MAP



## SOIL MAP LEGEND

| Code            | Description  | Acres | %      | CPI                  | NCCPI                      | CAP                      | ? |
|-----------------|--|-------|--------|----------------------|----------------------------|--------------------------|---|
| <b>RpF</b>      | Ruston-Providence association, hilly (smithdale, providence) | 56.89 | 89.52% | -                    | 34                         | 7e                       | ? |
| <b>FI</b>       | Falaya silt loam, local alluvium                             | 6.61  | 10.4%  | -                    | 76                         | 2w                       | ? |
| <b>Ff</b>       | Falaya silt loam   | 0.04  | 0.06%  | -                    | 76                         | 2w                       | ? |
| <b>Totals</b>   |  |       |        |                      |                            |                          |   |
| <b>63.55 ac</b> |  |       |        | <b>0 CPI Average</b> | <b>38.39 NCCPI Average</b> | <b>6.48 Cap. Average</b> |   |



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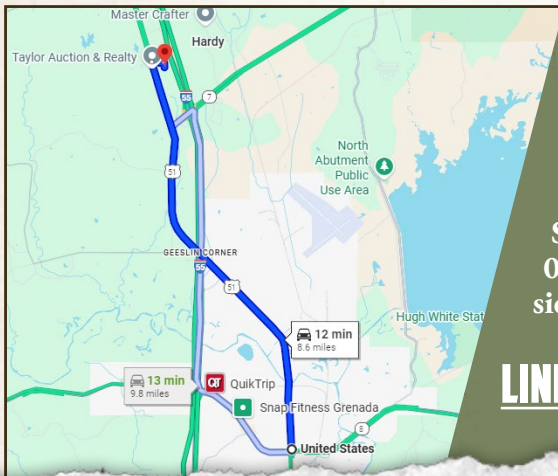


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land id. LINK



Directions From the Intersection of Sunset Drive and Hwy 51: Travel 8.1 miles north on Hwy 51. Turn right on San Roc Road and travel 0.2 miles. Turn right onto San Roc Road South and continue 0.05 miles to the destination on both sides of the road.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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