

**67± ACRES**  
**CARROLL COUNTY, MS**  
**\$194,300**



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**OFFICE (662) 846-1425**

# THE CARROLL 67

## PROPERTY PROFILE

### LOCATION:

- Carroll County, MS
- Frontage on County Road 53
- 29± Miles S of Greenwood
- 85± Miles N of Madison

### COORDINATES:

- 33.37395, -89.89219

### PROPERTY USE:

- Recreational
- Deer, Turkey, and Small Game Hunting
- Potential Cabin Site
- Timber Investment

### PROPERTY INFORMATION:

- 67± Total Acres
- Rolling Topography
- Internal Trails
- Plantation Pine
- Mixed Hardwoods
- Utilities Available

### TAX INFORMATION:

- Parcel #102320006001: \$18.29
- Parcel #129050001000: \$70.39
- Parcel #129050001001: \$92.12



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**WILSON BRITT**

LAND SPECIALIST

C: 662-299-2367

O: 662-846-1425

[wilson@smalltownproperties.com](mailto:wilson@smalltownproperties.com)

701 W. Sunflower Rd - Cleveland, MS 38732

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.



# WELCOME TO THE CARROLL 67

**WELCOME TO THE CARROLL 67 SITUATED ON COUNTY ROAD 53.** Tucked in the hills of Carroll County, MS, this 67± acre tract features primarily plantation pine and wildlife habitat. With the property thinned several years ago, the new undergrowth provides ideal place for deer bedding and turkey roosting. Due to the amount of pine trees, this property is also a consideration for timber investment.

Utilities are available for a potential cabin site. An excellent road system traverses the property, and its rolling topography allows for easy riding or walking. Readily accessible from County Road 53 and the Spring Lake Community, you can be hunting within minutes!

**The Carroll 67 is worth considering soon;  
contact Wilson Britt for a private showing today!**



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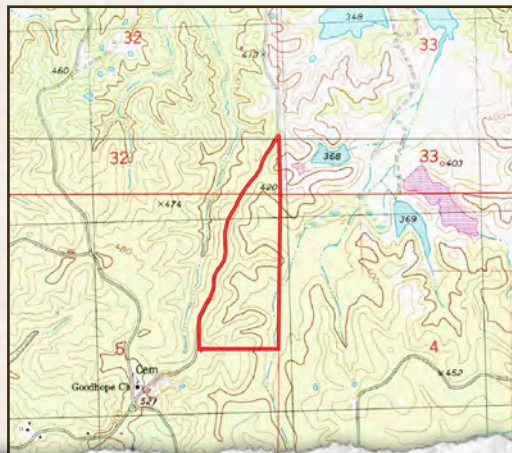
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land **id.** LINK



## TOPOGRAPHY MAP



## INFRARED MAP



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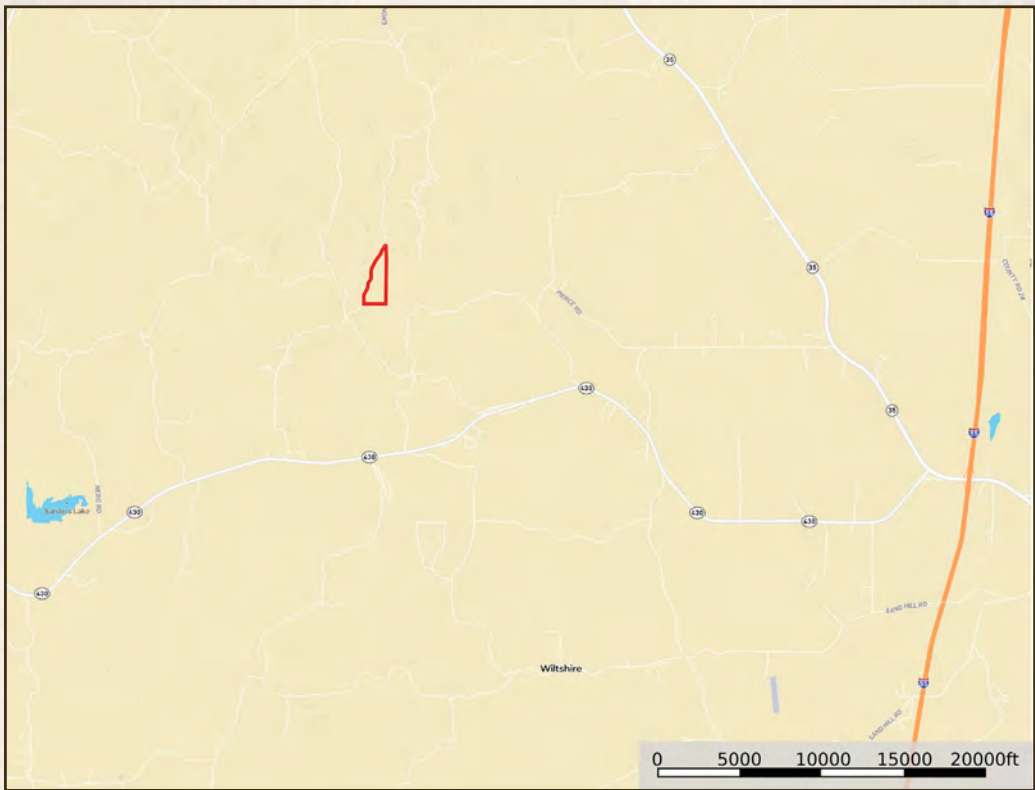
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Directions from Greenwood, MS: Merge onto US-49E/US-82 E via the ramp to Winona. Continue to follow US-82 E for 16.3 miles. Turn right onto County Rd 272 and drive 0.6 miles. Turn right onto Enon Road and proceed 7.6 miles. Enon Road turns slightly left and becomes Good Hope Road. Continue for 1.5 miles and the destination will be on the left.

**[LINK TO GOOGLE MAP DIRECTIONS](#)**



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