



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

WELCOME TO *The Slabbin' Cabin*

**475 DEER CREEK ROAD
GRENADA COUNTY, MS**
A CABIN ON 3± ACRES | \$499,500

JUST MINUTES FROM GRENADA LAKE



OFFICE (769) 888-2522 | WWW.SMALLTOWNPROPERTIES.COM

THE SLABBIN' CABIN

PROPERTY PROFILE

LOCATION:

- 475 Deer Creek Road
Grenada MS, 38901
- Grenada County
- 5.3± Miles SE of the South
Abutment Boat Launch
- 5.5± Miles NE of Grenada
- 28.1± Miles SW of Calhoun City
- 46.2± Miles SE of Batesville
- 51.9± Miles SW of Oxford

COORDINATES:

- 33.7844, -89.7335

PROPERTY USE:

- Residential
- Hunting & Fishing
- Recreational
- Investment
- Income-Producing

PROPERTY INFORMATION:

- 3± Acre Lot
- 1,745± SqFt Cabin
- 2 Bedrooms/2 Baths
- Fully-Furnished
- Spacious Open Floor Plan
- Stainless Steel Appliances
- Concrete Countertops
- Covered Front Porch
- 66'x40' Shop
- 2 Enclosed RV Hookups
- Exterior RV Hookup
- Boat Storage Bay
- Garage/Storage Room

TAX INFORMATION:

- \$5,199.33 (2025)
- Parcel #: 101-12-004.22



ADAM HESTER, ALC | ASSOCIATE BROKER
C: 601-506-5058 | adam@smalltownproperties.com

Information is believed to be accurate but not guaranteed.

CALEB WARREN | LAND SPECIALIST
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4848 Main St. - Flora, MS 39071 | O: 769-888-2522 | smalltownproperties.com | 50 CR 401 - Oxford, MS 38655 | O: 662-238-40777

WELCOME TO THE SLABBIN' CABIN

WELCOME TO THE SLABBIN' CABIN, A UNIQUE CABIN RETREAT ON 3± ACRES LOCATED AT 475 DEER CREEK ROAD IN GRENADA, MISSISSIPPI, JUST MINUTES FROM GRENADA LAKE, ONE OF MISSISSIPPI'S PREMIER DESTINATIONS FOR FISHING, BOATING, AND YEAR-ROUND OUTDOOR RECREATION. Whether you're looking for a private Grenada County getaway, a hunting and fishing base camp, or a proven income-producing property, this cabin and 3± acres offer a rare combination of all three.

The cabin features approximately 1,745 heated and cooled square feet with two bedrooms and two bathrooms, designed around a spacious open-concept living, kitchen, and dining area. The layout creates a comfortable, inviting space for hosting family, friends, or guests after a day on the water or in the woods. The cabin is equipped with a Lutron smart lighting system, allowing seamless integration with smart home devices.



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MORE ABOUT THE SLABBIN' CABIN

There is also additional room behind the cabin, offering a wooded view and an opportunity to expand to add future value. Currently operating as a successful rental, The Slabbin' Cabin experiences strong seasonal demand and consistent bookings, making it an excellent option for those looking to generate income while still enjoying personal use. The Slabbin' Cabin is being sold fully furnished and move-in ready, including all stainless steel appliances, allowing for a seamless transition for continued rental use or immediate enjoyment.

A standout feature is the attached 40'x66' shop, built with the outdoorsman in mind. It includes two enclosed RV hookups, a dedicated boat storage bay, a fish cleaning station with storage room, and an additional exterior camper hookup for extra guests or parking. This setup makes it ideal for accommodating groups, hosting trips, or maximizing rental potential. For added convenience, the property is located within 7± miles of the Main Grenada Lake Landing, Pine Woods Landing, North Graysport Landing, and the South Graysport Landing.

Opportunities like The Slabbin' Cabin, offering location, functionality, and income potential just minutes from Grenada Lake, are hard to find.

**Contact Adam Hester or Caleb Warren to schedule a private tour
and see what all 475 Deer Creek Road has to offer!**

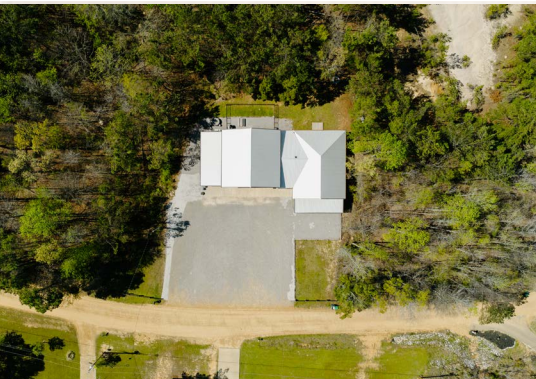


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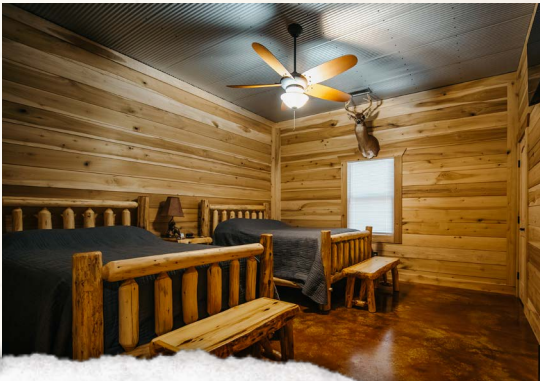
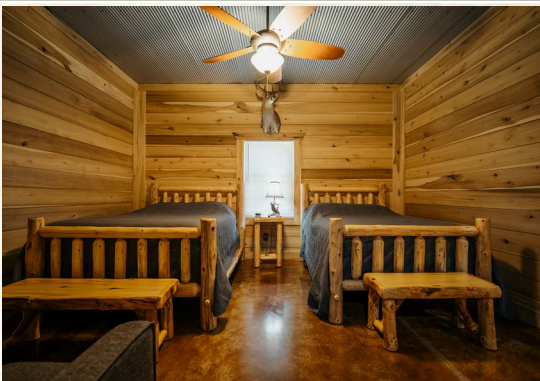
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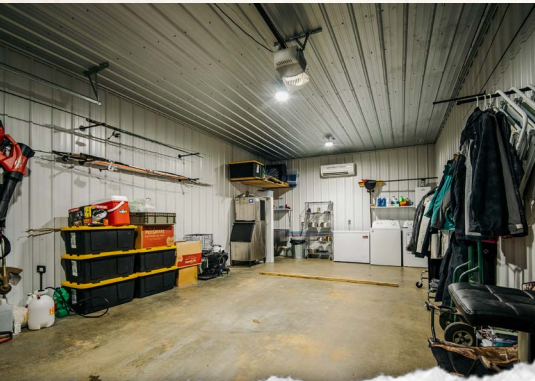
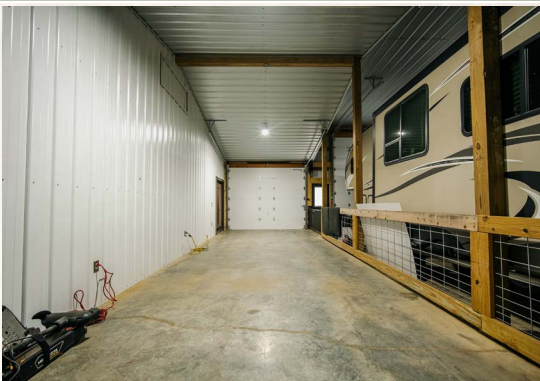
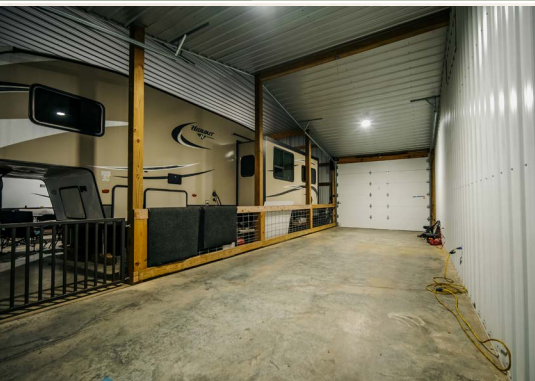
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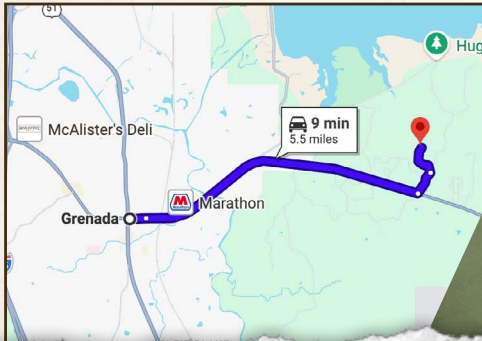
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land **id.** [LINK](#)



Directions From Grenada, MS:
 Travel on MS-8 East for 4.4 miles.
 Turn left onto Hugh White State
 Park Road and proceed for 0.4 miles.
 Turn left onto Deer Creek Road, and the
 property will be on your left in 0.5 miles.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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