



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

157± ACRES WITH A HOME
CALHOUN COUNTY, MS

\$759,000



OFFICE (662) 338-2027 | WWW.SMALLTOWNPROPERTIES.COM

THE CALHOUN 157

PROPERTY PROFILE

LOCATION:

- 30 County Road 281A
Banner, MS 38913
- Calhoun County
- 12± Miles E of Water Valley
- 16± Miles SE of Oxford
- 40± Miles SE of the
Holly Springs National Forest

COORDINATES:

- 34.13822, -89.42751

TAX INFORMATION:

2024

- Parcel #070300-006-00-08
Amount \$96.25
- Parcel #070300-007-00-08
Amount \$83.92
- Parcel #070300-008-00-08
Amount \$84.05
- Parcel #070300-005-00-08
Amount \$1,815.00
- Parcel #070300-005-01-08
Amount \$15.50

PROPERTY USE:

- Recreational
- Residential
- Hunting
- Weekend Retreat
- Passive Income
- Trail Riding

PROPERTY INFORMATION:

- 157± Total Acres
- 15± Acres Pine Timber in CRP
 - Currently Pays \$2,422/year
through 2030
- 2 Bedroom/1.5 Bath House
- Mature Hardwood Timber
- Open Pasture Ground
- Internal Trails
- Paved Road Frontage
- Secluded Feel
- Frontage on the Otoucalofa Creek
- Abundant Wildlife
- Seller is a Licensed MS Real Estate Agent



MICHAEL COOPER | MANAGING BROKER
C: 662-285-8686 | mcooper@smalltownproperties.com

JACOB HANSON | LAND SPECIALIST
C: 662-386-3814 | jacob@smalltownproperties.com

Information is believed to be accurate but not guaranteed.

501 Hwy 12 W Ste.150B - Starkville, MS 39071 | O: 662-338-2027 | smalltownproperties.com

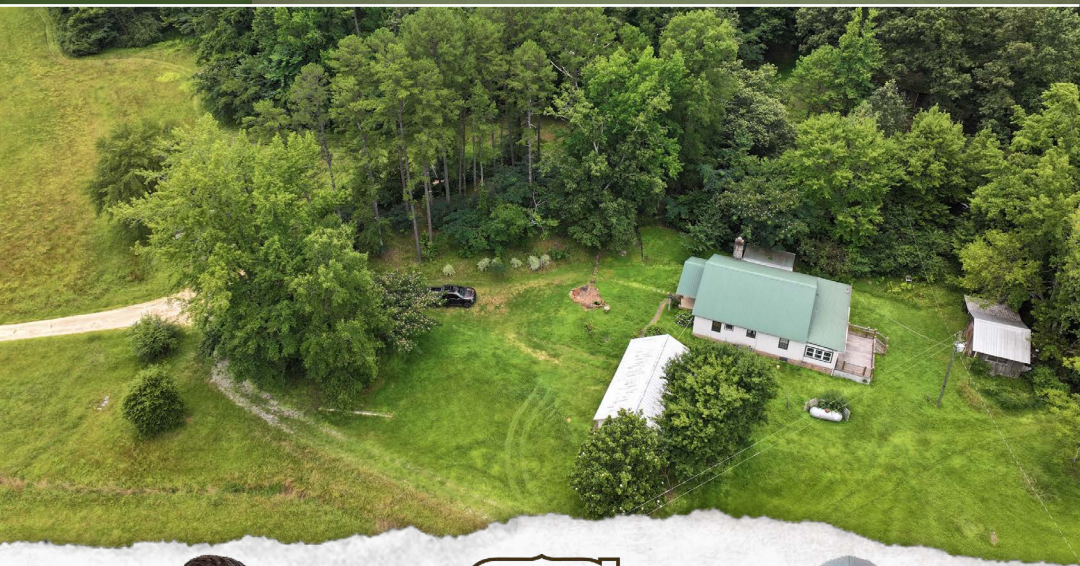
WELCOME TO THE CALHOUN 157

THIS BEAUTIFUL 157± ACRE PROPERTY IN CALHOUN COUNTY OFFERS A PERFECT BLEND OF ROLLING HILLS, MATURE HARDWOOD TIMBER, AND OPEN PASTURE GROUND, CREATING A PEACEFUL AND SECLUDED SETTING JUST A SHORT DRIVE FROM OXFORD, MISSISSIPPI. A home offering two bedrooms, one full bath and one half bath makes for a great weekend getaway or full-time residence. The live Otoucalofa Creek runs through the property, adding to its natural charm. Internal trails wind through the hardwood timber, providing easy access throughout and making it perfect for trail riding, hunting, or simply enjoying the outdoors. Approximately 15± acres of pine timber are enrolled in CRP, generating \$2,422 annually through 2030.

With abundant wildlife, paved road frontage, and a mix of beauty and functionality, this property is a rare find in a prime location.

**Contact Michael Cooper or Jacob Hanson
today to schedule a personal tour.**

DISCLAIMER: Seller is a licensed Mississippi real estate agent.



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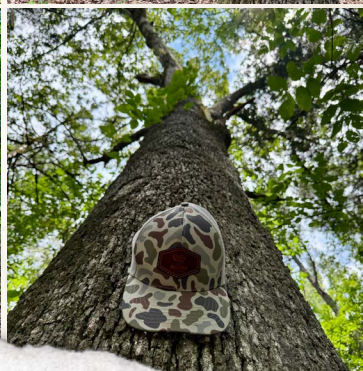
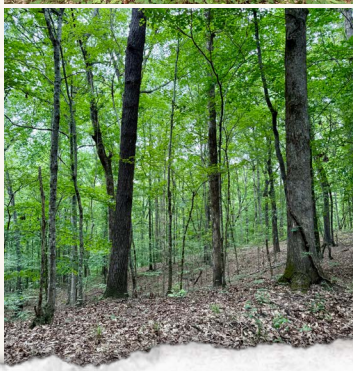
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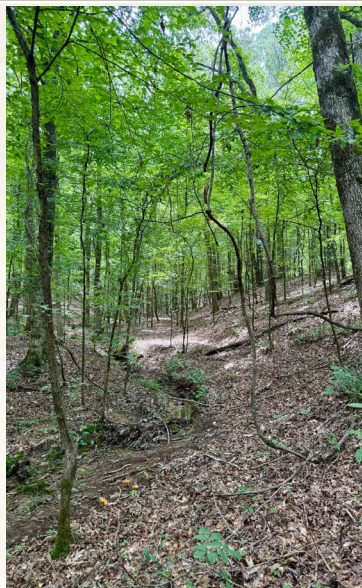
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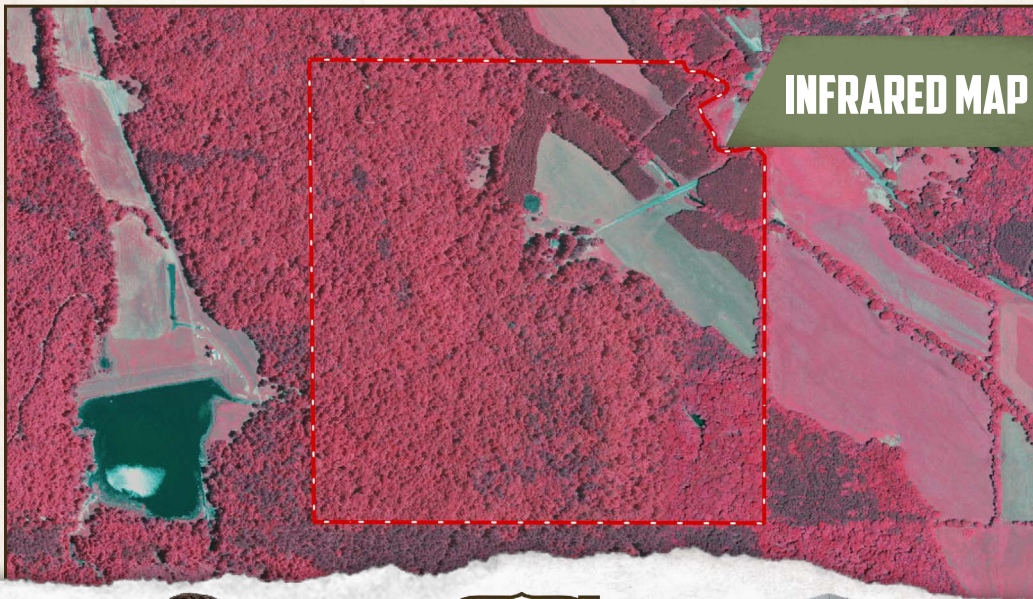
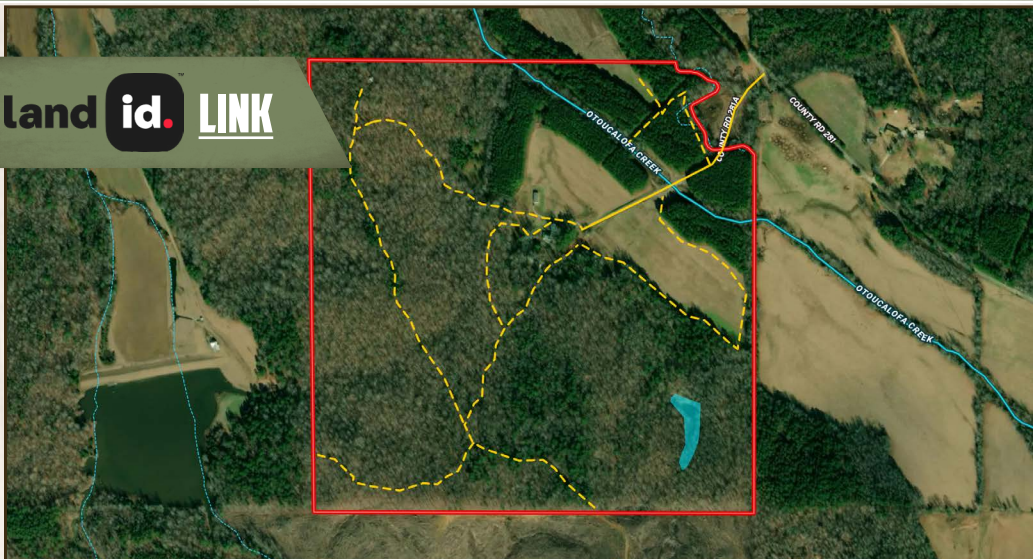
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Directions From the Intersection of Hwy 9W and Hwy 315 in Paris, MS: Travel 1.7 miles south on Hwy 9W. Turn right onto County Road 281 and continue 1.9 miles. Turn onto County Rd 281A and proceed 0.3 miles where the road will stop at the destination.

Physical Address:

30 County Road 281A | Banner, MS 38913

[LINK TO GOOGLE MAP DIRECTIONS](#)



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