



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

**A HOME ON 22± ACRES  
CARROLL COUNTY, MS**  
**\$329,000**



OFFICE (769) 888-2522 | [WWW.SMALLTOWNPROPERTIES.COM](http://WWW.SMALLTOWNPROPERTIES.COM)

## LOCATION:

- 146 CR 121  
Carrollton, MS 38917
- Carroll County
- 5.2± Miles SW of Jefferson
- 7.1± Miles N of North Carrollton
- 16.8± Miles SW of Grenada
- 20± Miles NW of Winona
- 24.6± Miles E of Greenwood

## COORDINATES:

- 33.58816, -89.93224

## PROPERTY USE:

- Residential
- Recreation
- Hunting
- Investment

## PROPERTY INFORMATION:

- 22± Acres
- 1,865± SqFt Brick Home
  - 3 Bedrooms/2 Baths
  - Wood Burning Stove Fireplace Insert with Concrete Firewood Pad
  - Walk-in Pantry
  - Sensi Thermostat (Controlled by App)
  - Large Domestic Muscadine Arbor
  - Maintenance Free Exterior
- In-Ground Fire Pit
- 12x20 Storage Shed
- Concrete Dog Kennel
- Open Pastureland
- Storage Barn in Pasture
- Pond

## TAX INFORMATION:

- TBD at Closing



**BARRY HOLT** | LAND SPECIALIST  
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**HUNTER ROBISON** | LAND SPECIALIST  
C: 662-816-7987 | [hrobison@smalltownproperties.com](mailto:hrobison@smalltownproperties.com)

# WELCOME TO THE CARROLL 22

**WELCOME TO COUNTRY LIVING IN THE HEART OF CARROLL COUNTY, MISSISSIPPI!** This beautiful 22± acre property offers a home along with the perfect blend of open pastureland and scattered hardwoods, ideal for cattle, hay production, and hunting opportunities.

A 1,865± square foot brick home features three bedrooms and two full bathrooms with a warm, inviting interior. Inside, you'll find a mix of stained concrete, tile, and hardwood floors, with custom wooden built-ins accenting both the living and dining areas. The home has a wood burning stove fireplace insert, concrete firewood pad, walk-in pantry, large domestic muscadine arbor, and a Sensi thermostat for the central unit that can be controlled by app. The view from the front door showcases the large yard and scenic view. Step out back to a relaxing covered porch complete with an in-ground fire pit, porch swing, and a spectacular view overlooking the beautiful timber.



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# MORE ABOUT THE CARROLL 22

Additionally, you'll find a 12x20 storage shed and concrete dog kennel—perfect for storing equipment and keeping your pets secure. The land itself is a true highlight, with a mix of open fields and hardwood patches, plus sawtooth oaks planted throughout for added beauty and wildlife forage.

Accessed by a long gravel drive off County Road 121, this property offers peace and privacy in a quiet rural setting while still being conveniently located, just 5.2 miles southwest of Jefferson, 7.1 miles north of North Carrollton, 16.8 miles southwest of Grenada, 20 miles northwest of Winona, and 24.6 miles east of Greenwood.

Whether you're looking for a small farm, a weekend getaway, or a full-time country home, the Carroll 22 checks all the boxes.

**Contact Hunter Robison or Barry Holt today to schedule a personal tour and make 146 County Road 121 your new address!**



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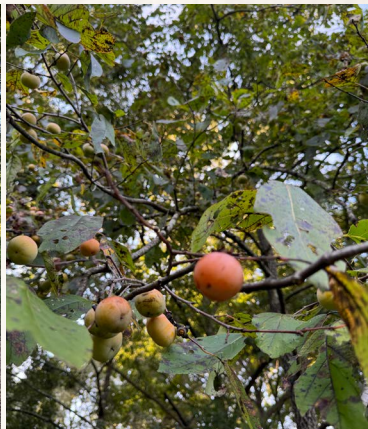
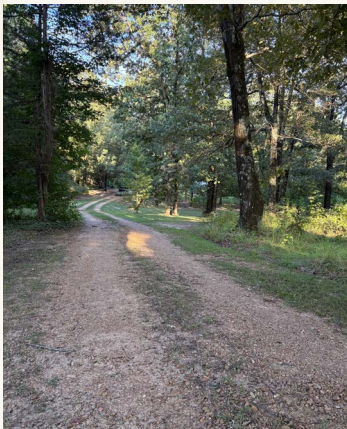
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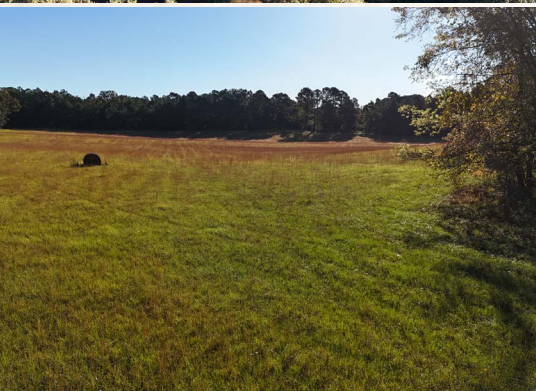
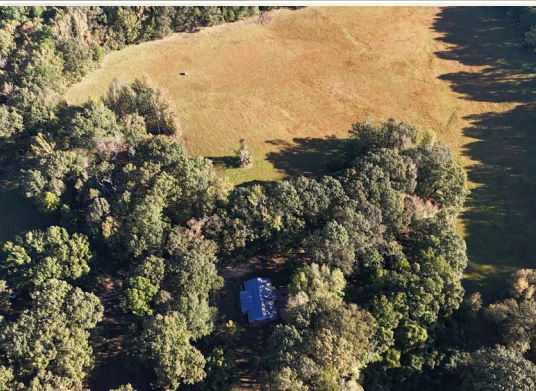
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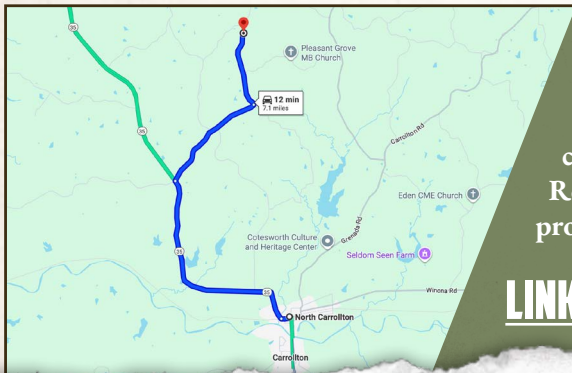
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land id. LINK



Directions From North Carrollton, MS: Travel 3.7 miles north on MS-35 N. Turn right on Co Rd 130 and continue 1.9 miles. Turn left on Bethel Road and proceed 1.3 miles to the property on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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