



80± ACRES
CALHOUN COUNTY, MS
\$169,500



OFFICE (662) 238-4077 | WWW.SMALLTOWNPROPERTIES.COM

THE CALHOUN 80

PROPERTY PROFILE

LOCATION:

- CR 311
Calhoun City, MS 38916
- Calhoun County
- 4.8± Miles W of Calhoun City
- 14.9± Miles S of Bruce
- 36.7± Miles E of Grenada
- 45± Miles S of Oxford

PROPERTY USE:

- Hunting
- Recreational
- Investment

PROPERTY INFORMATION:

- 80± Total Acres
- Majority Pine Timber
- 28-Year-Old Plantation Pines
- 18-Year-Old Plantation Pines
- Great Internal Road System
- Creek Frontage
- Deer, Turkey, Small Game

COORDINATES:

33.86955, -89.37239

TAX INFORMATION:

- 2024 - \$277.73



LUKE GOSSETT | LAND SPECIALIST
C: 662-832-8822 | lgossett@smalltownproperties.com



HUNTER ROBISON | LAND SPECIALIST
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WELCOME TO THE CALHOUN 80

IF YOU'VE BEEN SEARCHING FOR A PLACE THAT CHECKS ALL THE BOXES—TIMBER, ROAD FRONTAGE, UTILITIES, AND HUNTING—THE CALHOUN 80 DESERVES A LOOK! Located near Calhoun City, Mississippi, this 80± acre tract offers over 1,300 feet of frontage on County Road 311 with public water and power available, making it easy to set up camp or build a homestead. A creek dissects the property from north to south and serves as a nice water source for the local wildlife. The pine timber has been well managed, with a 28-year-old stand on the east side of the creek and roughly 18-year-old pines on the west side. This stretch between Calhoun City and Big Creek is known for quality deer hunting and some of the best turkey hunting in North Mississippi.

For a ready-to-hunt tract with strong timber value and year-round recreational opportunities, give Hunter Robison or Luke Gossett a call to schedule your private showing.



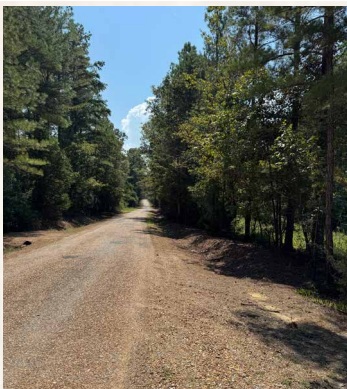
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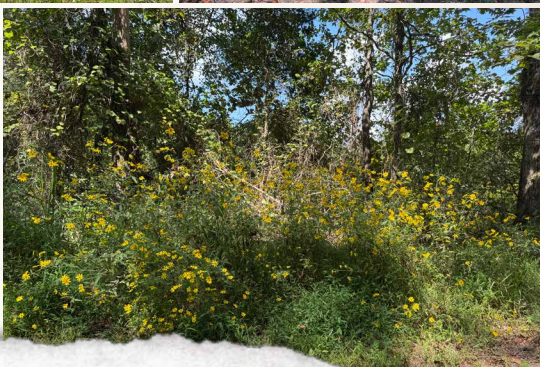
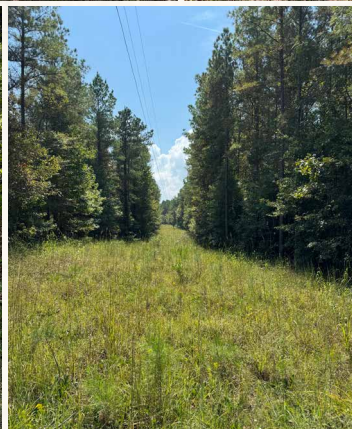
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Information is believed to be accurate but not guaranteed.

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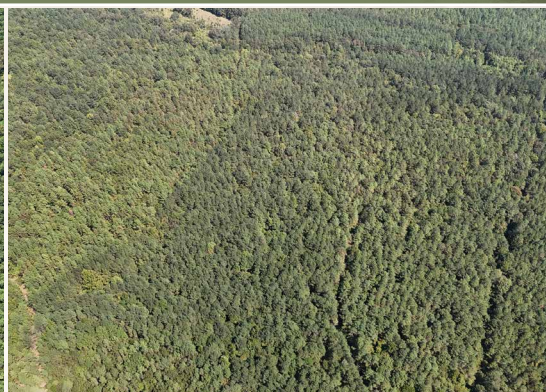
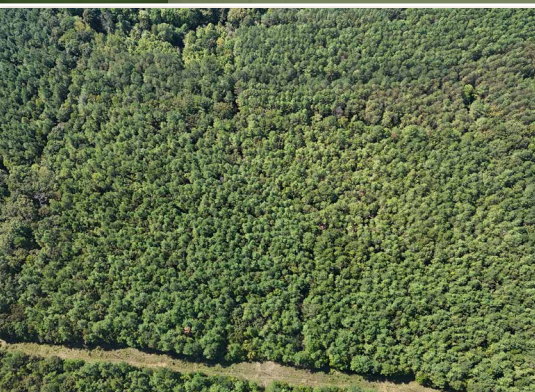
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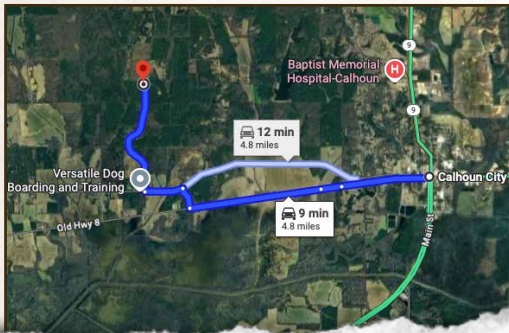
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land id. LINK



Directions From Calhoun City, MS: Travel 1 mile west on Veterans Avenue. Continue on County Road 306/Old 8 for 1.7 miles. Turn right onto Co Rd 307 and proceed 0.3 miles. Turn left onto Old Gauley Road and travel 0.4 miles. Turn right onto County Road 311 and continue 1.4 miles to the destination on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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