

**80± ACRES**  
**CALHOUN COUNTY, MS**  
**\$179,000**



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE™

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# THE CALHOUN 80

## PROPERTY PROFILE

### LOCATION:

- CR 454  
Vardaman, MS 38878
- Calhoun County
- 5.7± Miles SE of Vardaman
- 10.9± Miles SW of Houston
- 13.8± Miles SE of Calhoun City
- 31.4± Miles N of Eupora

### COORDINATES:

- 33.82546, -89.13917

### PROPERTY USE:

- Hunting
- Recreational
- Investment

### PROPERTY INFORMATION:

- 80± Acres
- Mixed Hardwood/Pine
- Gently Rolling Terrain
- Multiple Small Food Plots
- Box Stands to Remain
- Old Deer Camp
- Utilities Available
- Deer, Turkey & Small Game

### TAX INFORMATION:

- 2024 - \$ 254.96



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# WELCOME TO THE CALHOUN 80

**IF YOU ARE IN THE MARKET FOR A TURNKEY HUNTING RETREAT OR A MANAGEABLE RECREATIONAL TRACT WITH BUILDING POTENTIAL, THE CALHOUN 80 IS WORTH CONSIDERING!** This 80± acre tract sits just over five miles south of Vardaman, MS, and offers the perfect blend of timber, access, and wildlife. A well-laid-out internal road system makes navigating the Calhoun County property simple whether you're slipping into the stand, riding trails, or managing food plots. Several small plots are already in place, and three box stands will remain with the property, making it easy to step right in for the upcoming season. The land features a healthy mix of timber and lies in an area known for producing quality whitetail deer and strong turkey numbers.



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# MORE ABOUT THE CALHOUN 80

You will find an older deer camp, and while it adds no value, the advantage is that water, power, and fiber internet have already been run to the camp. With utilities in place, set up a new camp or cabin without the hassle of starting from scratch!

**The Calhoun 80 checks all the boxes—contact Hunter Robison or Luke Gossett today to schedule a personal tour and experience #TheSmallTownWay!**



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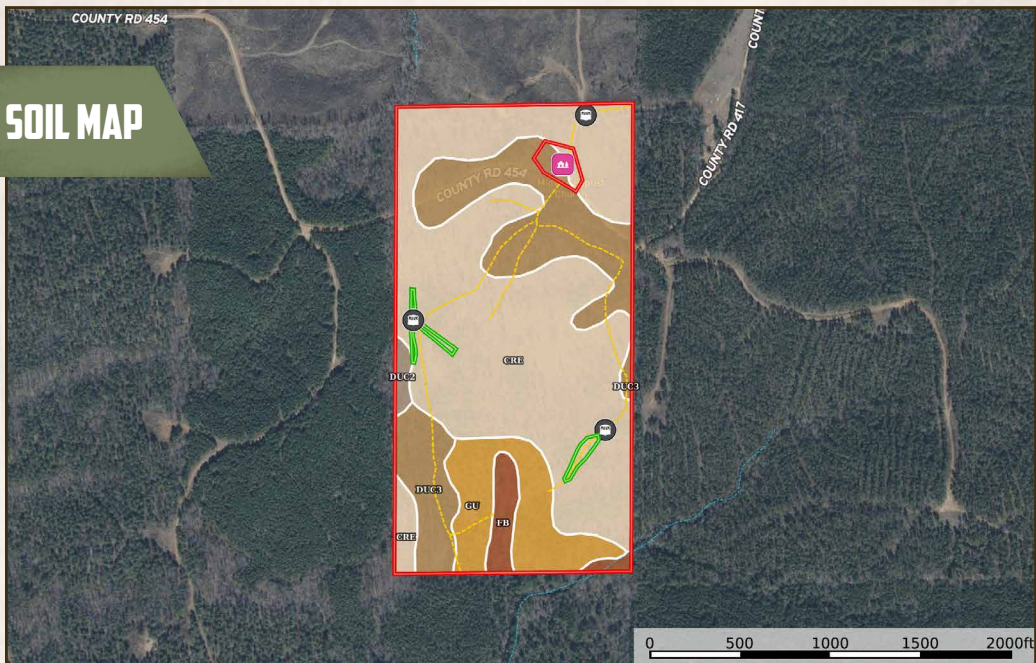
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**50 CR 401 - Oxford, MS 38655 | O: 662-238-4077 | [smalltownproperties.com](http://smalltownproperties.com)**

*Information is believed to be accurate but not guaranteed.*



## SOIL MAP



 Boundary 77.73 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
CrE	Cuthbert, Dulac, and Ruston soils, 12 to 35 percent slopes (sweatman, providence and smithdale)	48.24	62.08	0	43	7e
DuC3	Dulac silt loam, 5 to 8 percent slopes, severely eroded	17.71	22.79	0	29	4e
Gu	Gullied land	8.59	11.05	0	-	7e
Fb	Falaya silt loam, local alluvium (oaklimer)	2.43	3.13	0	79	2w
DuC2	Dulac silt loam, 5 to 8 percent slopes, eroded	0.76	0.98	0	48	3e
TOTALS		77.73(*)	100%	-	36.24	6.12

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.



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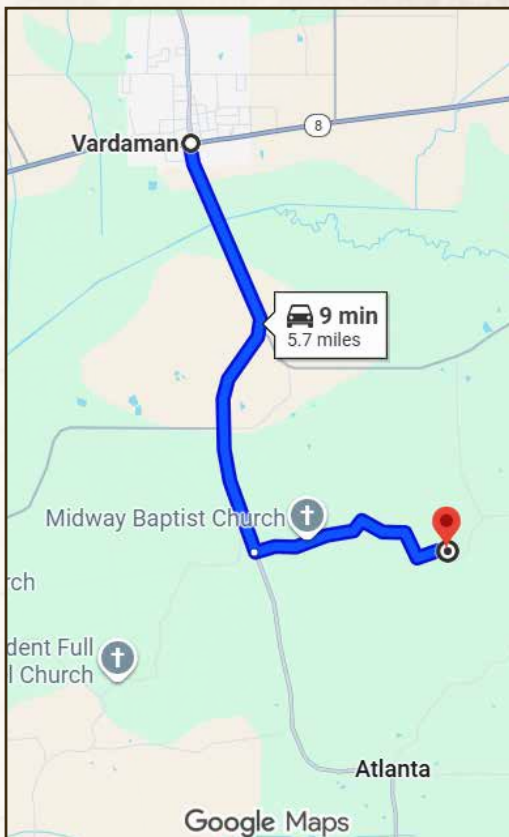
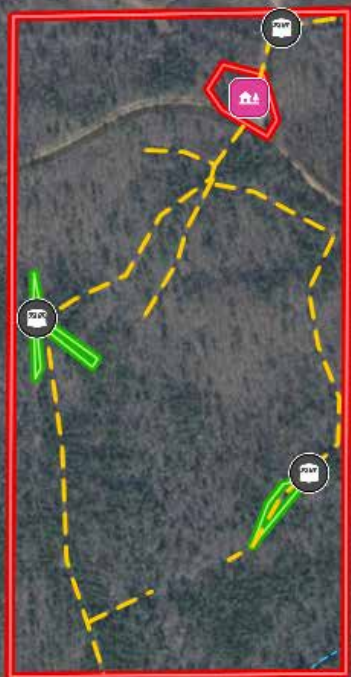


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CALHOUN COUNTY, MISSISSIPPI

land **id.** LINK



Directions From Vardaman, MS: Travel 3.7 miles south on MS-341 S/S Main Street. Turn left onto CR 454 and proceed 1.9 miles to the destination on both sides of the road.

**LINK TO GOOGLE  
MAPS DIRECTIONS**



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