



# SMALLTOWN

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

**A HOME ON 138± ACRES  
GRENADA COUNTY, MS**

**\$619,000**



OFFICE (662) 238-4077 | [WWW.SMALLTOWNPROPERTIES.COM](http://WWW.SMALLTOWNPROPERTIES.COM)

# THE GRENADA 138

# PROPERTY PROFILE

## LOCATION:

- 34599 MS-8  
Gore Springs, MS 38929
- Grenada County
- 11± Miles E of the Wolf Creek  
Boat Ramp on Grenada Lake
- 13± Miles SE of the  
Dogwoods Golf Course
- 14± Miles E of Grenada
- 18± Miles SW of Calhoun City
- 56± Miles NW of Starkville
- 58± Miles SW of Oxford
- 121± Miles NE of Jackson

## COORDINATES:

- 33.75665, -89.579

## TAX INFORMATION:

- \$758.86 (2024)

## PROPERTY USE:

- Residential
- Recreational
- Investment
- Hunting

## PROPERTY INFORMATION:

- 138± Total Acres
- 17.23± Acres Ag Ground
- 1,463± SqFt Home
  - 3 Bedrooms/2 Full Baths
  - Electric Appliances
  - Gas Fireplace
  - Generac Generator
  - 2-Car Carport
  - Fenced Yard
  - Storage Shed
- 0.5± Mile Frontage on MS-8
- Deer & Turkey



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**HUNTER ROBISON**

LAND SPECIALIST

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[hrobison@smalltownproperties.com](mailto:hrobison@smalltownproperties.com)

50 CR 401 - Oxford, MS 38655

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Information is believed to be accurate but not guaranteed.



# WELCOME TO THE GRENADA 138

WELCOME TO THE GRENADA 138, A WELL-MAINTAINED COUNTRY ESTATE FEATURING A 1,463± SQUARE FOOT HOME SITUATED ON AN IMPRESSIVE 138± ACRES IN GRENADA COUNTY, MISSISSIPPI. Built in 2011, the Gore Springs home offers three bedrooms and two full bathrooms with a comfortable, functional layout. The residence features electric appliances, a gas fireplace, and a covered two-car carport. Outside, you'll find a fenced-in yard ideal for pets or family use, a storage shed for equipment, and the peace of mind provided by a Generac generator.

The land is characterized by mostly gently rolling terrain with multiple steep ridge systems intermixed throughout, creating excellent habitat diversity. Two creeks span the property, providing a reliable water source for wildlife throughout most of the year. The timber consists of pockets of mature oaks, with the remainder being a mixed variety of naturally regenerating timber. Additionally, 17.23± acres of productive agricultural ground enhance both usability and income potential.



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# MORE ABOUT THE GRENADA 138

This area of Grenada County is well-known for its incredible deer population and thriving turkey numbers. With the existing open fields and the abundance of hardwoods, this property could be developed into a top-tier hunting tract with the implementation of new internal road systems and food plots in a short period of time. Notably, the property has experienced little to no hunting pressure over 40 years of ownership, further enhancing its recreational potential.

Conveniently located 14± miles east of Grenada, 17.8± miles west of Calhoun City, 57.8± miles south of Oxford, 55.6± miles northwest of Starkville, 121± miles north of Jackson, just 11± miles east of the Wolf Creek Boat Ramp on Grenada Lake—one of the premier crappie lakes in the country—and only 13.4± miles from Dogwoods Golf Course, this property offers an exceptional blend of comfortable living, recreational opportunity, and accessibility.

**Contact Hunter Robison today to schedule a private showing and make 34599 MS-8 your new address.**



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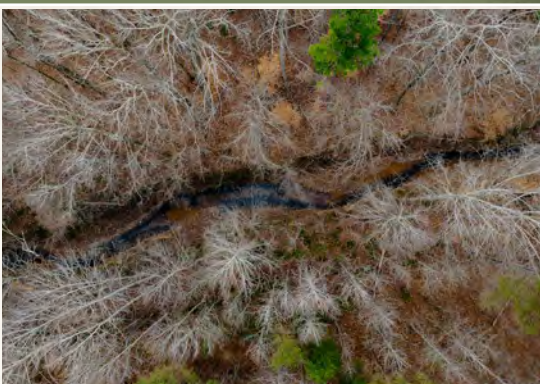
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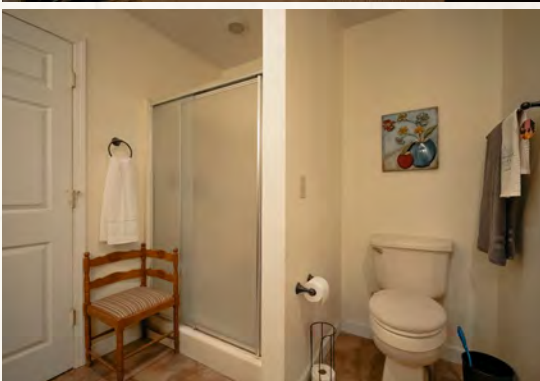
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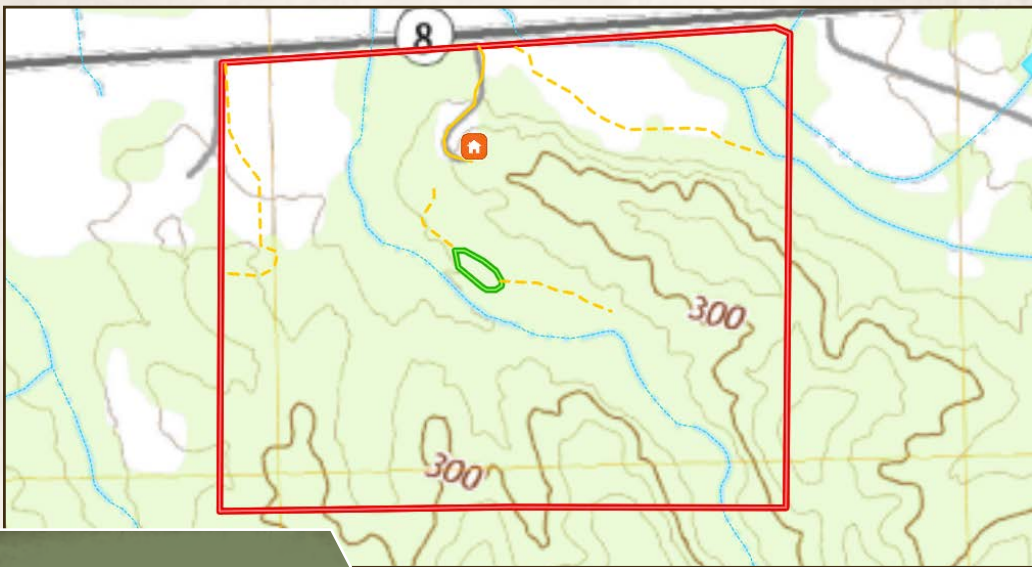
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## TOPOGRAPHY MAPS



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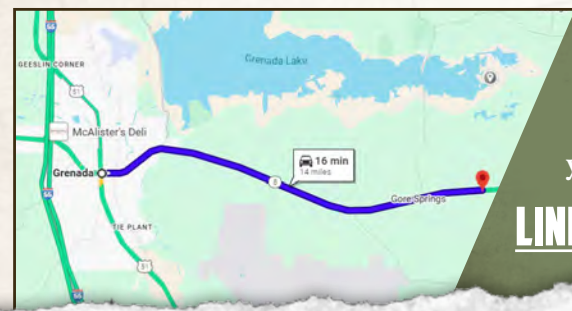
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land id. LINK



Directions From Grenada, MS:  
Travel 13.8 miles on MS-8 E/  
Lakeview Drive to the destination on  
your right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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