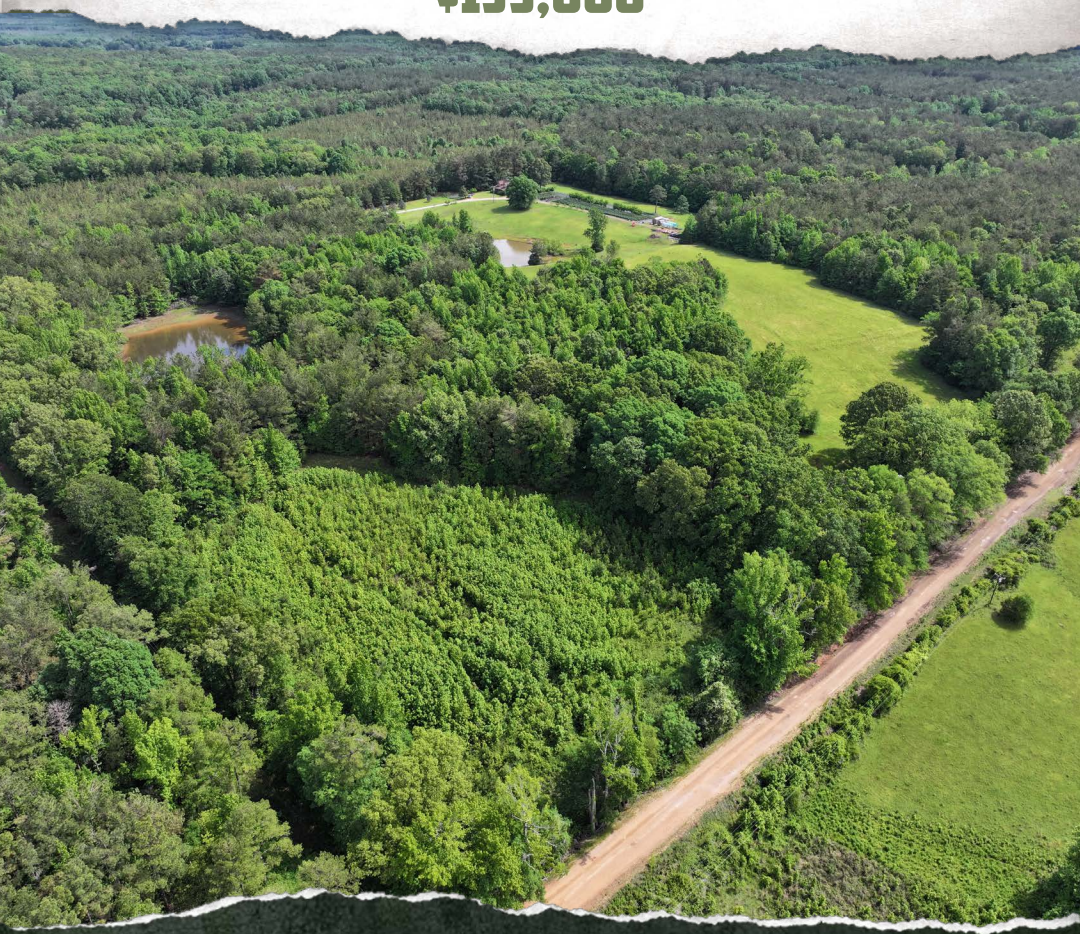
SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

29.29± ACRES
CALHOUN COUNTY, MS

$135,000



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

THE CALHOUN 29.29

PROPERTY PROFILE

LOCATION:

- 34 CR 364
  Calhoun City, MS 38916
- Calhoun County
- 5.7± Miles SW of Calhoun City
- 45.2± Miles S of Oxford
- 48.5± Miles NW of Starkville

COORDINATES:

- 33.7946, -89.366

PROPERTY USE:

- Potential Home/Cabin Site
- Recreational
- Hunting/Fishing
- Potential Mini-Farm

PROPERTY INFORMATION:

- 29.29± Acre
- Road Frontage
- Pond
- Mature Hardwoods
- Rolling Fields
- Utilities On-Site

TAX INFORMATION:

- Total Taxes: $485.12
- Parcel ID 120200-027-01-04
  $84.07
- Parcel ID 120200-027-00-04
  $298.61
- Parcel ID 120200-027-03-04
  $102.44

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AMEILA SANSING
RESIDENTIAL & LAND SPECIALIST
C: 769-204-0230
O: 662-338-2027
ameila@smalltownproperties.com
501 Hwy 12 W Ste. 150B - Starkville, MS 39759
smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE CALHOUN 29.29

WELCOME TO THE CALHOUN 29.29, SITUATED ALONG A QUIET COUNTY ROAD IN CALHOUN CITY, MISSISSIPPI. The 29.29± acre property features a pond and a great setting for a private home site or the option to use the ample road frontage for multiple home sites. The land is filled with large mature hardwoods and rolling fields, creating a truly beautiful landscape. Utilities are already in place thanks to an older home located on the property.

This location is ideal for someone who enjoys the outdoors or is looking to start a mini farm, offering both space and natural beauty in a quiet rural setting.

Contact Ameila Sansing today to schedule a private tour and experience #TheSmallTownWay!

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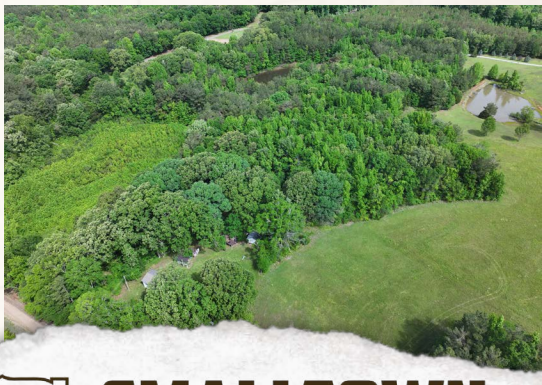

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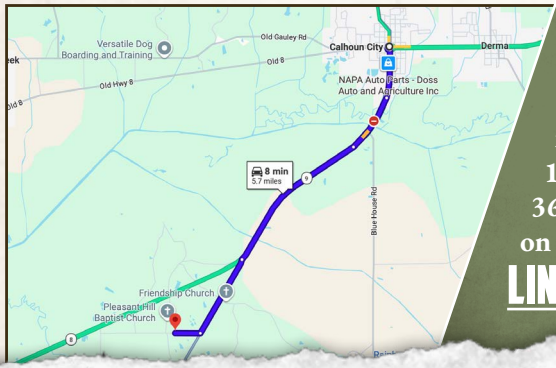
land id. LINK



Directions From Calhoun City, MS: Travel 0.7 miles south on Main Street. Make a slight right and continue towards MS-8 W/MS-9 S and drive 2.4 miles. Turn left on MS-9 S and continue 1.2 miles. Turn right on County Road 364 and travel 0.4 miles to the property on the right.

LINK TO GOOGLE MAP DIRECTIONS

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