

**1,117.8± ACRES**  
**CALHOUN COUNTY, MS**  
**\$3,400,000**



**SMALLTOWN**  
HUNTING PROPERTIES  
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# THE CALHOUN 1,117.8

## PROPERTY PROFILE

### LOCATION:

- County Road 247  
Bruce, MS 38915
- Calhoun County
- 10.1± Miles W of Bruce
- 35± Miles NE of Grenada Lake
- 47± Miles S of Oxford
- 63± Miles SW of Tupelo
- 77± Miles NW of Starkville
- 110± Miles SE of Memphis, TN

### COORDINATES:

- 33.9998, -89.4776

### PROPERTY USE:

- Timber Investment
- Recreational
- Hunting
- Potential Home Sites

### PROPERTY INFORMATION:

- 1,117.8± Total Acres
- Professionally Managed by  
Canale Forest Management Co.
- Mature White Oak
- Pine Timber
- East Hurricane Creek Frontage
- CRP
- Wildlife
- Multiple Home/Cabin Sites
- 3± Miles of Road Frontage

### TAX INFORMATION:

- Parcel id 206000020023: \$279.36
- Parcel id 206000040024: \$136.82
- Parcel id 207000020025: \$216.60
- Parcel id 207000010026: \$445.71
- Parcel id 207000010226: \$263.36
- Parcel id 207000020035: \$453.00
- Parcel id 207000090036: \$242.07
- Parcel id 207000070035: \$735.12
- Parcel id 207000070036: \$130.85
- Parcel id 301000070002: \$84.78
- Parcel id 301000010002: \$30.07
- Parcel id 301000030002: \$187.22
- Parcel id 0208000010234: \$223.19
- Parcel id 020700009023: \$397.80
- Parcel id 0301000080102: \$25.74



**JACOB HANSON**  
LAND SPECIALIST

C: 662-386-3814 | [jacob@smalltownproperties.com](mailto:jacob@smalltownproperties.com)



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**WILLIAM W. CANALE, RF, ACF**  
OWNER/CONSULTING FORESTER

C: 662-607-1351 | [canaleforest@gmail.com](mailto:canaleforest@gmail.com)

501 Hwy 12 W Ste. 150B | Starkville, MS 39071  
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# WELCOME TO THE CALHOUN 1,117.8

**WELCOME TO THE CALHOUN 1,117.8, SITUATED APPROXIMATELY TEN MILES WEST OF BRUCE, MS, AND LESS THAN ONE HOUR'S SCENIC DRIVE FROM OXFORD.** The Calhoun County land presents a prime timber investment, featuring pine timber at varying growth stages and untouched white oak. Multiple revenue streams make this 1,117.8± acre property highly valuable, generating income through both timber harvesting and the Conservation Reserve Program (CRP).

For 20 years, this property has been professionally managed by Bill Canale of Canale Forest Management Company. Nearly three miles of frontage on County Road 247 provide excellent access for timber hauling, and subdividing would be a breeze.



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# MORE ABOUT THE CALHOUN 1,117.8

Nature lovers and outdoor enthusiasts will appreciate East Hurricane Creek, which runs through the entire property. The creek's river rock and sandy bottom make it an excellent site for recreation and wildlife. This tract is rich in wildlife, with abundant signs of deer throughout the land—the hunting opportunities are endless!

If you are interested in building a private residence or retreat cabins, you will find multiple potential homesites scattered about.

Large-scale land investments within a fifty-minute drive of Oxford are rare. The Calhoun 1,117.8 is an exceptional property that combines profitability, accessibility, and natural beauty, making it one of Mississippi's finest timber investments.

**Contact Jacob Hanson or Bill Canale for details, timber reports, and to schedule a personal tour. A timber cruise and CRP map are available for serious inquiries, ensuring transparency and confidence for investors.**



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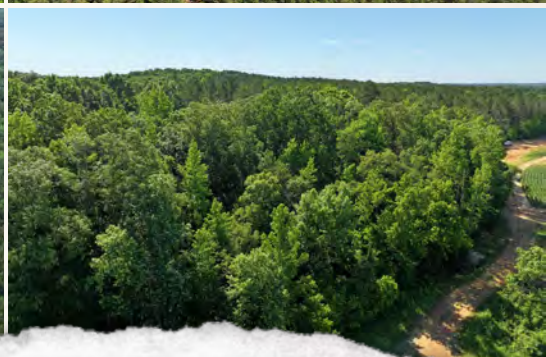
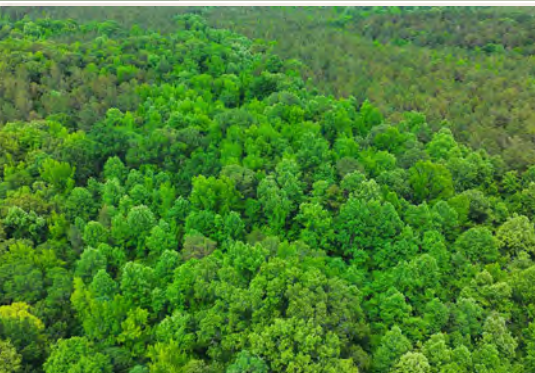
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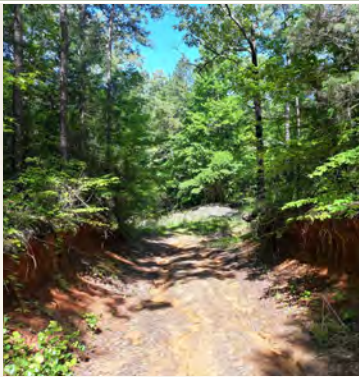
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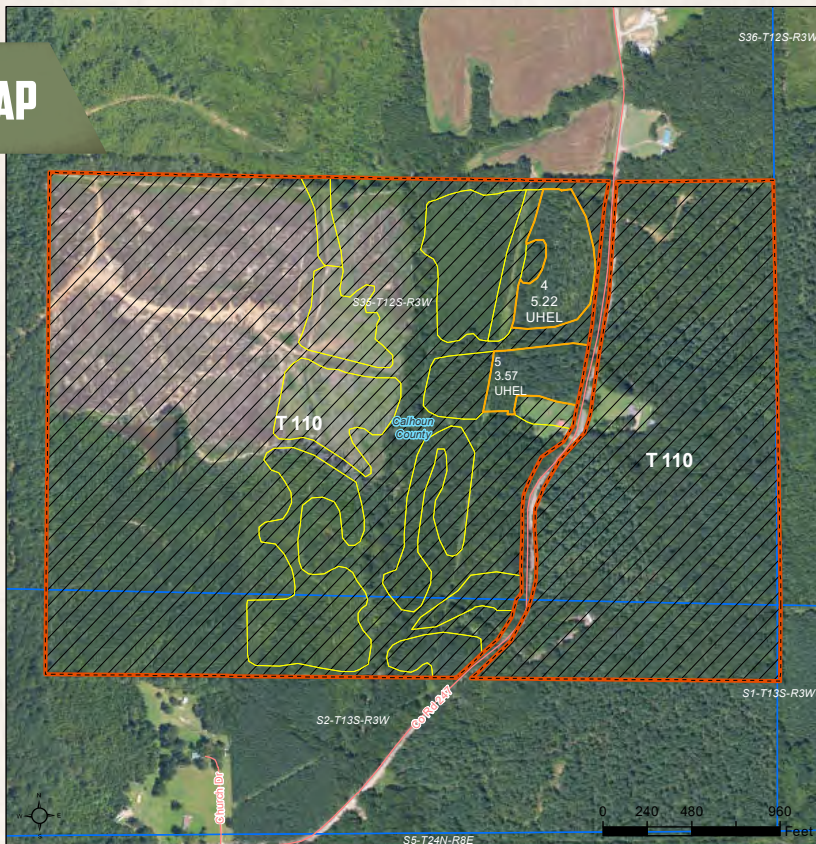
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United States  
Department of  
Agriculture

Calhoun County, Mississippi

## CRP MAP



CRP  
 Common Land Unit  
 Non-Cropland  
 Cropland  
 Tract Boundary

### Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

**For COMPLIANCE, unless otherwise noted:**  
IU="GR" for Wheat(SRW), Oats(WTR), Rice(LGR),  
Corn(YE L), Grain Sorghum(GRS), Soybeans(COM);  
IU="NP" for Peanuts(RUN), IU="F" for FAVe,  
For Grass/Mixed Forage: IU="FG" if Hayland,  
"GZ" if Pastureland, "LS" if Left Standing;  
Crop Status=Initial; Irrigation Practice="N" except for  
Rice; Planting Pattern=Solid; I=Idle; Shares=100%

Tract Cropland Total: 8.79 acres

2025 Program Year  
Map Created December 16, 2024

**Farm 4638**  
**Tract 110**

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# CRP MAP



**Common Land Unit**  
 CRP  
 Cropland  
 Tract Boundary  
 Non-Cropland

**Wetland Determination Identifiers**

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- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

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 IU="NP" for Peanuts(RUN), IU="FH" for FAVs;  
 For Grass/Mixed Forage: IU="FG" if Hayland,  
 "GZ" if Pastureland, "LS" if Left Standing;  
 Crop Status=Initial; Irrigation Practice="N" except for Rice; Planting Pattern=Solid; I=Idle; Shares=100%

**Tract Cropland Total: 6.80 acres**

**2025 Program Year**

Map Created December 16, 2024

**Farm 4638**

**Tract 115**

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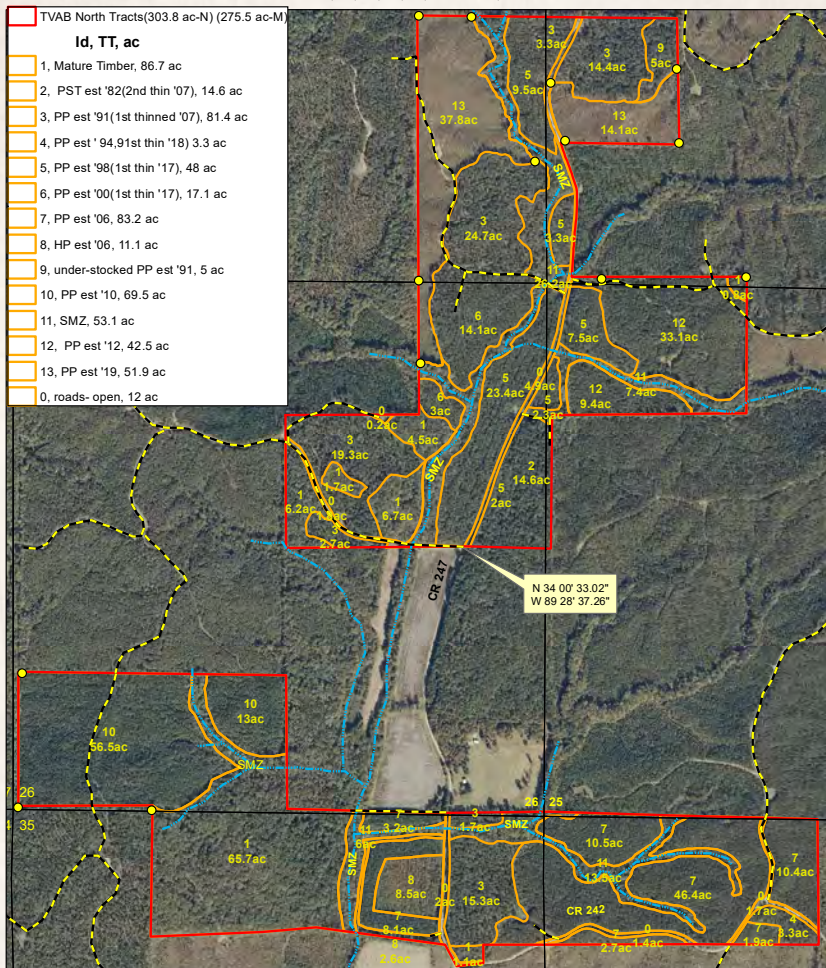
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CALHOUN COUNTY, MISSISSIPPI

TVAB LLC-North Tracts  
Pt of Sec. 23,24,25,26,35,36 T12S, R3W Calhoun Co. MS

Scale 1:12000 (1"= 1000')  
2021 NAIP imagery

Prepared by : Canale Forest Mgt. Co.  
P.O. Box1786  
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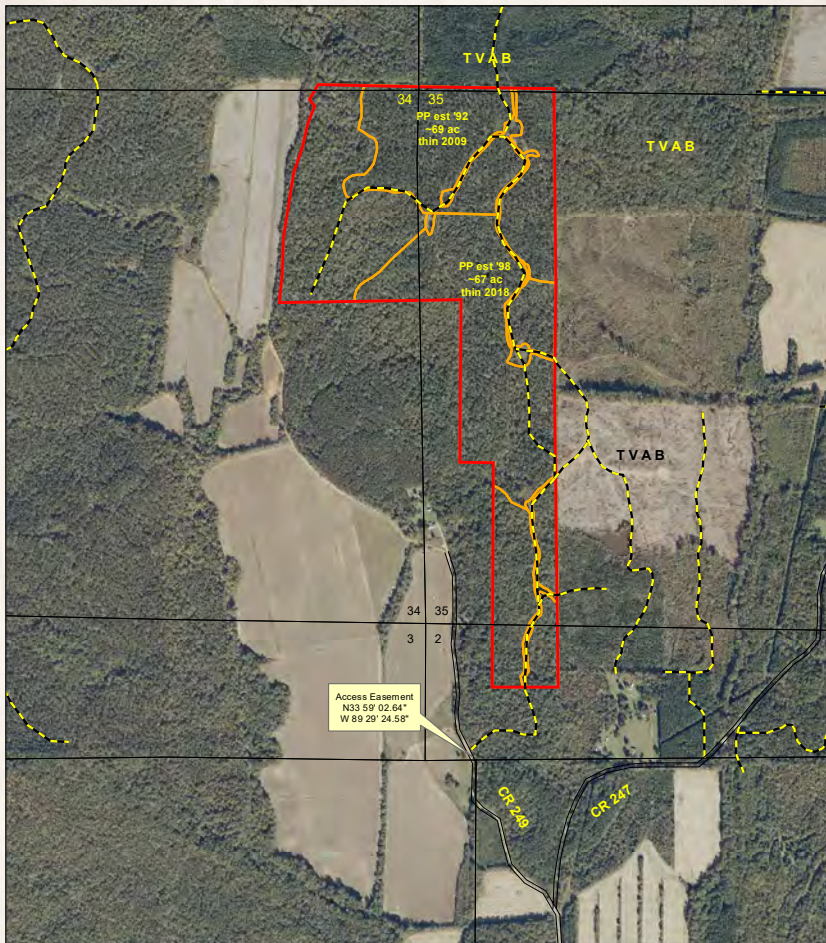
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Robert Willis - 200 ac  
Pt of Sec's 34,35 T12S R3W  
Pt of Sec 2 T13S R3W Calhoun Co., MS



Scale 1:12000 (1"= 1000')  
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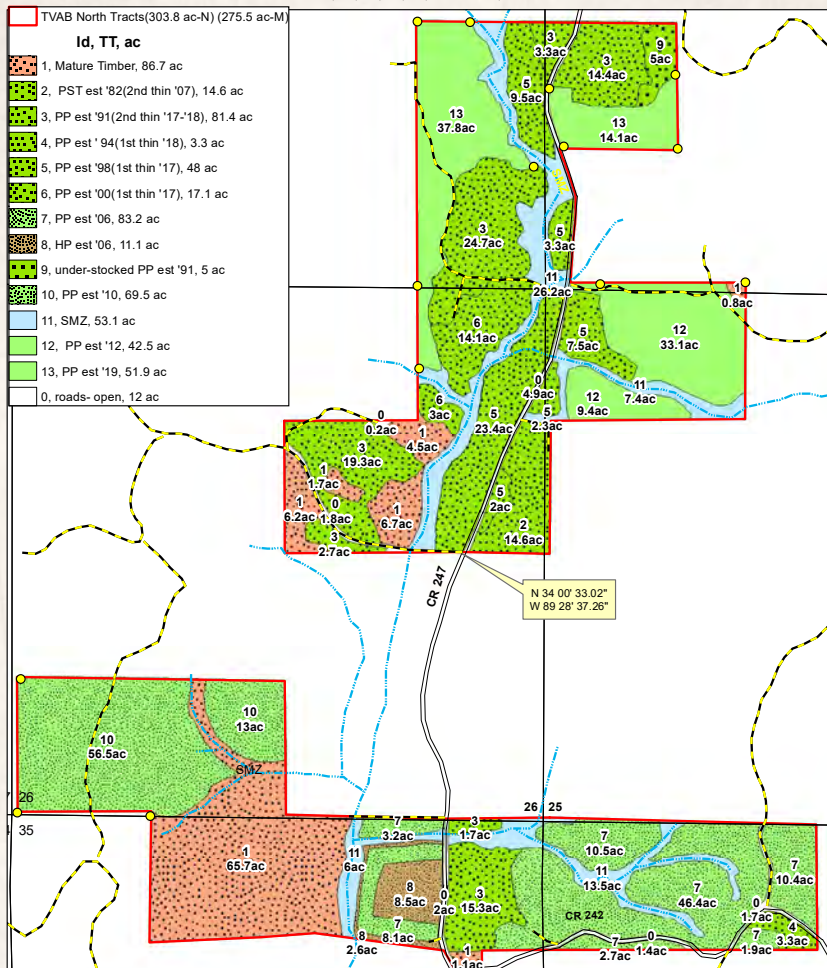
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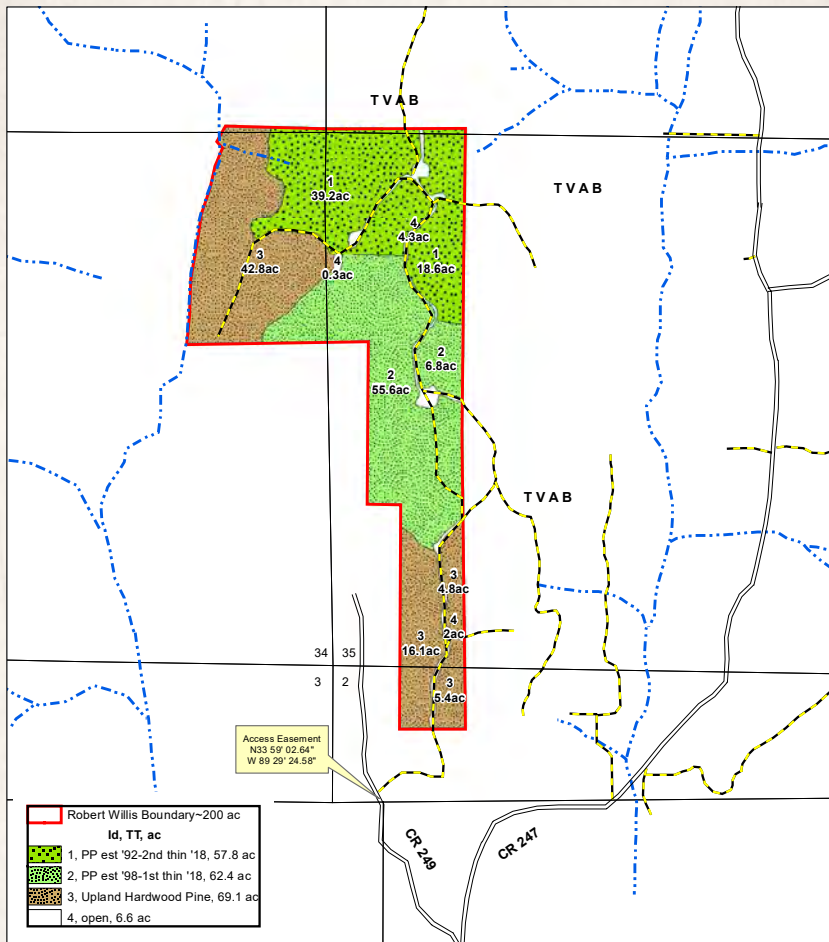
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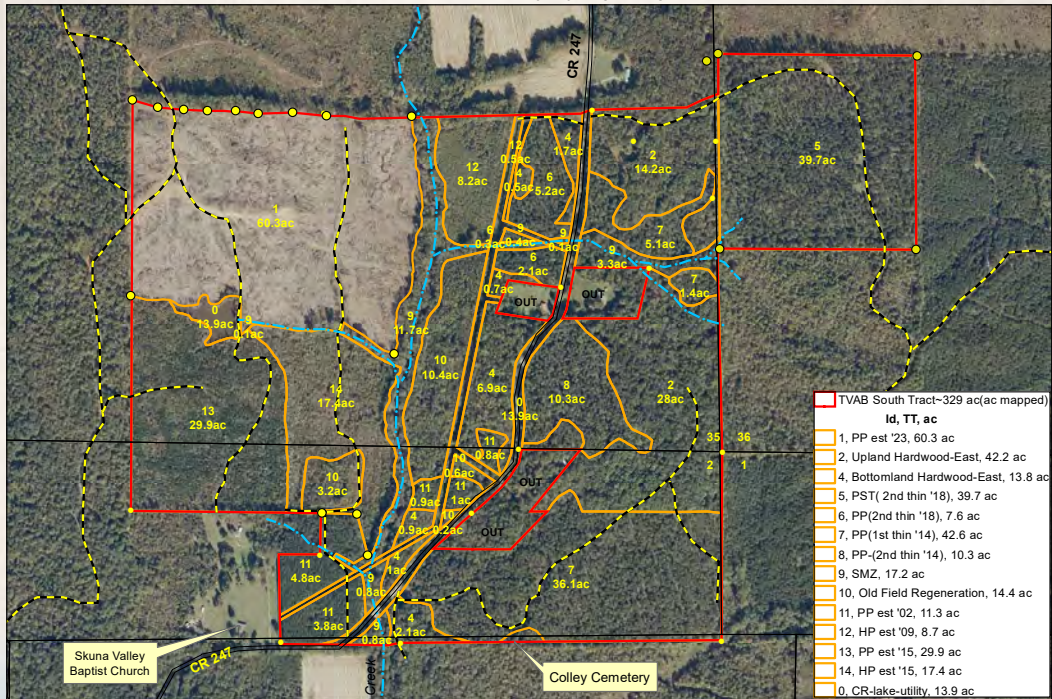
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TVAB,LLC "South Tract"  
Pt of Secs 35,36 T12S R3W  
Pt of Frac. Sec 2 T13S R3W Calhoun Co. MS



Scale 1:7920 (1"= 660')  
2021 NAIP summer imagery

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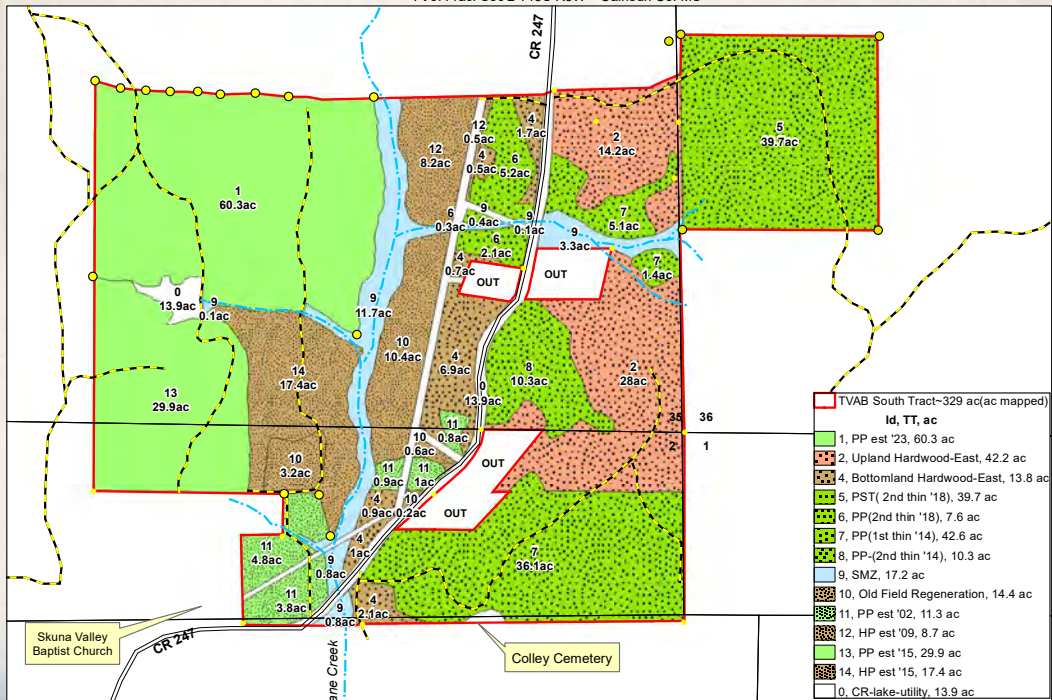
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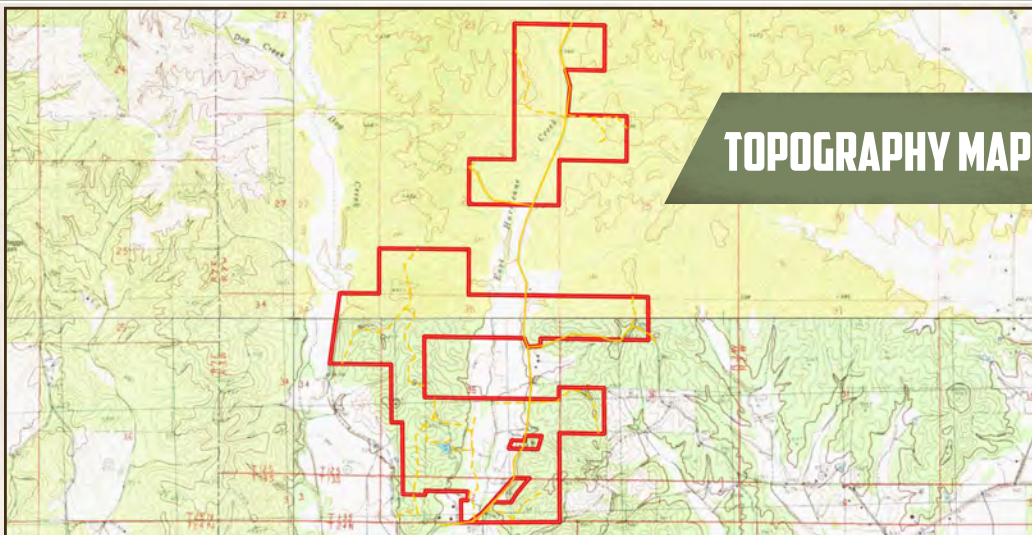
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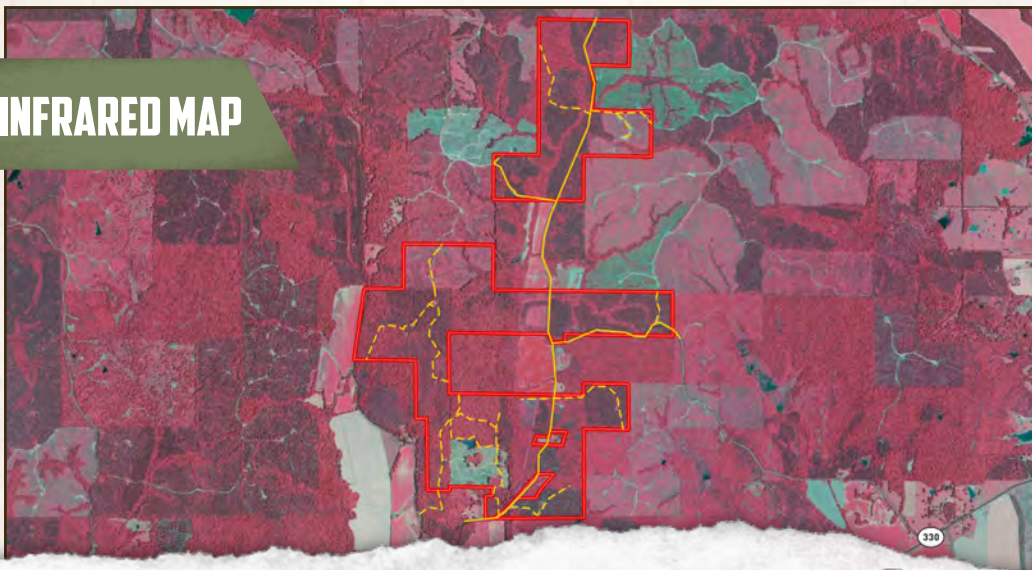
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## TOPOGRAPHY MAP

## INFRARED MAP



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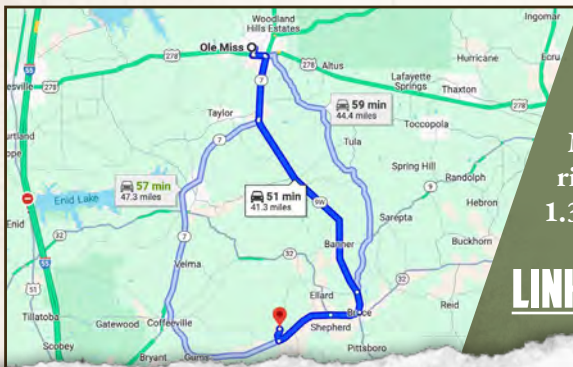
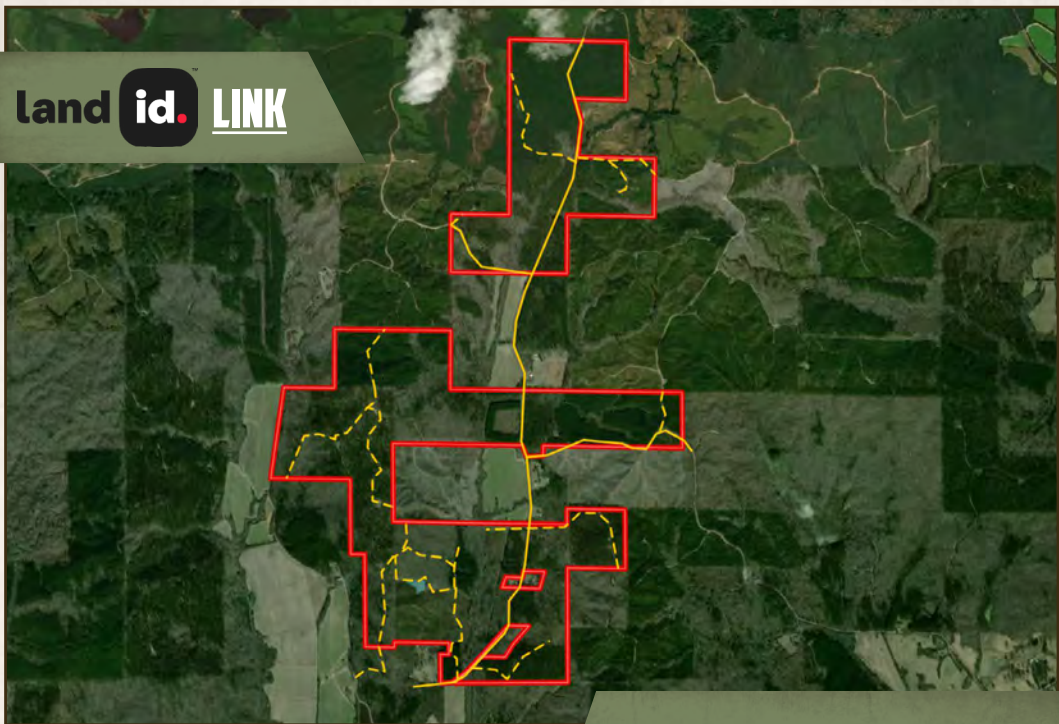
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land id. **LINK**



Directions from Ole Miss: Travel 1.4 miles east on University Ave. Merge onto MS-7 S, then take MS-9W N and continue 32.6 miles. Take the exit for MS-330 W and travel 7.3 miles. Turn right onto County Rd 247A and proceed 1.3 miles to the property on the left.

**LINK TO GOOGLE MAP DIRECTIONS**



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