



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

41.14± ACRES
CALHOUN COUNTY, MS
\$155,999

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

THE CALHOUN 41.14

PROPERTY PROFILE

LOCATION:

- CR 281
Banner, MS 38913
- Calhoun County
- 12.4± Miles N of Bruce
- 18± Miles S of Oxford

COORDINATES:

- 34.143, -89.4244

PROPERTY USE:

- Hunting
- Recreational
- Potential Home Site
- Investment

PROPERTY INFORMATION:

- 41.14± Total Acres
- 12.05± Acres in CRP
- Mature Pine & Hardwoods
- Otoucalofa Creek Frontage
- Frontage on County Road 281
- Utilities on the Road
- Home Sites Available
- Deer and Turkey Hunting

TAX INFORMATION:

2024 - \$182.44

- Parcel ID: 070300-002-13-08



LUKE GOSSETT | LAND SPECIALIST
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HUNTER ROBISON | LAND SPECIALIST
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WELCOME TO THE CALHOUN 41.14

THIS 41.14± ACRE PROPERTY IN CALHOUN COUNTY, MS, OFFERS THE PERFECT BLEND OF RURAL LIVING, RECREATION, AND INCOME POTENTIAL. With paved frontage on County Road 281 and utilities available at the road, this tract is well-positioned for a private homesite, hunting retreat, or long-term investment. The land features a beautiful mix of mature pine and hardwoods, creating an ideal environment for deer and turkey hunting. Otoucalofa Creek winds through the property, adding natural beauty and enhancing wildlife habitat. The gently rolling terrain provides several excellent building sites, with well-drained soils and easy, year-round access. Approximately 12 acres are enrolled in the Conservation Reserve Program (CRP) through 09.30.2030 with the chance for renewal, offering passive annual income of \$1,289 while promoting responsible land stewardship. Whether you're looking to build, hunt, or invest, this Calhoun County property is worth considering!

**Call Hunter Robison or Luke Gossett today
to learn more and schedule a private tour.**



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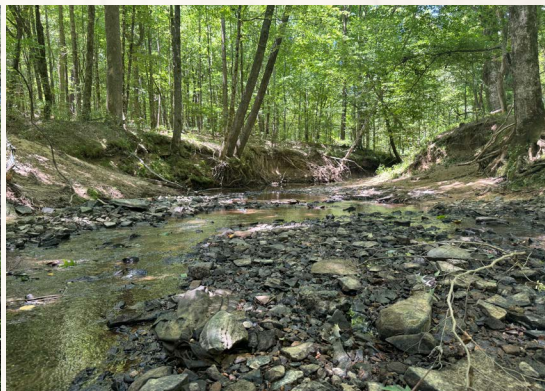
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Information is believed to be accurate but not guaranteed.

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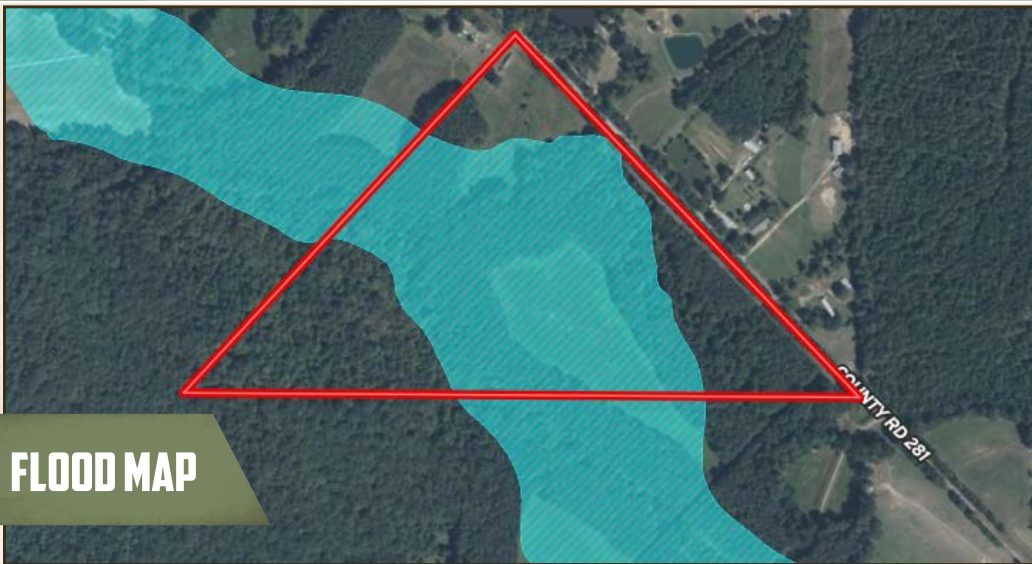
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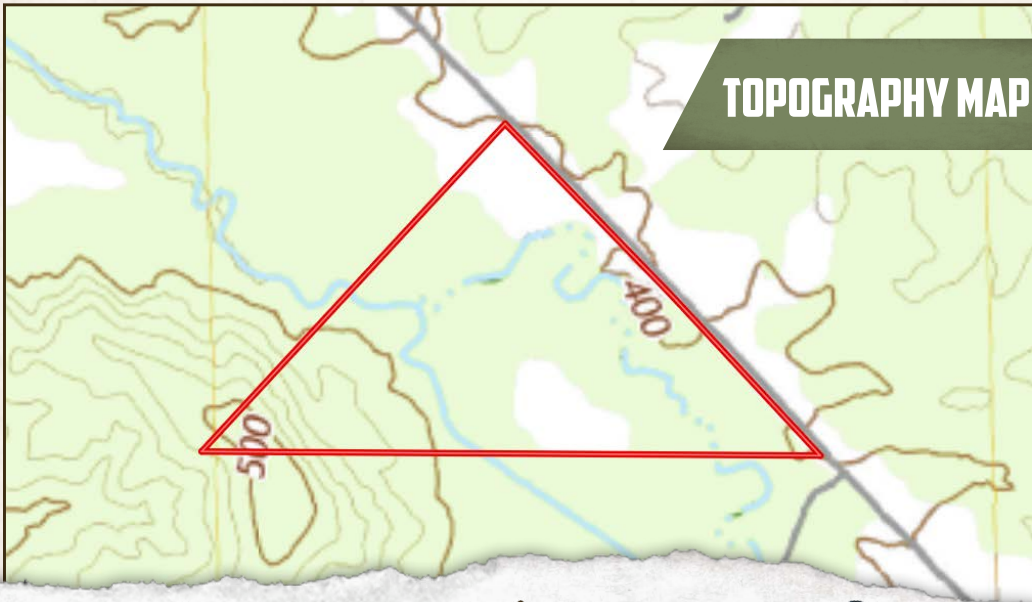
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FLOOD MAP



TOPOGRAPHY MAP

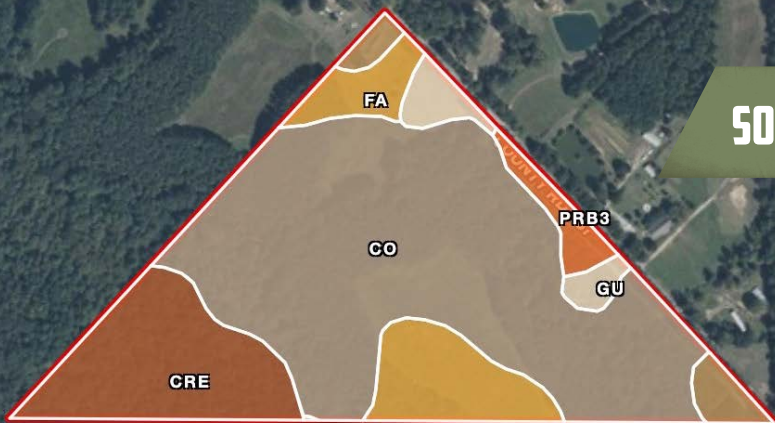


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SOIL MAP



Code	Description	Acres	%	CPI	NCCPI	CAP
Co	Collins silt loam (oaklimeter)	25.63	61.46%	-	79	2w
CrE	Cuthbert, Dulac, and Ruston soils, 12 to 35 percent slopes (sweatman, providence and smithdale)	6.91	16.57%	-	43	7e
Fa	Falaya silt loam (oaklimeter)	5.16	12.37%	-	79	2w
Gu	Gullied land	1.51	3.62%	-	-	7e
DuD3	Dulac silt loam, 8 to 12 percent slopes, severely eroded	1.33	3.19%	-	42	6e
PrB3	Providence silt loam, 2 to 5 percent slopes, severely eroded	1.16	2.78%	-	38	3e



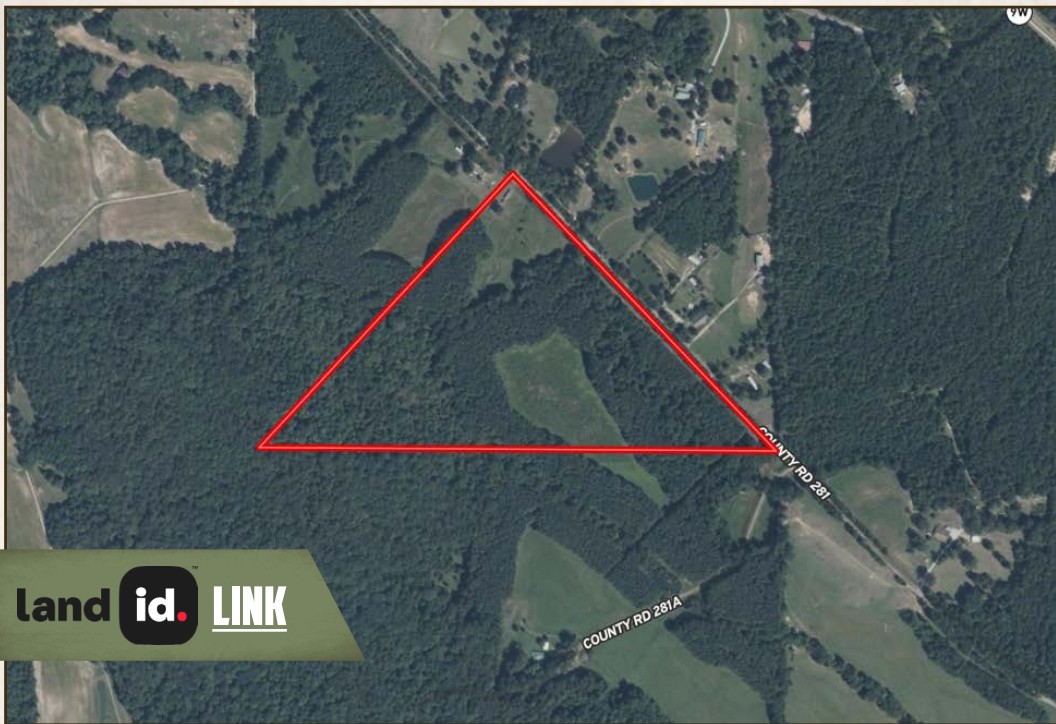
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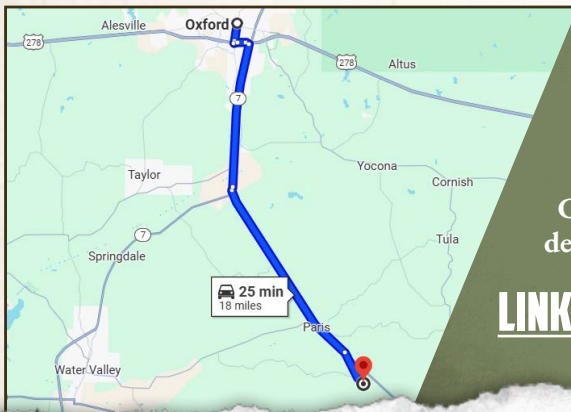
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land id. LINK



Directions From Bruce, MS:
Travel 10.7 miles north on MS-9. Turn left on CR 281 and then an immediate right to continue on CR 281. Proceed 1.6 miles to the destination on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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