

183± ACRES
CARROLL COUNTY, MS
\$365,817



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (662) 846-1425 | WWW.SMALLTOWNPROPERTIES.COM

THE CARROLL 183

PROPERTY PROFILE

LOCATION:

- Highway 35
Vaiden, MS 38967
- Carroll County, MS
- 60± Minutes
From Madison

COORDINATES:

- 33.31976, -89.72996

PROPERTY USE:

- Hunting
- Camp/House Site
- Recreational
- Investment

PROPERTY INFORMATION:

- 183± Acres
- Hardwood Timber,
Thickets, & Sloughs
- Established Internal Trails
- County Road Frontage
- Hill Ground and Bottomland
- Utilities at the Road
- Excellent Hunting (Deer, Turkey,
Duck, Hog & Small Game)
- Hays Creek Traverses
the Property

TAX INFORMATION:

2023

- Parcel 123-23-0001000: \$16.48
- Parcel 123-24-0004001: \$45.39
- Parcel 123-24-0005000: \$703.55



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BILLY CARPENTER

LAND SPECIALIST

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701 W. Sunflower Rd - Cleveland, MS 38732

smalltownproperties.com

Information is believed to be accurate but not guaranteed.



WELCOME TO THE CARROLL 183

BIG BUCKS, TURKEYS & DUCKS! If any of that grabbed your attention, you need to visit the Carroll 183. Located off Hwy 35, just south of Vaiden, MS in the Big Black River bottom, this 183± acre property provides you with all the hunting opportunities you can imagine. The Carroll County property consists of 45± acres of hill ground with the remaining acreage being bottomland. The hill ground offers hardwood timber and is split by Highway 35 providing the opportunity for a cabin or home site, all while not disturbing the recreational aspect of the property. Utilities are available at the road. The bottomland makeup consists of big timber along Hays Creek, select cut timber, thickets, and sloughs. This combination provides an ideal habitat and hunting opportunities for deer, duck, turkey, hogs, and small game. An established trail system is in place to help navigate a portion of the property. Situated approximately 1.5 miles from the Big Black River, this is a game rich environment!

Call Billy Carpenter today for your private showing of the Carroll 183!



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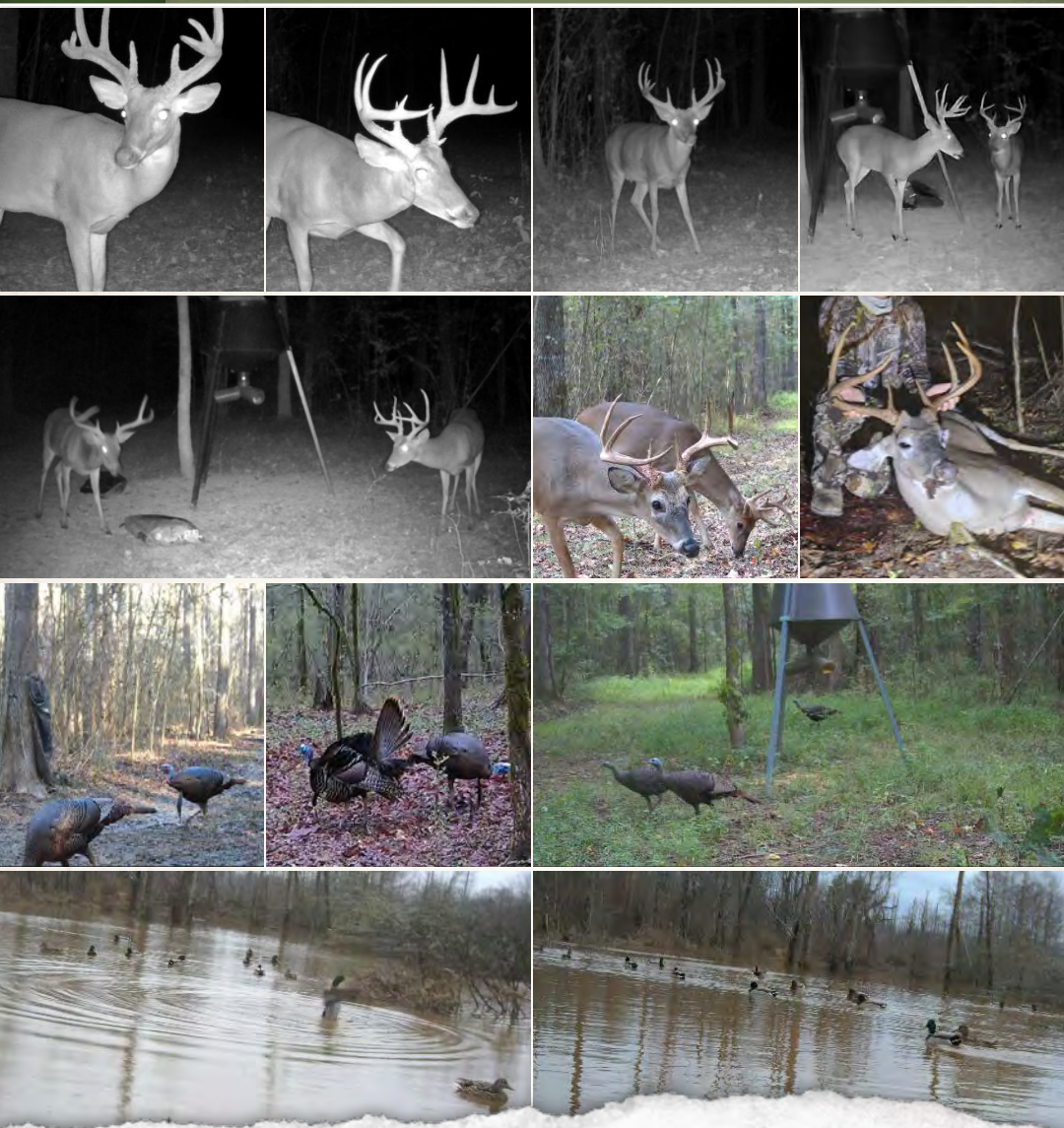
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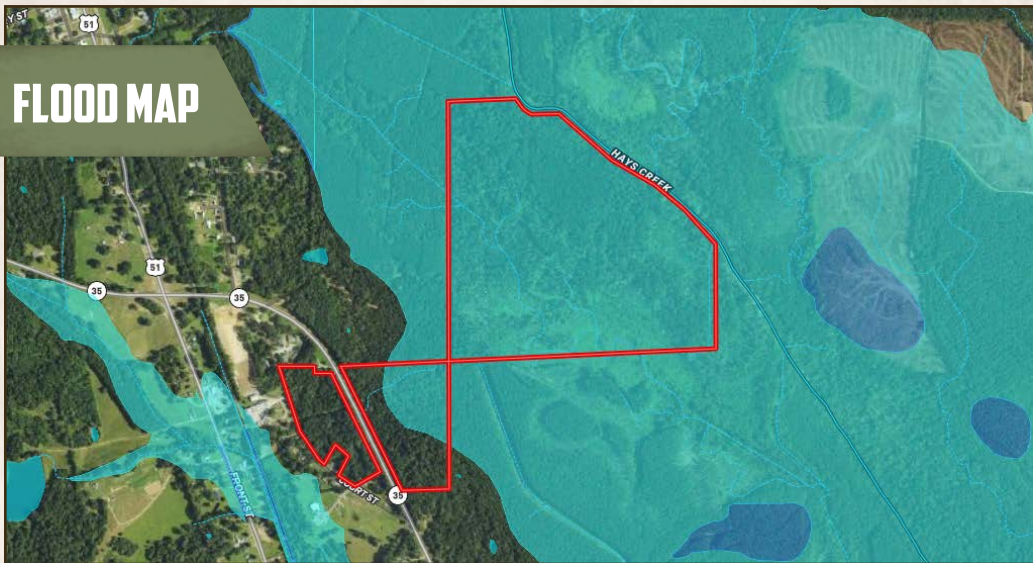
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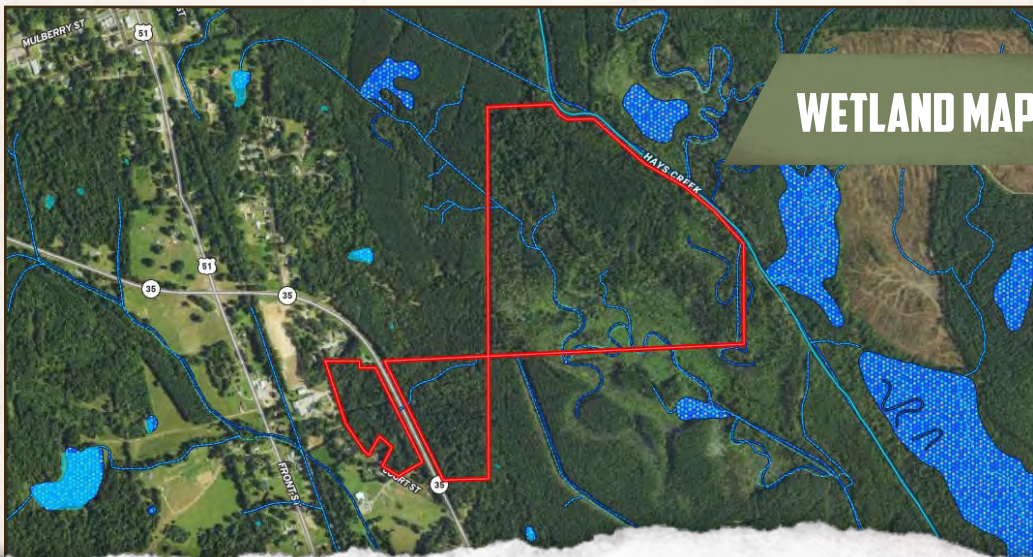
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FLOOD MAP



WETLAND MAP



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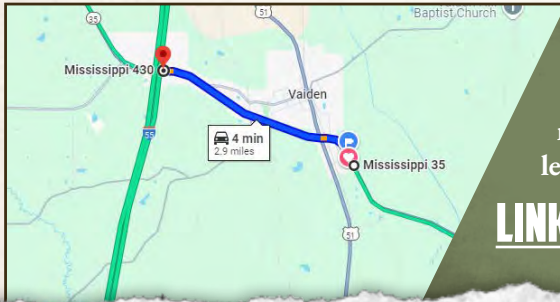
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land **id.** LINK



Directions from the Vaiden Exit off I-55: Take Highway 35 east for 2.9 miles and the property will be on your left and right.

LINK TO GOOGLE MAP DIRECTIONS



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