



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

**170± ACRES**  
**CALHOUN COUNTY, MS**  
**\$552,500**



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# THE CALHOUN 170

## PROPERTY PROFILE

### LOCATION:

- County Road 233  
Water Valley, MS 38965
- Calhoun County
- 17± Miles NW of Calhoun City
- 20± Miles SE of Oxford

### COORDINATES:

- 34.0763, -89.4479

### PROPERTY USE:

- Farm
- Recreational
- Home/Cabin Sites
- Hunting & Fishing
- Investment

### PROPERTY INFORMATION:

- 170± Total Acres
- 25± Acres Planted Pines
- Pastureland
- Hardwood Timber
- Stocked Pond
- Home/Cabin Sites
- 72x84 Shed
- Utilities Available in the Area

### TAX INFORMATION:

2024 - \$1,501.82

- Parcel #1: 070900-009-01-31
- Parcel #2: 070900-010-00-31



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**MICHAEL OSWALT, ALC**

PRINCIPAL BROKER

C: 662-719-3967

O: 769-888-2522

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

4848 Main St. - Flora, MS 39071

[smalltownproperties.com](http://smalltownproperties.com)

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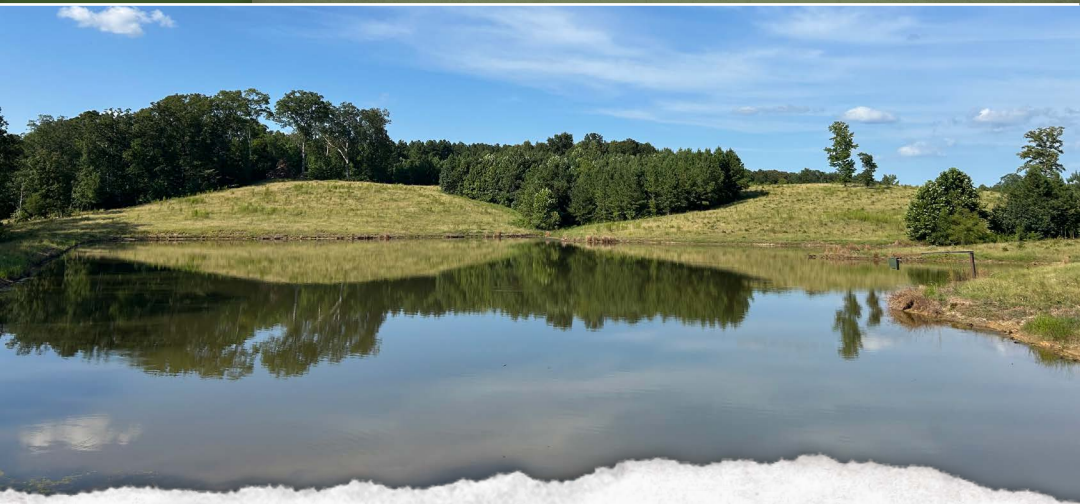
Information is believed to be accurate but not guaranteed.



# WELCOME TO THE CALHOUN 170

**WELCOME TO THE CALHOUN 170 LOCATED JUST WEST OF BANNER, MISSISSIPPI.** This 170± acre Calhoun County property has a little bit of everything for you to enjoy the hill region of the state with multiple home sites, a shed, pastureland, a stocked pond, hardwood timber, and planted pine. When you arrive at the farm, you will quickly notice the beautiful pastureland gradually leading uphill to a few scattered oaks. It's easy to imagine your dream home or cabin overlooking the countryside, cows or horses in the pasture, and hunting land in the back. Continue east and you will enter another pastureland area with scattered pine timber draws and a pond stocked with bass, bream, and crappie. You will find areas of mature hardwood timber and about 25 acres of thick planted pine along the southeastern portion of the property as well. A 72 x 84 shed is located along the southern end and will easily store your hay and farm equipment.

This area is known for good deer and turkey numbers. A box stand is in place in the back pasture, with plenty of areas for wildlife plots and additional stands. The hardwood areas should be great for bowhunting and turkey hunting, while the big open pastures are staged for those rifle rut and spring turkey hunts. Whether you're a deer hunter, turkey hunter, fisherman, or just enjoy the outdoors, the Calhoun 170 should check the boxes. The Calhoun 170 has a ton of recreational development potential. As you make a loop around this property, I think you will appreciate the diversity from an aesthetic and wildlife standpoint.



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# MORE ABOUT THE CALHOUN 170

If you're looking to build, there are a handful of hilltop, pastureland, and timberland setting home/cabin sites scattered around the property. Utilities are provided by Pontotoc EPA and Mount Comfort Water Association, Inc., and fiber optic internet is available in the area. The access will be along the east side of County Road 233. The property is conveniently located approximately 17 miles northwest of Calhoun City and 20 miles southeast of Oxford. The final acreage will be determined by a survey.

This tract has a ton of opportunities: cabin, homestead, cattle or horses, hunting, fishing, investment, or all of the above.

**If you have been searching for a place in the country,  
give Michael Oswalt a call today to schedule a  
private tour of the Calhoun 170!**



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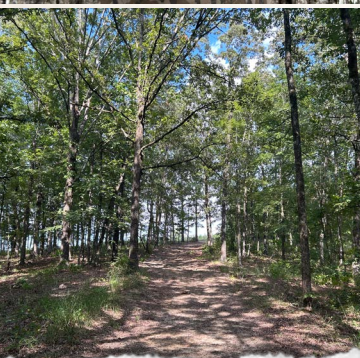
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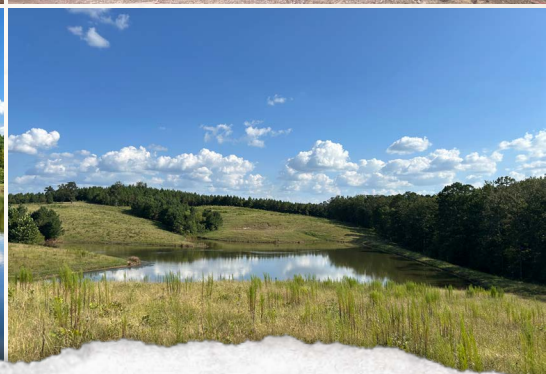
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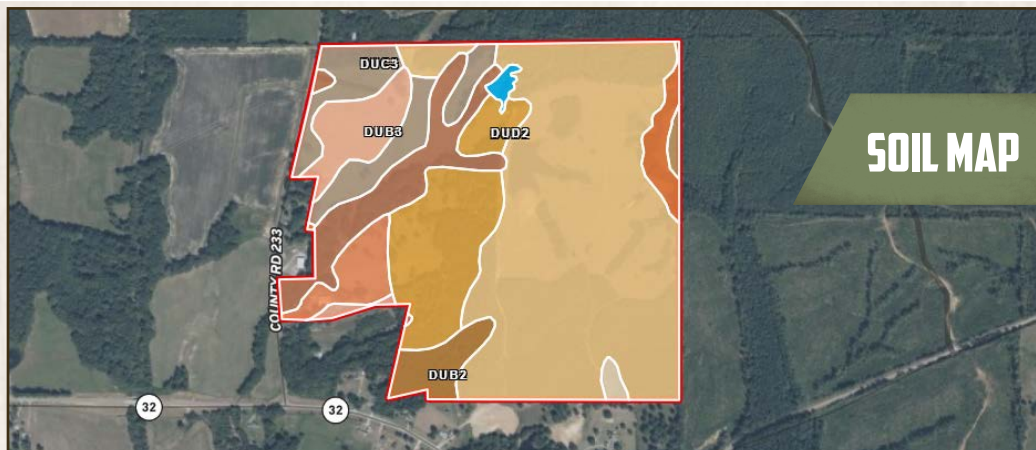
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SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
CrE	Cuthbert, Dulac, and Ruston soils, 12 to 35 percent slopes (sweatman, providence and smithdale)	89.09	51.6	0	43	7e
DuD2	Dulac silt loam, 8 to 12 percent slopes, eroded	23.79	13.78	0	47	4e
DuC3	Dulac silt loam, 5 to 8 percent slopes, severely eroded	15.52	8.99	0	29	4e
Fb	Falaya silt loam, local alluvium (oaklimer)	15.06	8.72	0	79	2w
DuB3	Dulac silt loam, 2 to 5 percent slopes, severely eroded	9.54	5.53	0	30	3e
DuD3	Dulac silt loam, 8 to 12 percent slopes, severely eroded	6.64	3.85	0	42	6e
DuB2	Dulac silt loam, 2 to 5 percent slopes, moderately eroded	5.88	3.41	0	28	2e
Cm	Collins silt loam, local alluvium (oaklimer)	4.21	2.44	0	79	2w
DuC2	Dulac silt loam, 5 to 8 percent slopes, eroded	1.07	0.62	0	48	3e
W	Water	0.96	0.56	0	-	-
CrE3	Cuthbert, Dulac, and Ruston soils, 12 to 35 percent slopes, severely eroded (sweatman, providence and smithdale)	0.84	0.49	0	35	7e
FrB3	Freeland silt loam, 2 to 5 percent slopes, severely eroded (providence)	0.05	0.03	0	44	3e
TOTALS		172.6 5(*)	100%	-	44.8	5.29



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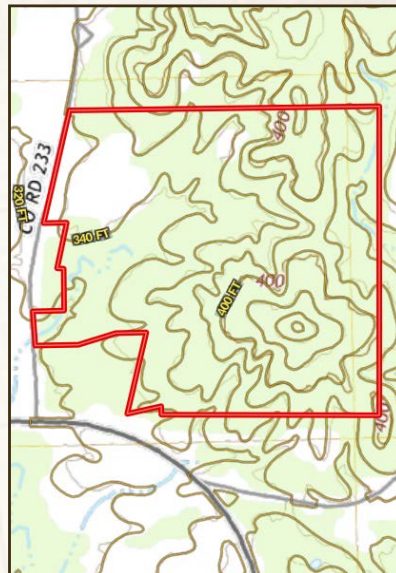


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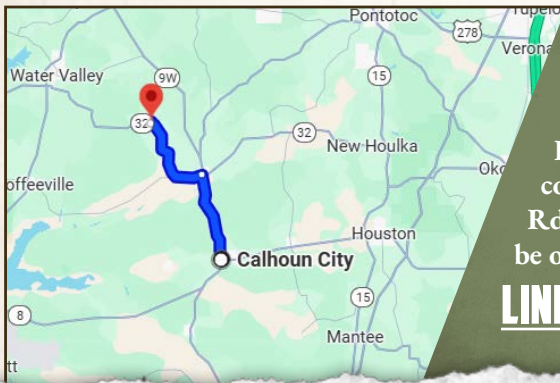
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## TOPOGRAPHY MAP



land **id.** LINK



Directions From MS-9 in Calhoun City, MS: Travel 9.9 miles north on MS-9 N/Main Street. Turn left onto Hwy 32 W/W Calhoun Street and continue 10.2 miles. Turn right onto Co Rd 233 and in 0.2 miles the property will be on the right.

[\*\*LINK TO GOOGLE MAP DIRECTIONS\*\*](#)



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