

25.46± ACRES
CALHOUN COUNTY, MS
\$76,253



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE

OFFICE (769) 888-2522 | WWW.SMALLTOWNPROPERTIES.COM

THE CALHOUN 25.46

PROPERTY PROFILE

LOCATION:

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

COORDINATES:

- 34.0831, -89.4465

PROPERTY USE:

- Recreational
- Hunting
- Mini-Farm
- Potential Cabin/Homesite
- Investment

PROPERTY INFORMATION:

- 25.46± Acres
- Pastureland
- Pipeline Easement
- County Road Frontage
- Timberland
- Utilities Available in the Area

TAX INFORMATION:

2024 - \$87.04

- Parce: #1: 070900-005-00-31



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MICHAEL OSWALT, ALC

PRINCIPAL BROKER


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4848 Main St. - Flora, MS 39071

smalltownproperties.com

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Information is believed to be accurate but not guaranteed.

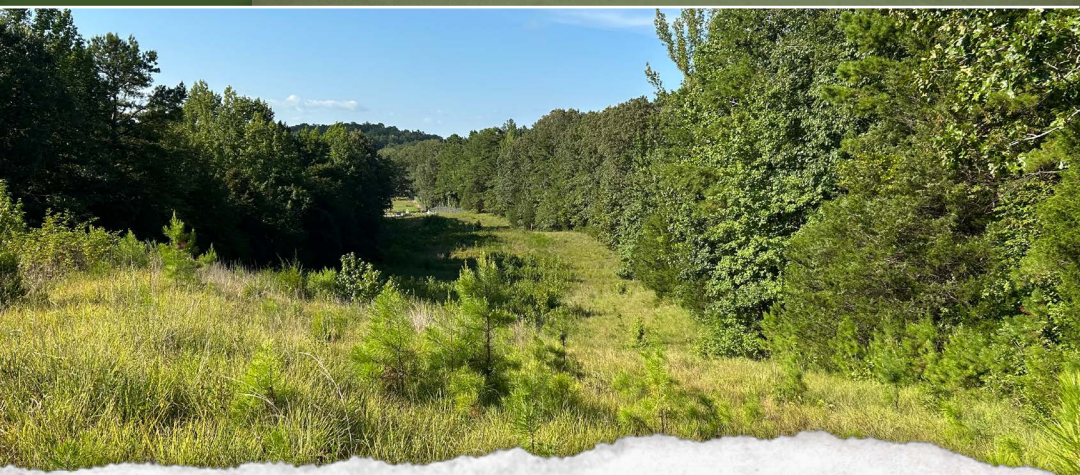
WELCOME TO THE CALHOUN 25.46

WELCOME TO THE CALHOUN 25.46, LOCATED JUST WEST OF BANNER, MISSISSIPPI. The 25.46± surveyed acre Calhoun County property offers diversity in the hill region of Mississippi with potential cabin/home sites, pastureland, and timberland.

When you arrive at the farm, you will quickly notice the beautiful pastureland area up front leading to the timberland on the ridges in the back. The mixed timber in the draws makes for great bedding for the deer. It's easy to imagine your home or cabin tucked away in the timber, watching wildlife cross the yard in the evenings. You will find a pipeline easement along the eastern boundary, creating the perfect area for a long-shot wildlife plot.

If you're looking to build, there are several potential home/cabin sites with hilltop and pastureland settings. Pontotoc EPA, Mount Comfort Water Association, Inc., and fiber optic internet are available in the area. The access will be along the east side of County Road 233. The property is conveniently located 17± miles northwest of Calhoun City and 20± miles southeast of Oxford.

If you have been searching for a smaller tract in Calhoun County, give Michael Oswalt a call today for your private tour of the Calhoun 25.46!



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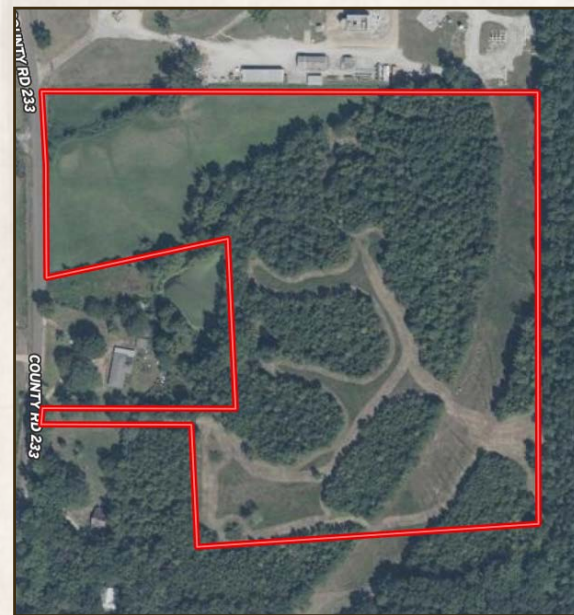


SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
CrE	Cuthbert, Dulac, and Ruston soils, 12 to 35 percent slopes (sweetman, providence and smithdale)	17.82	70.55	0	43	7e
Fb	Falaya silt loam, local alluvium (oaklimer)	4.28	16.94	0	79	2w
Gu	Gullied land	2.16	8.55	0	-	7e
DuC3	Dulac silt loam, 5 to 8 percent slopes, severely eroded	0.59	2.34	0	29	4e
HaB2	Hatchie silt loam, 2 to 5 percent slopes, eroded (bude)	0.36	1.43	0	54	3e
W	Water	0.05	0.2	0	-	-
TOTALS		25.26(±)	100%	-	45.17	6.02



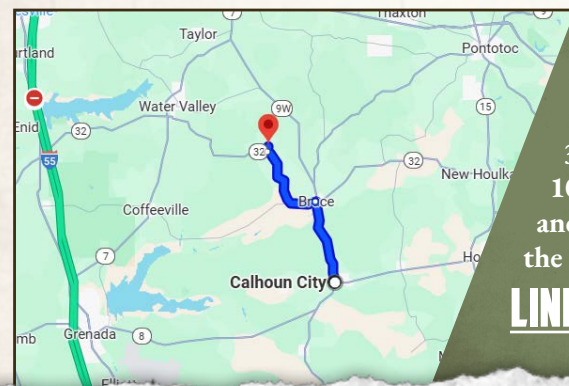
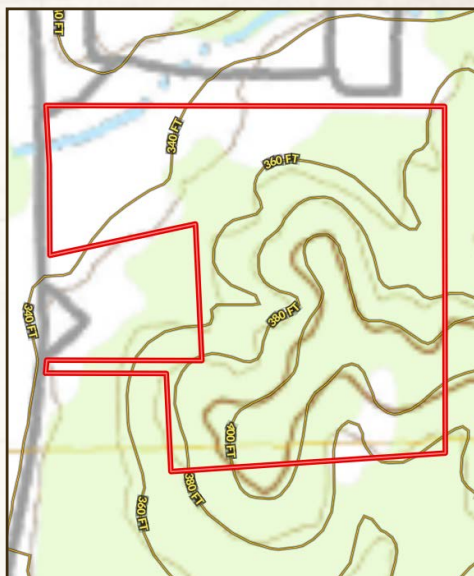
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land id. LINK

TOPOGRAPHY MAP



Directions From MS-9 in Calhoun City, MS: Travel 9.5 miles on MS-9 N/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 0.6 miles the property will be on the right.

LINK TO GOOGLE MAP DIRECTIONS



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