



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

**405± ACRES**  
**GRENADA COUNTY, MS**  
**\$1,032,979**



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# THE GRENADA 405

## PROPERTY PROFILE

### LOCATION:

- MS-333  
Coffeenville, MS 38922
- Grenada County
- 1± Mile from Grenada Lake
- 2± Miles from the  
Grenada City Limits
- 6.7± Miles E of I-55

### COORDINATES:

- 33.87592, -89.78584

### TAX INFORMATION:

- 2024 Taxes
- 153-08-004.06: \$703.03
- 154-17-001.00: \$444.35

### PROPERTY USE:

- Hunting
- Timber Investment
- Development Potential

### PROPERTY INFORMATION:

- 405± Total Acres
- 180± Acres of Cutover
- 130± Acres of Plantation Pine
- Balance in Hardwood Pockets  
and SMZs
- 1.25+ Miles of Road Frontage



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**ADAM HESTER, ALC**

ASSOCIATE BROKER

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4848 Main St. - Flora, MS 39071

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# WELCOME TO THE GRENADA 405

**DISCOVER THE POTENTIAL OF A NEW-TO-THE-MARKET 405± ACRE LAND TRACT IN GRENADA COUNTY, MISSISSIPPI!** Conveniently positioned near the growing industrial park and just two miles from the city limits, this property is well-placed for long-term appreciation and possible infrastructure expansion and subdivision. Additionally, the well-known Grenada Lake is only one mile away. This tract offers more than 1.25 miles of frontage along Highway 333 and consists of open areas and newly planted plantation pine across a rolling terrain, providing multiple opportunities for a new owner.

The generous size and multiple access points make it a solid candidate for a timber investment and recreational tract. Properties in this location with such size are a rare find.

**Call Adam Hester today to learn more and schedule a personal tour of the Grenada 405.**



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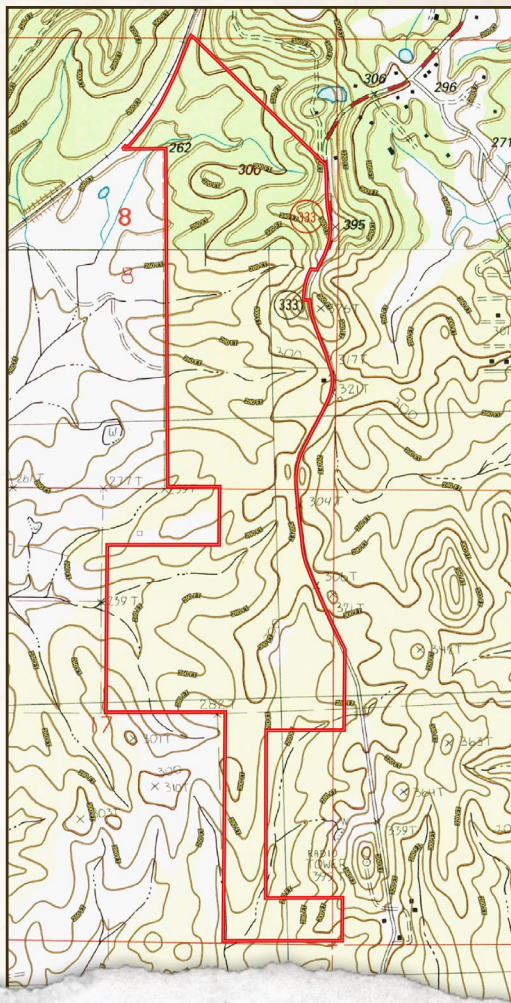
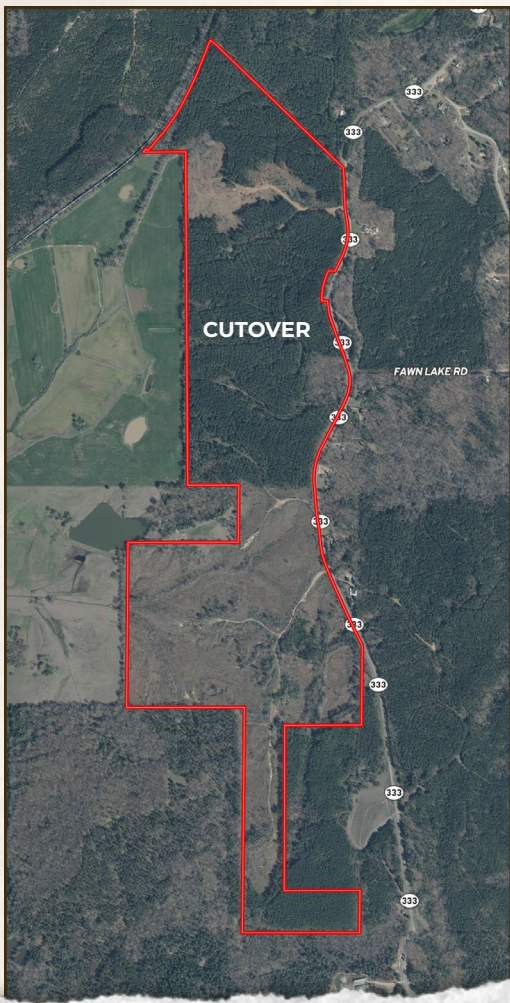
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**land id. LINK**

## TOPOGRAPHY MAP



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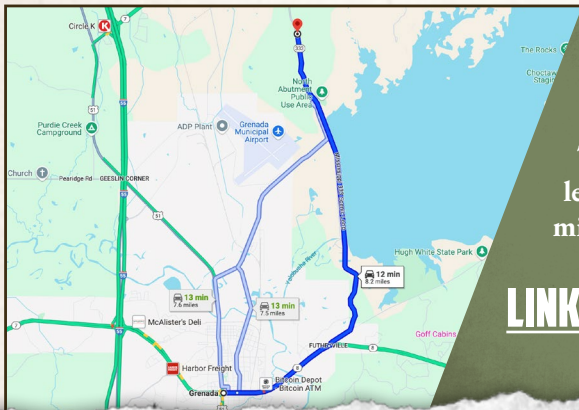
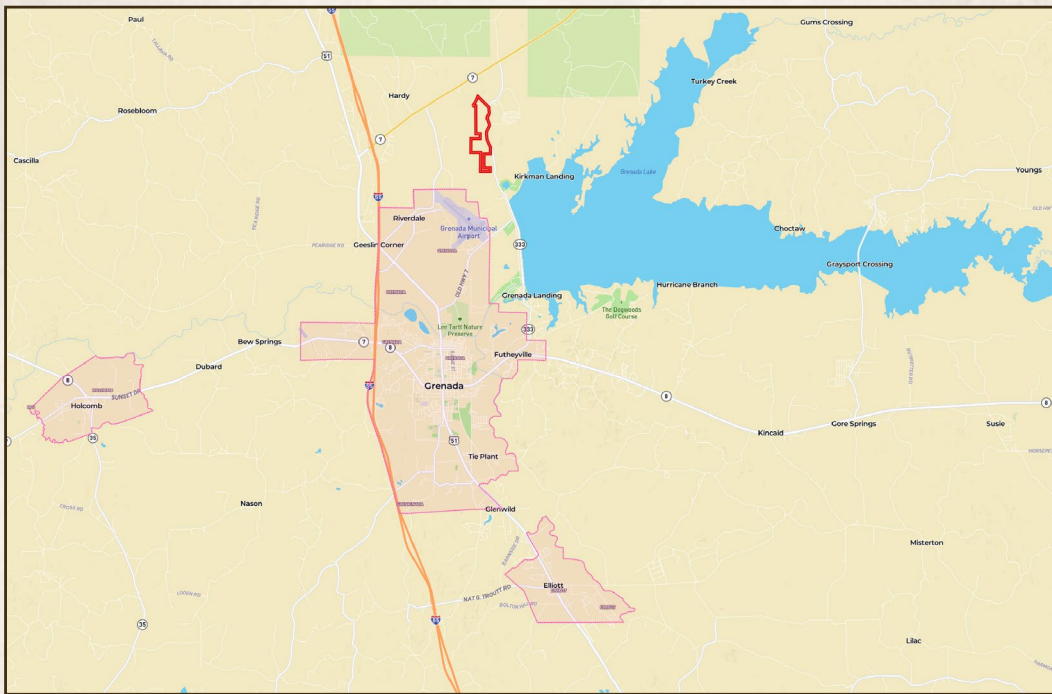
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Directions From the Intersection  
of US-51 and MS-8 in Grenada, MS:  
Travel 1.9 miles east on MS-8. Turn  
left onto MS-333 and proceed 6.1  
miles to the property on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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