



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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



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

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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adam@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

/10,000+ Followers

Information is believed to be accurate but not guaranteed.

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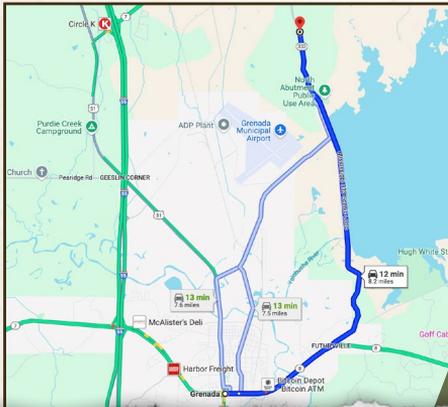
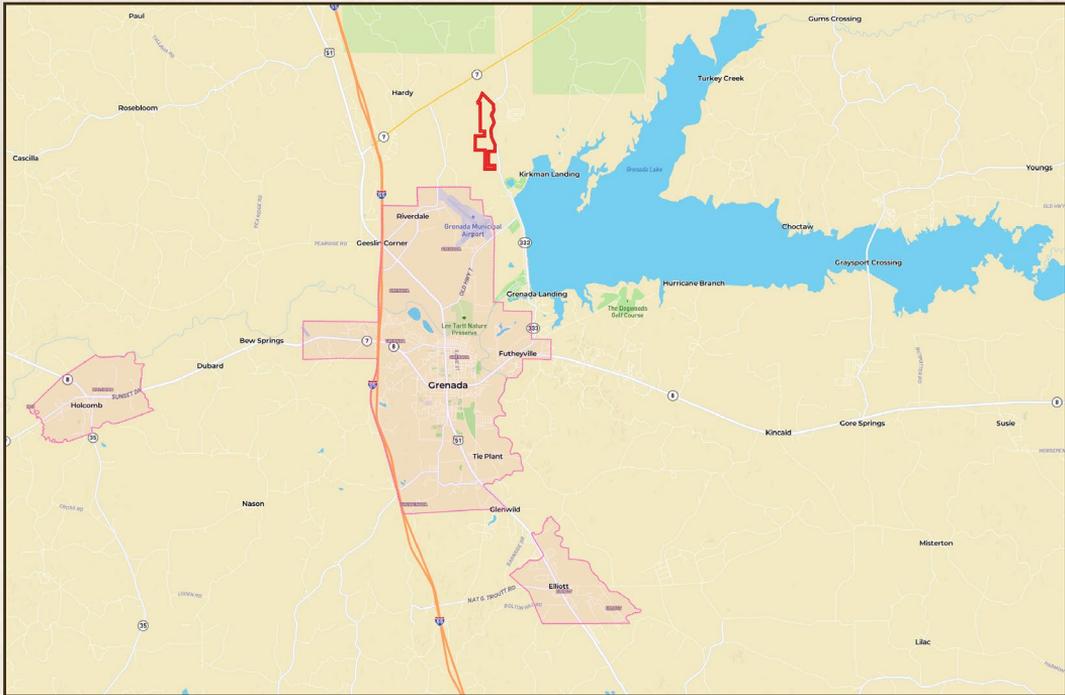
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Directions From the Intersection of US-51 and MS-8 in Grenada, MS:
 Travel 1.9 miles east on MS-8. Turn left onto MS-333 and proceed 6.1 miles to the property on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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