

60± ACRES
GRENADA COUNTY, MS
\$174,667



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (769) 888-2522

THE GRENADA 60

PROPERTY PROFILE

LOCATION:

- Dividing Ridge Road
Gore Springs, MS 38929
- Grenada County
- 5± Miles NE of Gore Springs
- 9± Miles S of Grenada Lake
- 17± Miles E of Grenada

COORDINATES:

- 33.78423, -89.56155

TAX INFORMATION:

- 2024 Taxes
- 122-09-017.00: \$160.91

PROPERTY USE:

- Hunting
- Potential Home/Cabin Site
- Timber Investment
- Development

PROPERTY INFORMATION:

- 60± Acres
- 4± Year Old Plantation Pine
- County Road Frontage
- Gently Rolling Terrain
- Utilities Nearby



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ADAM HESTER, ALC

ASSOCIATE BROKER

C: 601-506-5058

O: 769-888-2522

adam@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

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Information is believed to be accurate but not guaranteed.

WELCOME TO THE GRENADA 60

IF YOU ARE SEARCHING FOR AFFORDABLE LAND THAT OFFERS VERSATILITY AND LONG-TERM POTENTIAL, THE GRENADA 60 IS WORTH CONSIDERING! Located in the Gore Springs area of Grenada County, Mississippi, the property features a 4±-year-old pine plantation, providing future timber income while sustaining the wildlife's habitat.

Ideal for recreational use or a future homesite, this property includes ample road frontage and access to nearby utilities. Whether you're planning to build a permanent residence, create a weekend retreat, or simply enjoy time outdoors, the Grenada 60 provides the space and flexibility to make it your own.



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MORE ABOUT THE GRENADA 60

While internal roads and food plots are limited, the land's layout allows for easy customization. With frontage on both the north and east sides, the property also presents an excellent opportunity for development: subdivide it into multiple home sites or retain the full acreage for personal enjoyment.

Situated roughly 17 miles east of Grenada, you'll have quick access to local shopping, dining, and community amenities. Plus, you're only nine miles south of Grenada Lake, one of Mississippi's top spots for fishing, boating, and recreation.

Take advantage of this competitively priced property offering a great blend of future timber value, recreational use, and development opportunity in a prime location. This unique combination should satisfy your desires.

**Contact Adam Hester today to learn more
and schedule a personal tour!**



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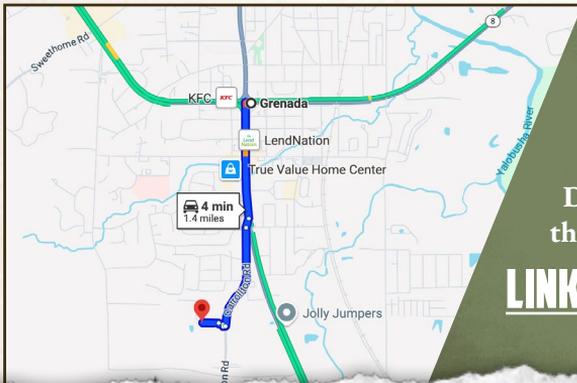
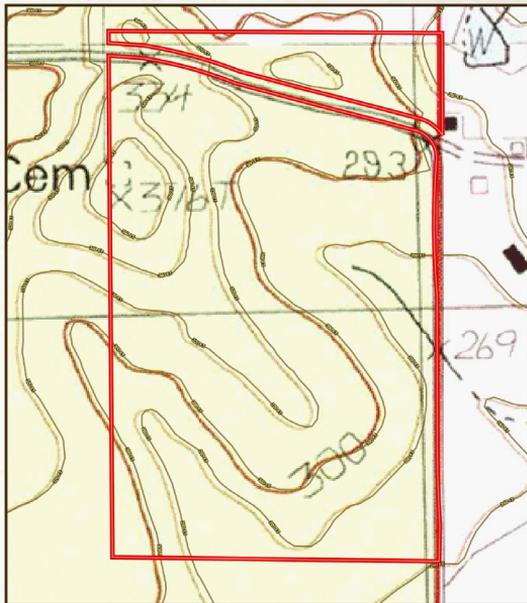
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GRENADA COUNTY, MISSISSIPPI

land id. LINK

TOPOGRAPHY MAP



Directions From the Intersection of MS-8 and US-51 in Grenada, MS: Travel 15.2 miles east on MS-8. Turn left onto Eddie Willis Drive/Dividing Ridge Road and in 1.7 miles, the property will be on your left.

LINK TO GOOGLE MAP DIRECTIONS



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