



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

13.67± ACRES
GRENADA COUNTY, MS
\$88,855



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

THE GRENADA 13.67

PROPERTY PROFILE

LOCATION:

- Neill Road
Grenada, MS 38901
- Highland Hills Community
- Grenada County
- 2.8± Miles W of I-55
- 5.3± Miles S of the
Grenada City Limits
- 11.6± Miles SW of Grenada Lake
- 88± Miles S of Memphis, TN

COORDINATES:

- 33.6778, -89.8501

PROPERTY USE:

- Potential Homesite
- Mini-Farm

PROPERTY INFORMATION:

- 13.67± Acres
- Paved Road Frontage
- Access to a Stocked Pond
- Majestic Rolling Hills
- Incredible Views
- Power & High-Speed
Internet by Delta Electric
- Water by Poor House
Water Association
- Additional Acreage Available

TAX INFORMATION:

- 2024 Taxes: \$378.76
- Parcel #: 036-14-001.20



MICHAEL OSWALT, ALC | PRINCIPAL BROKER
C: 662-719-3967 | michael@smalltownproperties.com

BARRY HOLT | LAND SPECIALIST
C: 601-613-2288 | barry@smalltownproperties.com

Information is believed to be accurate but not guaranteed.

4848 Main St. - Flora, MS 39071 | O: 769-888-2522 | smalltownproperties.com

WELCOME TO THE GRENADA 13.67

IF YOU'VE BEEN LOOKING FOR THE PERFECT LOCATION TO BUILD YOUR DREAM HOME...LOOK NO FURTHER THAN THIS BEAUTIFUL 13.67± ACRE PROPERTY. The Grenada County, MS, property is situated in the Highland Hills community, conveniently located less than three miles from I-55. The pristine property features a pond stocked with bass and bream, majestic rolling hills, and incredible views in all directions.

Located just minutes from the Grenada city limits and the world-famous Grenada Lake, Highland Hills could be your new mailing address! Additional acreage is available.

**For your private showing of this must-see property,
call Michael Oswalt or Barry Holt today.**



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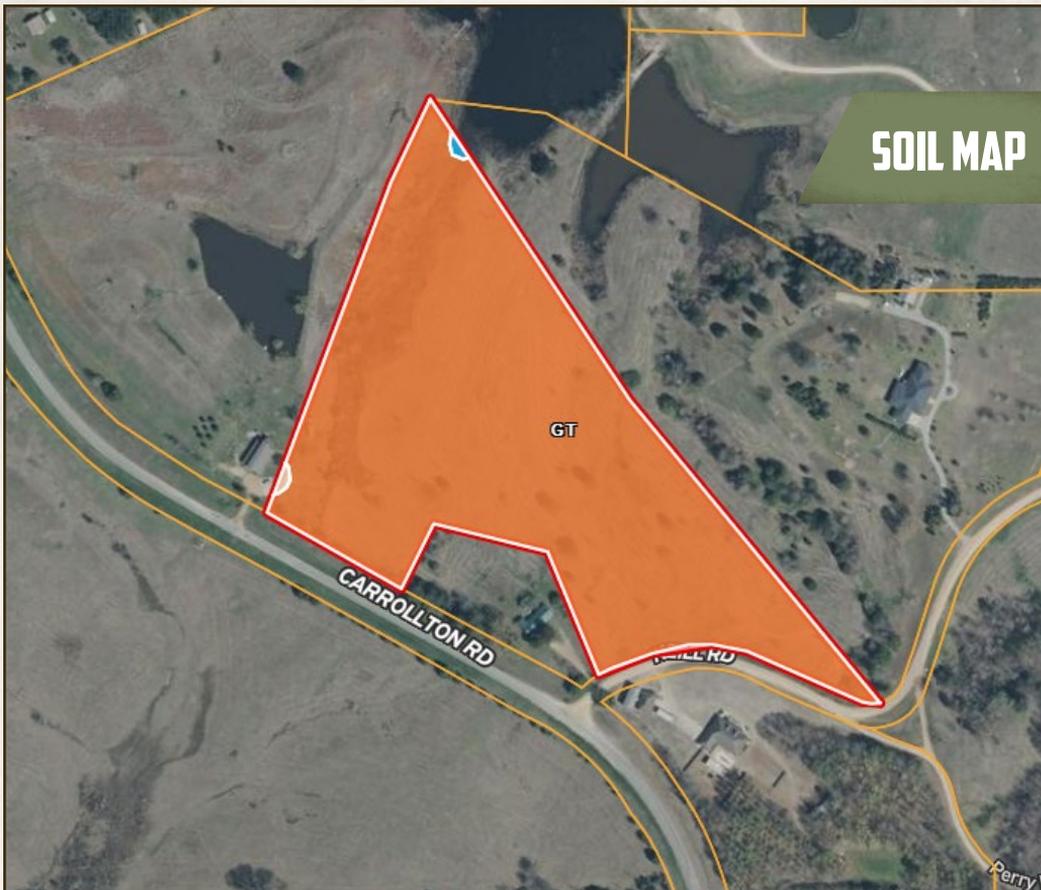
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GRENADA COUNTY, MISSISSIPPI

SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Gt	Gullied land, sandy	13.21	99.62	0	-	7e
W	Water	0.02	0.15	0	-	-
LoC3	Loring silt loam, 5 to 8 percent slopes, severely eroded, central	0.02	0.15	0	46	4e
TOTALS		13.25(*)	100%	-	0.07	7.0



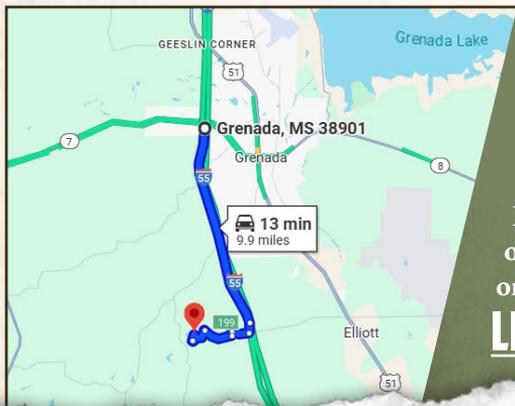
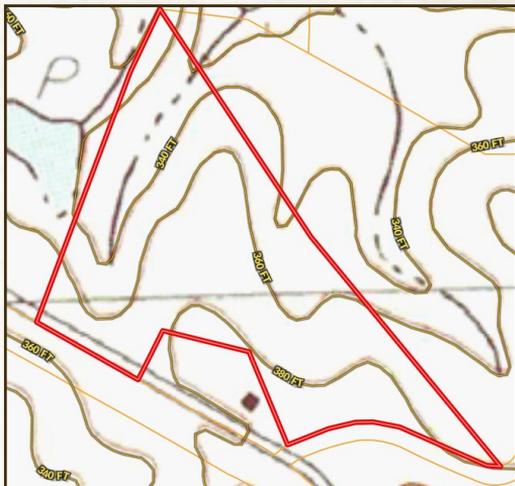
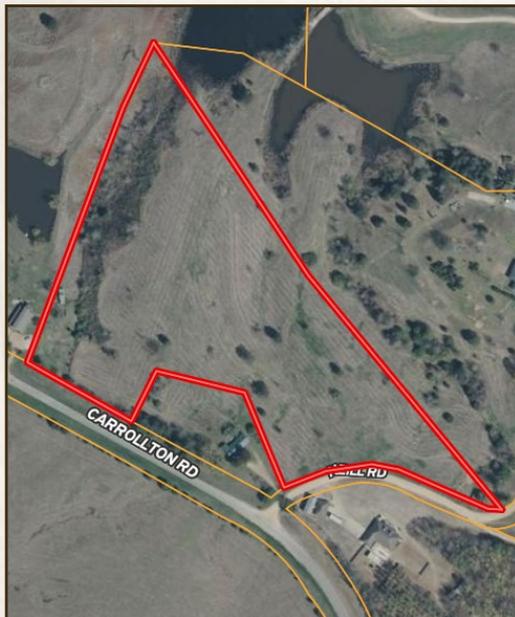
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TOPOGRAPHY MAP



Directions From the Intersection of I-55 and Hwy 7 in Grenada, MS: Travel 6.9 miles south on I-55 to Exit #199. Merge onto Griffis Road and travel west for 0.6 miles. Turn left onto Halls Road and continue south for 0.1 miles. Turn right onto Highland Hills Road and continue west for 1.0 miles. Turn left to stay on Highland Hills Road and travel for 1.6 miles. Turn right onto Neill Road and the property will be on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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