



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

20.2± ACRES
GRENADA COUNTY, MS
\$131,300



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

THE GRENADA 20.2

PROPERTY PROFILE

LOCATION:

- Highland Hills 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:

- 33.68079, -89.8464

PROPERTY USE:

- Potential Homesite
- Mini-Farm

PROPERTY INFORMATION:

- 20.2± Acres
- Road Frontage
- 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: 62.42
- Parcel #: 036-14-001.03



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

Information is believed to be accurate but not guaranteed.

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

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

WELCOME TO THE GRENADA 20.2

WELCOME TO THE GRENADA 20.2, YOUR FUTURE HOMESITE! If you've been looking for the perfect location to build your forever dream home...look no further. This 20.2± acre property is located in the Highland Hills community of Grenada County, MS, just under three miles from I-55. The must-see homesite features a pond stocked with bass and bream, majestic rolling hills, road frontage, 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 more information and to schedule a personal tour,
call Michael Oswalt or Barry Holt today.**



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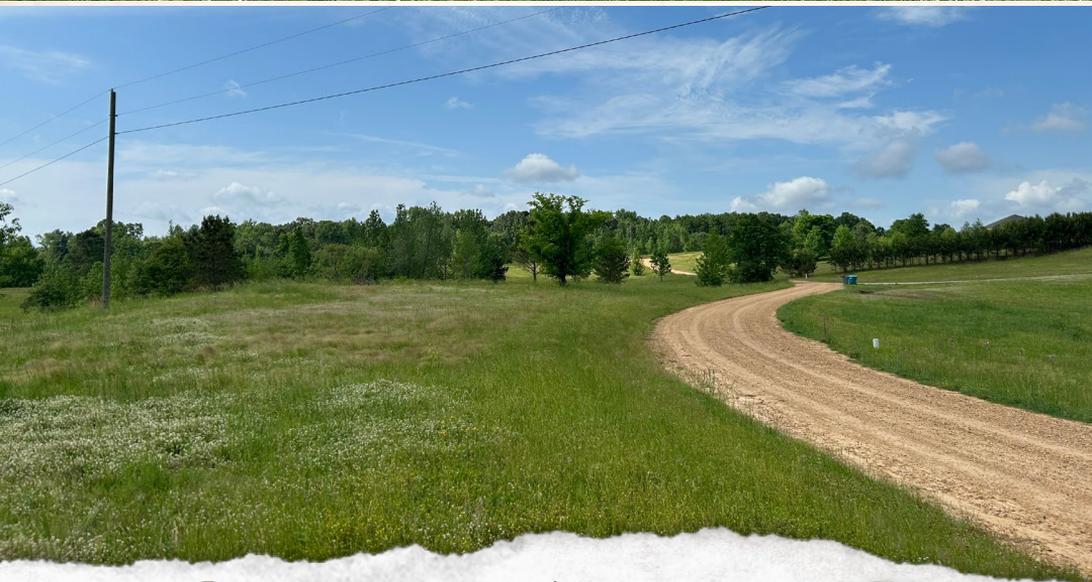
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SOIL MAP

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Gt	Gullied land, sandy	7.2	37.89	0	-	7e
Ff	Falaya silt loam	4.87	25.63	0	76	2w
PaF	Providence-Loring association, hilly (providence-memphis)	4.84	25.47	0	52	6e
PcE2	Providence-Loring complex, 12 to 17 percent slopes, eroded	2.09	11	0	43	6e
TOTALS		19.0(*)	100%	-	37.46	5.35



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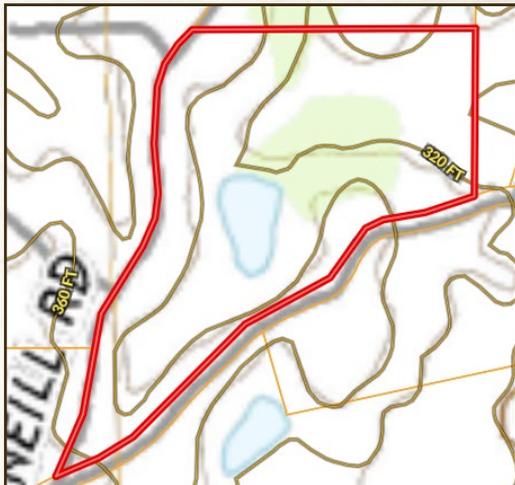
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20.2± ACRES

GRENADA COUNTY, MISSISSIPPI

land id. LINK

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 0.5 miles to the property on the right.

LINK TO GOOGLE MAP DIRECTIONS



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