

**122± Acres in Carroll County, MS**

**\$550,000**



**SMALLTOWN**

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

**Office 662-846-1425**



# Property Profile

## The Carroll 122

### Location:

- Carroll County, MS
- 15± Miles Southeast of Greenwood, MS
- 73± Miles North of Madison, MS

### Coordinates:

- 33.40549, -90.03736

### Property Information:

- 122± Total Acres
- Highway 430 Road Frontage
- Mature Mixed Hardwoods
- 32± Acres of Pastures
- Merrill Branch Creek Borders to the North
- Utilities Available

### Property Use:

- Recreational
- Deer, Turkey, and Small Game Hunting
- Hay Production
- Potential Cattle Farm/Horse Pasture
- Potential Cabin or Home Site
- Potential Residential Development

### Tax Information:

- Total Taxes: \$698.83 for 2022
  - Parcel 81240013002: \$680.96
  - Parcel 88190013001: \$17.87



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**WILSON BRITT**

LAND SPECIALIST

C: 662-299-2367

O: 662-846-1425

[wilson@smalltownproperties.com](mailto:wilson@smalltownproperties.com)

701 W. Sunflower Rd - Cleveland, MS 38732

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.



Welcome to the Carroll 122. Whether you are looking for a prime hunting destination or just a quiet homestead, look no further than this 122± acre, multi-use property in Carroll County, MS. Conveniently located just inside the hills, this property is situated on Highway 430, only 15 miles from Greenwood, MS.



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The habitat for a variety of wildlife has allowed the current owners to be very successful in their hunting harvest. With open pastures, mature trees, and thickets, plenty of bedding and nesting areas exist. The pastures are used for hay production, with some strategically converted into food plots for deer and turkey. Merrill Branch Creek snakes through the property to the northern border, providing an excellent water source for all wildlife.



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Livestock farming is also possible with the Carroll 122. Take advantage of the rolling grasslands and 32± acres of open pastures, vital for raising cattle or horses.



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Let's talk about future development! The natural lay of the land and nice internal road system enhance the possibilities for your future dream home, community, or recreational cabins. Community water is already connected, and utilities are available. This wildlife-rich property could be at your back door, so don't miss your opportunity on the Carroll 122. Call Wilson Britt today for your private showing.



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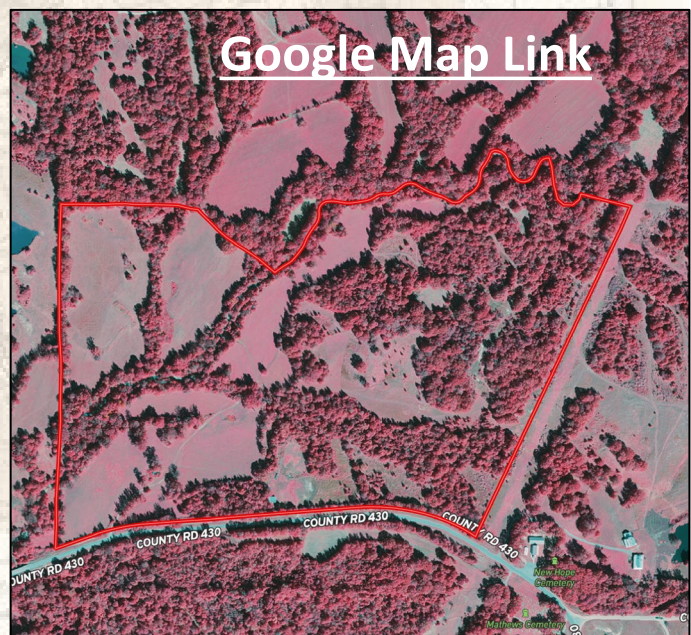
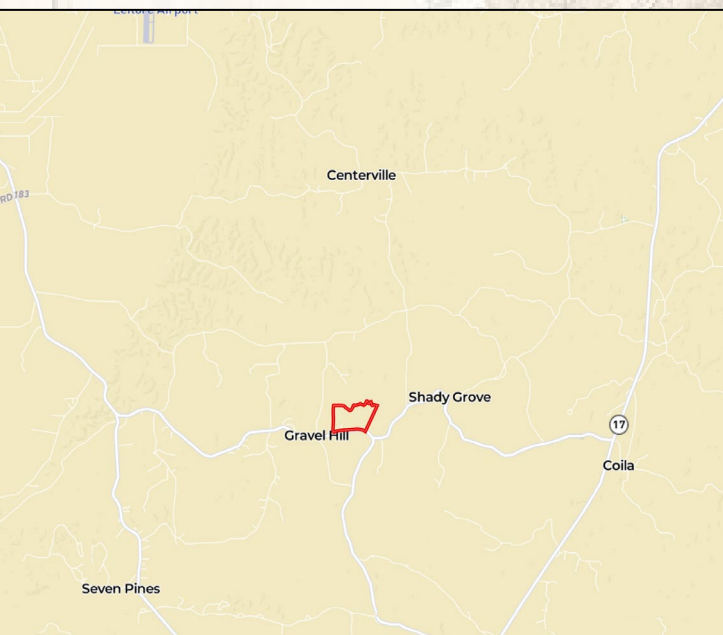
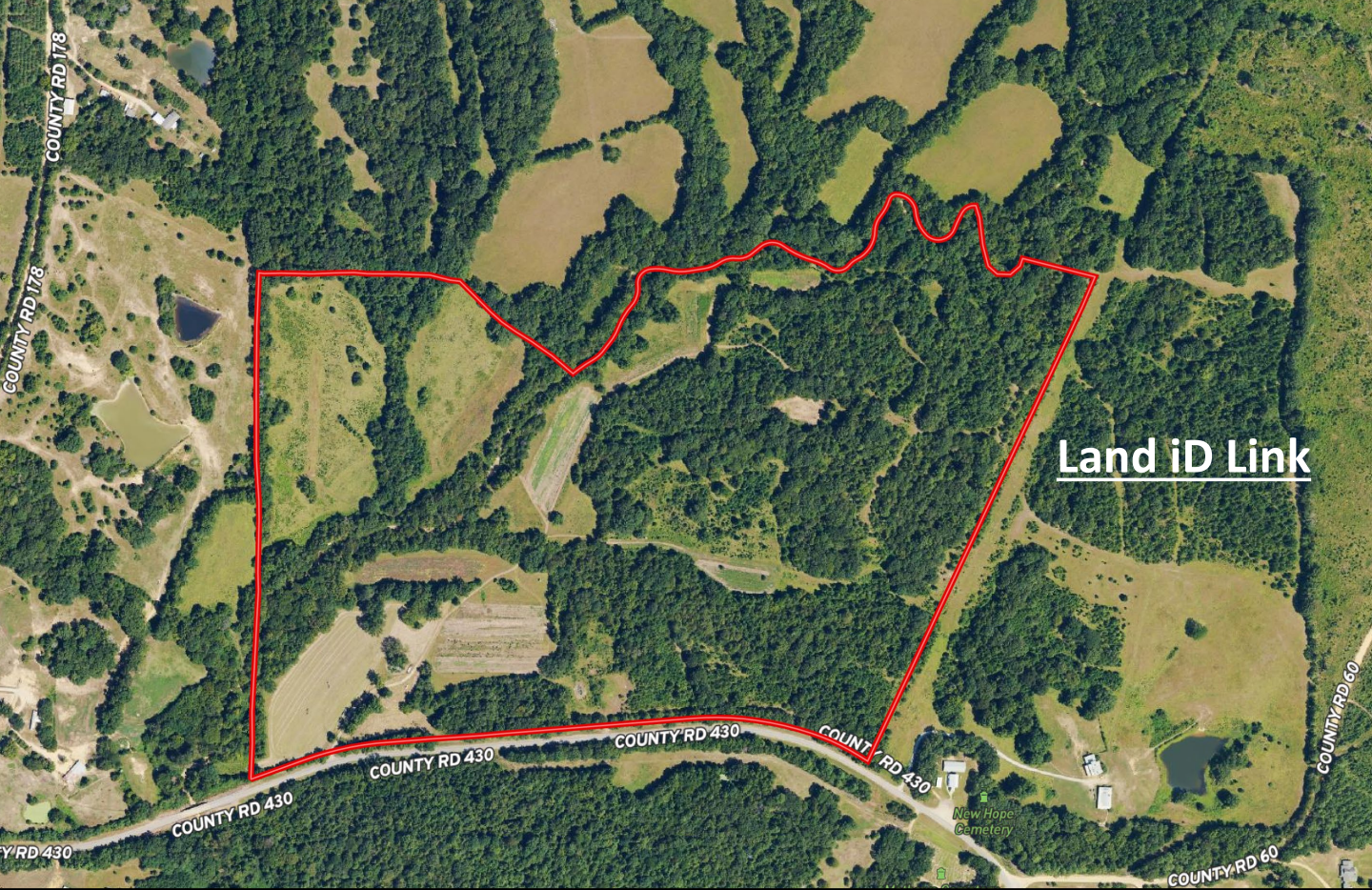
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