

58± ACRES
CARROLL COUNTY, MS
\$156,600



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (769) 760-0005

THE CARROLL 58

PROPERTY PROFILE

LOCATION:

- County Road 163
Carrollton, MS 38917
- Coila/Black Hawk Area
- Carroll County
- 25.4± Miles SE of Greenwood
- 34± Miles NW of Kosciusko
- 75.5± Miles N of Madison

COORDINATES:

- 33.36808, -89.90713

PROPERTY USE:

- Recreational
- Hunting
- Timber Investment

PROPERTY INFORMATION:

- 58± Total Acres
- Hardwoods Mixed with Pines
- Towering Oaks
- Rolling Hills
- Established ATV Trail System
- Deer/Turkey/Small Game

TAX INFORMATION:

- 2024 - \$172.59
- Parcel 129-05-0005000



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DEREK EAVES

LAND SPECIALIST

C: 662-803-2001

O: 769-760-0005

derek@smalltownproperties.com

2121 5th St., Suite 206 - Meridian, MS 39301

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE CARROLL 58

NESTLED IN THE SCENIC COILA/BLACK HAWK AREA OF CARROLL COUNTY, MISSISSIPPI, THIS 58± ACRE TRACT OFFERS THE PERFECT BLEND OF NATURAL BEAUTY AND OUTDOOR ADVENTURE. Conveniently located just 77± miles north of Madison, 25.4± miles southeast of Greenwood, and 34± miles northwest of Kosciusko, with access via County Road 163, this property is ideally situated for a quick weekend retreat or long-term investment. The landscape features a harmonious mix of mature hardwoods and pines, including majestic, towering oaks scattered across gently rolling hills. Outdoor enthusiasts will appreciate the established ATV trail system and abundant wildlife—deer, turkey, and small game make this an excellent hunting destination. Whether you're seeking a private recreational haven or a strategic timber investment, this property promises both immediate enjoyment and long-term value.

Take advantage of the opportunity to own a versatile tract in a well-established and sought-after area of Carroll County.

**Call Derek Eaves today to schedule
a private showing of the Carroll 58.**



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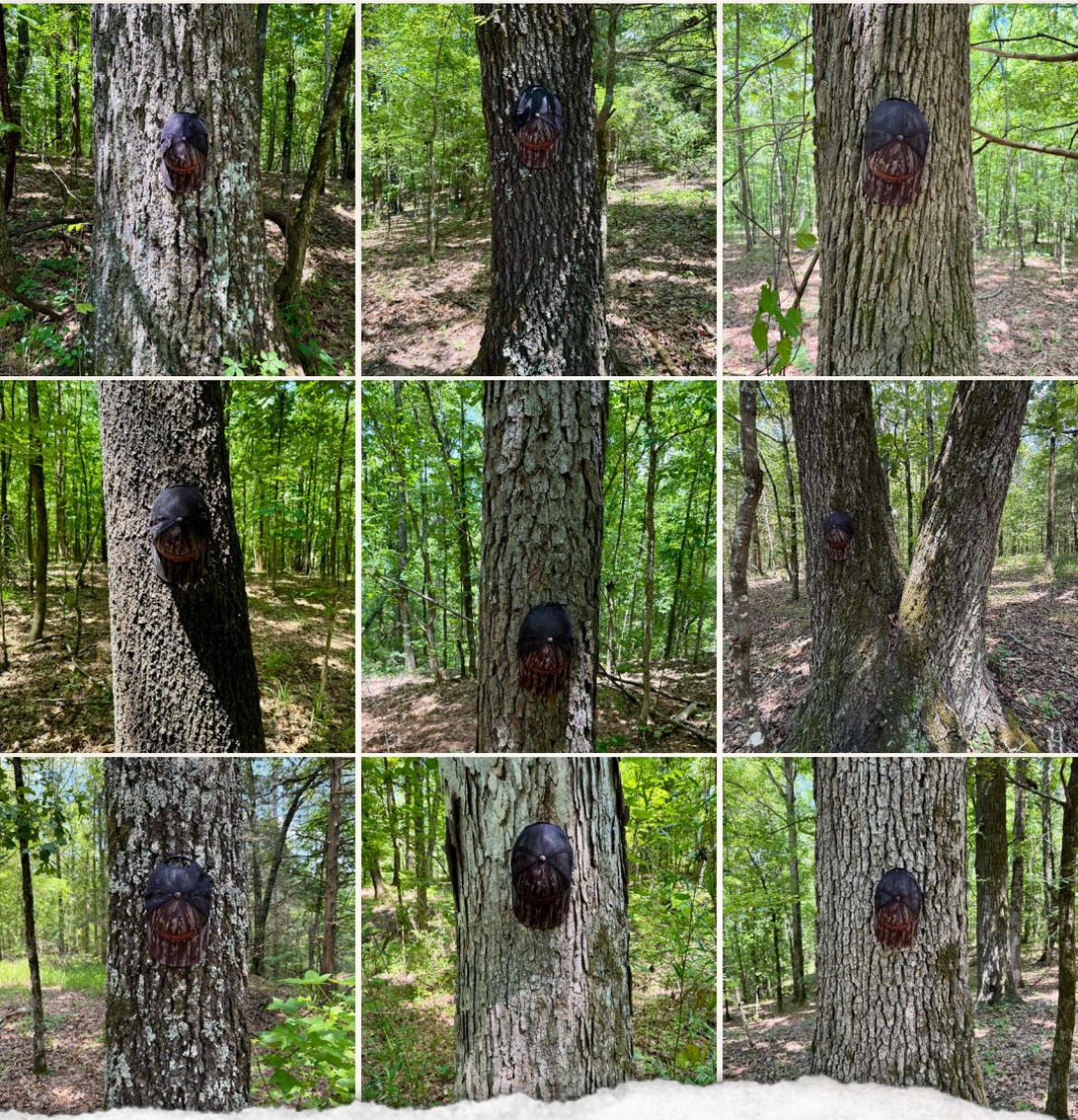
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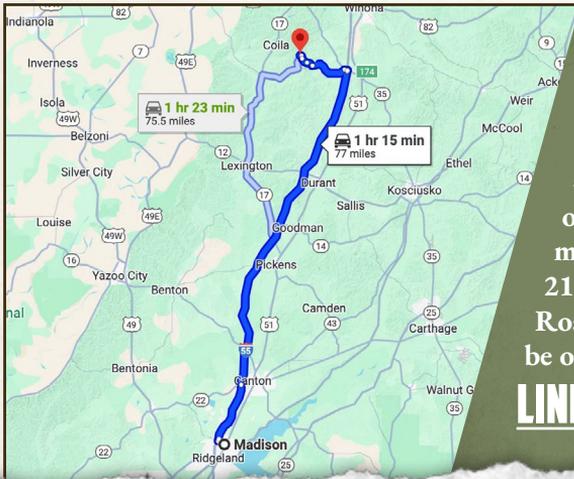
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land id. LINK

INFRARED MAP



Directions from Madison, MS:
 Travel 67.2 miles north on I-55 to exit #174. Travel 0.6 miles west on Highway 35. Turn left onto Highway 430 and continue 5.9 miles. Turn right onto County Road 52 and proceed 3.1 miles. Stay straight onto County Road 211 and in 1.7 miles turn left on County Road 163. In 0.2 miles, the property will be on both sides of the road.

LINK TO GOOGLE MAP DIRECTIONS



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