

**59± ACRES**  
**CARROLL COUNTY, MS**  
**\$159,300**



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

**OFFICE (769) 760-0005**

# THE CARROLL 59

# PROPERTY PROFILE

## LOCATION:

- County Road 211  
Carrollton, MS 38917
- Coila/Black Hawk Area
- Carroll County
- 24.7± Miles SE of Greenwood
- 34.4± Miles NW of Kosciusko
- 77.2± Miles N of Madison

## COORDINATES:

- 33.37435, -89.90015

## PROPERTY USE:

- Recreational
- Hunting
- Timber Investment

## PROPERTY INFORMATION:

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

## TAX INFORMATION:

- 2024 - \$122.91
- Parcel 102-32-0008000



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**DEREK EAVES**

LAND SPECIALIST

C: 662-803-2001

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

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

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

Information is believed to be accurate but not guaranteed.

# WELCOME TO THE CARROLL 59

NESTLED IN THE SCENIC COILA/BLACK HAWK AREA OF CARROLL COUNTY, MISSISSIPPI, THIS 59± ACRE TRACT OFFERS THE PERFECT BLEND OF NATURAL BEAUTY AND OUTDOOR ADVENTURE. Conveniently located just 77.2± miles north of Madison, 24.7± miles southeast of Greenwood, and 34.4± miles northwest of Kosciusko, with access via County Road 211, this property is ideally situated for a quick weekend retreat or long-term investment. The landscape features a harmonious mix of pine plantation and mixed hardwoods, 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.

**If you are in the market for a recreational/timber investment, call Derek Eaves for a private showing of the Carroll 59.**



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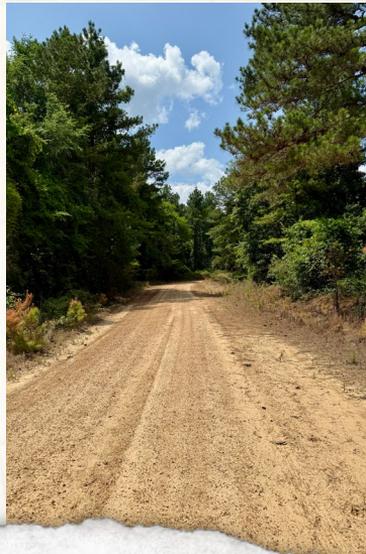
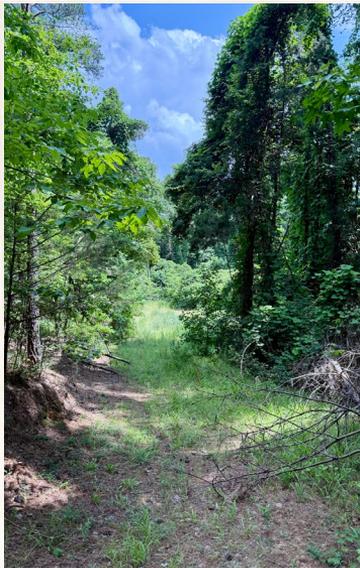
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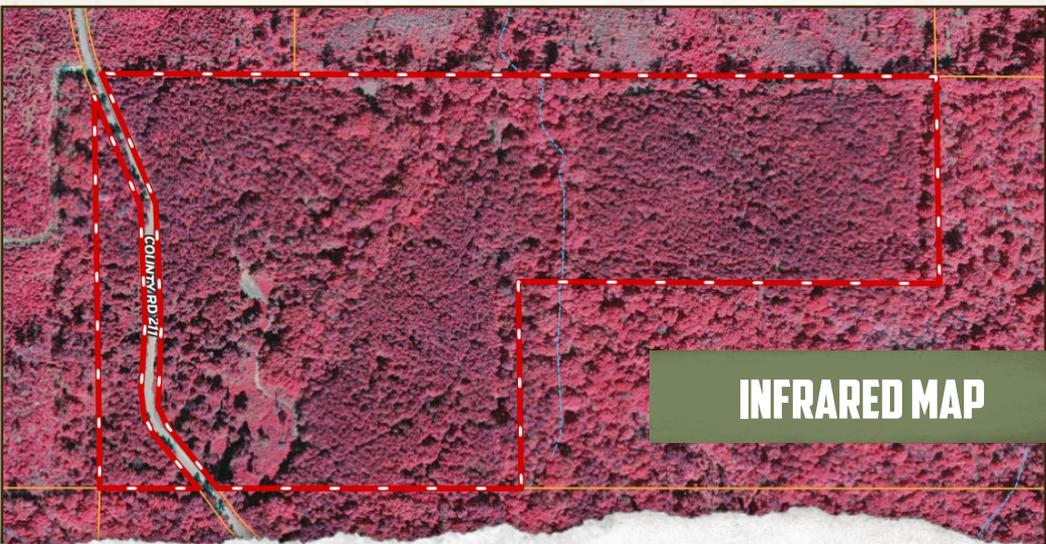
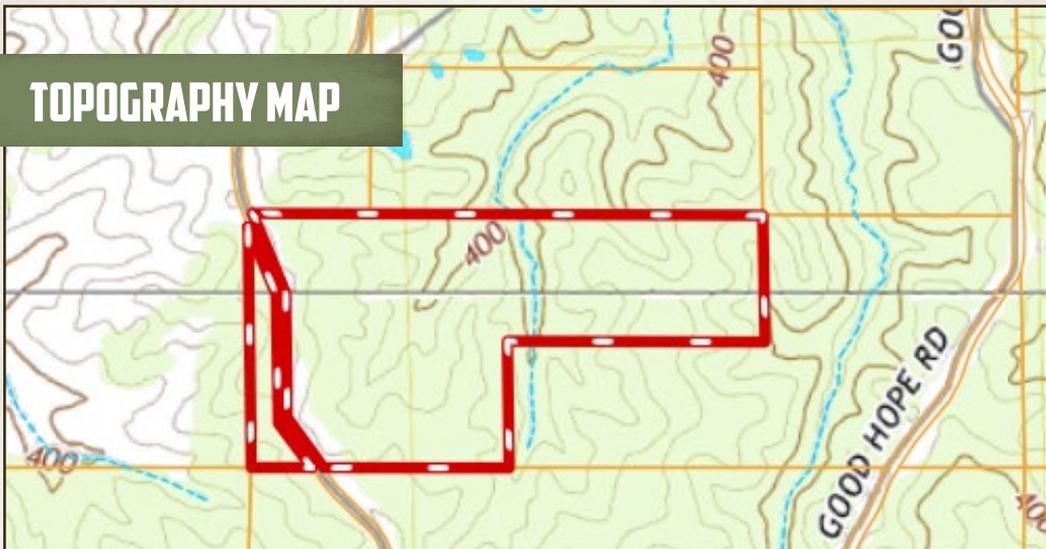
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## TOPOGRAPHY MAP



## INFRARED MAP



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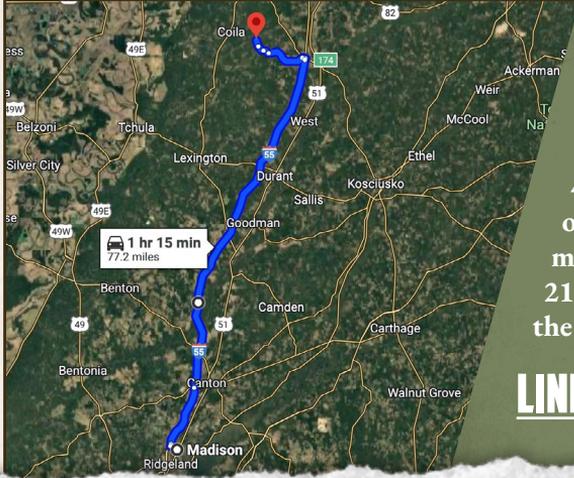
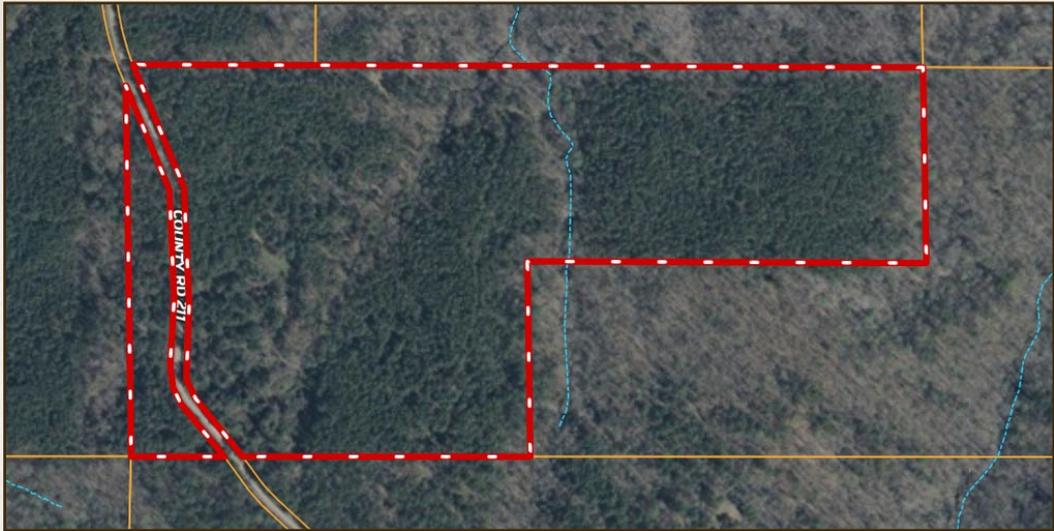
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land id. LINK



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 2.1 the property will be on the right.

**[LINK TO GOOGLE MAP DIRECTIONS](#)**



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