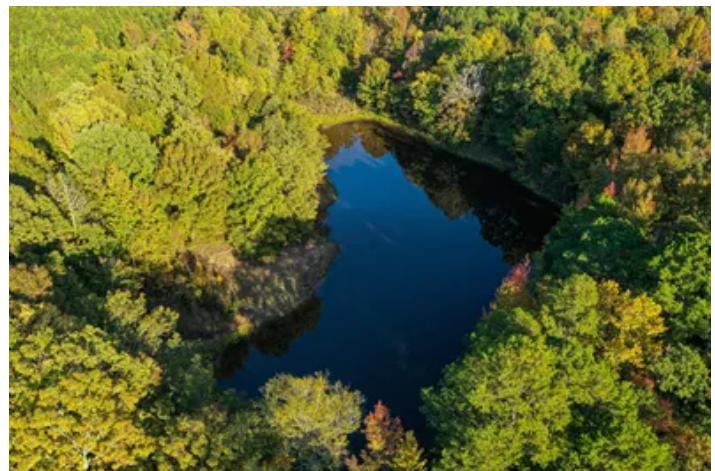


Calhoun County Rolling Pines 142
County Road 107
Pittsboro, MS 38951

\$341,692
142.37± Acres
Calhoun County



Calhoun County Rolling Pines 142 Pittsboro, MS / Calhoun County

SUMMARY

Address

County Road 107

City, State Zip

Pittsboro, MS 38951

County

Calhoun County

Type

Hunting Land, Recreational Land, Undeveloped Land, Timberland

Latitude / Longitude

33.961984 / -89.286617

Taxes (Annually)

\$457

Acreage

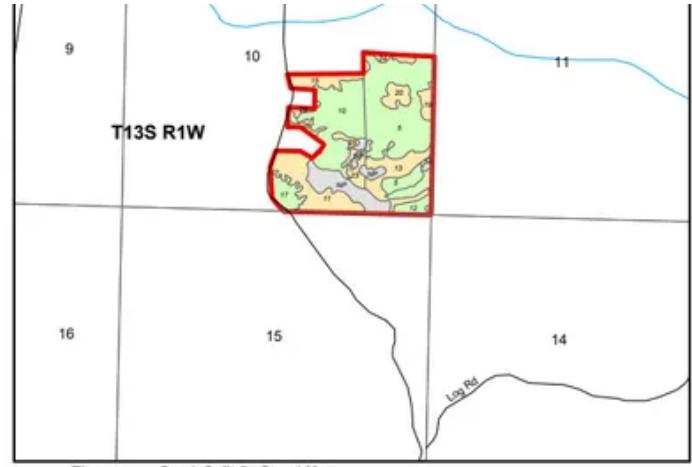
142.37

Price

\$341,692

Property Website

<https://www.mossyoakproperties.com/property/calhoun-county-rolling-pines-142/calhoun/mississippi/67251/>



Calhoun County Rolling Pines 142
Pittsboro, MS / Calhoun County

PROPERTY DESCRIPTION

Welcome to Rolling Pines 142

Nestled along Armstrong Road, just 8 miles southeast of Bruce, MS, Rolling Pines 142 is a breathtaking property that perfectly combines natural beauty with recreational potential. Spanning 142 acres of rolling topography, this diverse tract is a haven for outdoor enthusiasts and wildlife lovers alike.

The property features:

- **79.7 acres of 11-year-old managed pine plantation** offering a thriving investment opportunity.
- **48 acres of mature hardwoods and streamside management zones (SMZs)**, enhancing the ecological value and aesthetic charm.
- The remaining acreage includes **beaver sloughs and dense thickets**, providing excellent habitat diversity for deer, turkey, and other wildlife.

Wildlife activity is abundant, as evidenced by numerous scrapes and rubs throughout the property. For hunters and land stewards, four well-maintained food plots are strategically located to maximize success. A quality **road system on the east side** ensures easy access throughout the property.

With **road frontage along Armstrong Road**, this property also boasts excellent potential for building your dream home or a cozy hunting camp. Utilities, including water and power, are readily available, making the transition from vision to reality seamless.

Whether you're seeking a recreational retreat, a timber investment, or the perfect site to build a home, Rolling Pines 142 has it all. Schedule your showing today to explore this exceptional property!

Hunter McCool

Central Mississippi Agent, CLS

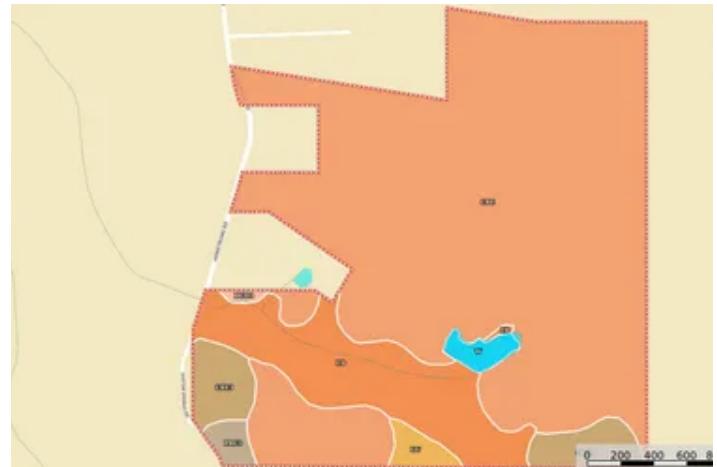
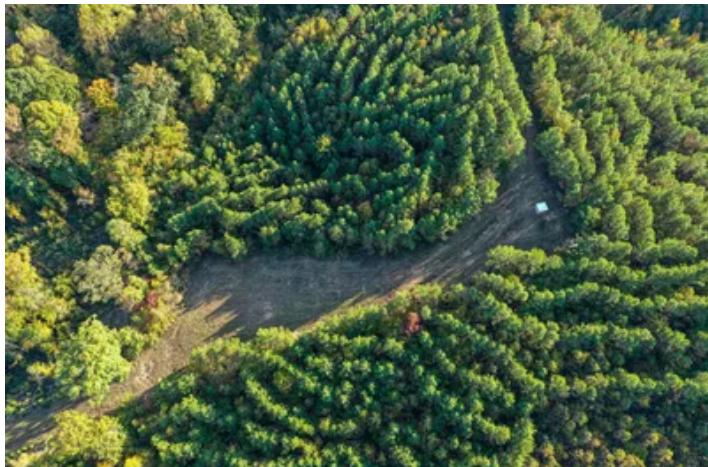
Mossy Oak Properties, Bottomland Real Estate

Hmccool@mossyoakproperties.com

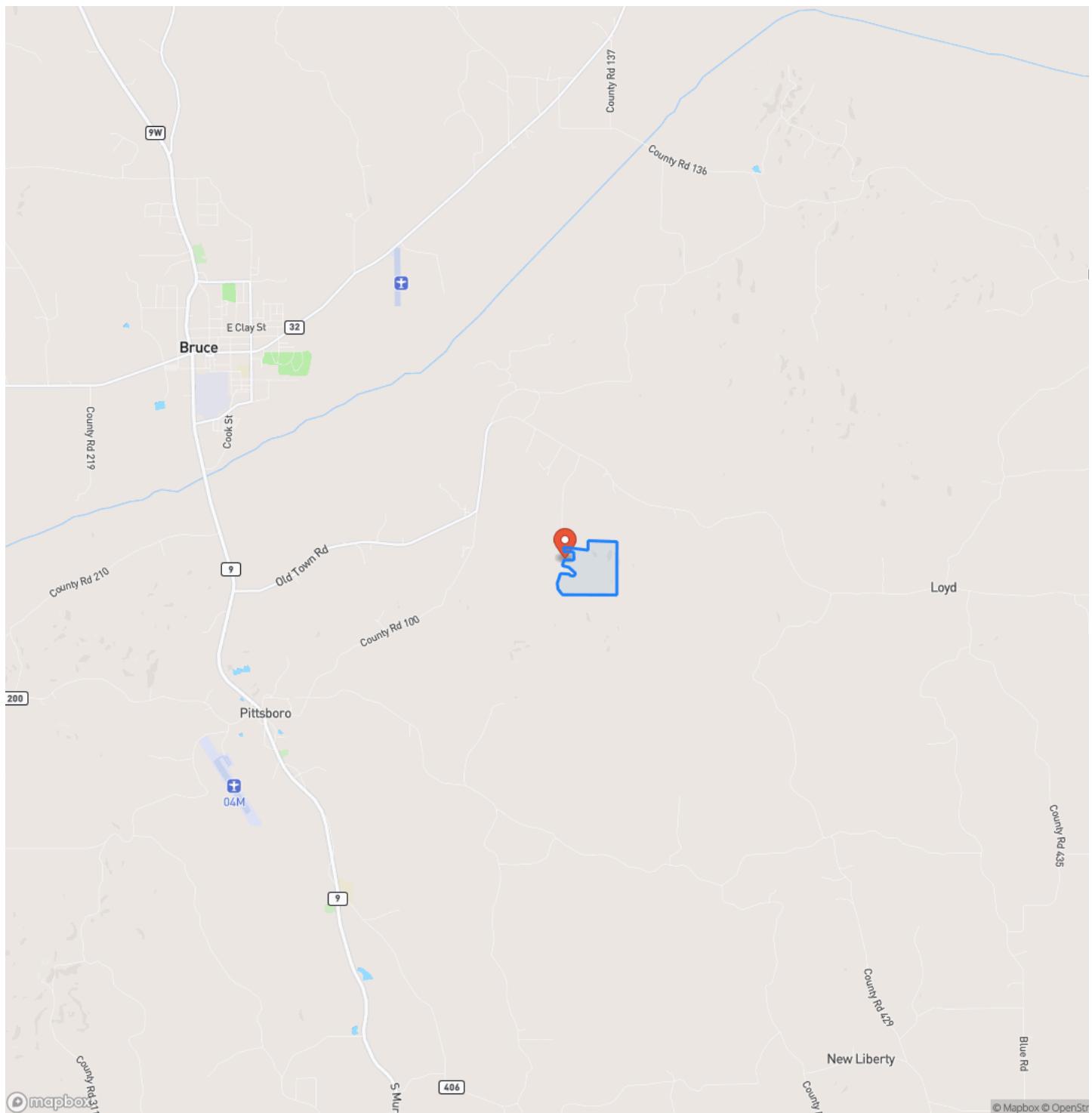
Cell [662-295-7747](tel:662-295-7747)

Office [662-495-1121](tel:662-495-1121)

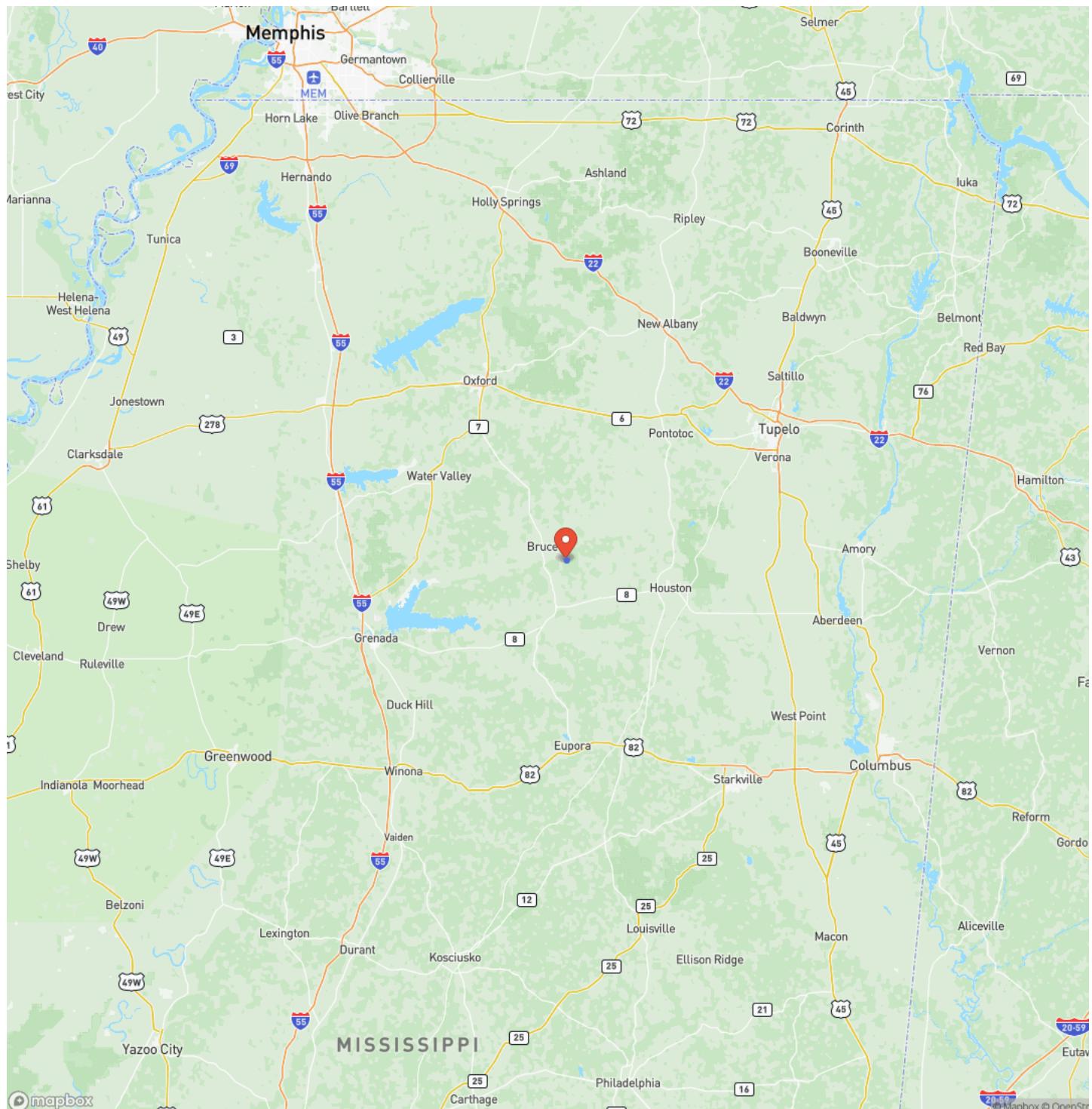
Calhoun County Rolling Pines 142
Pittsboro, MS / Calhoun County



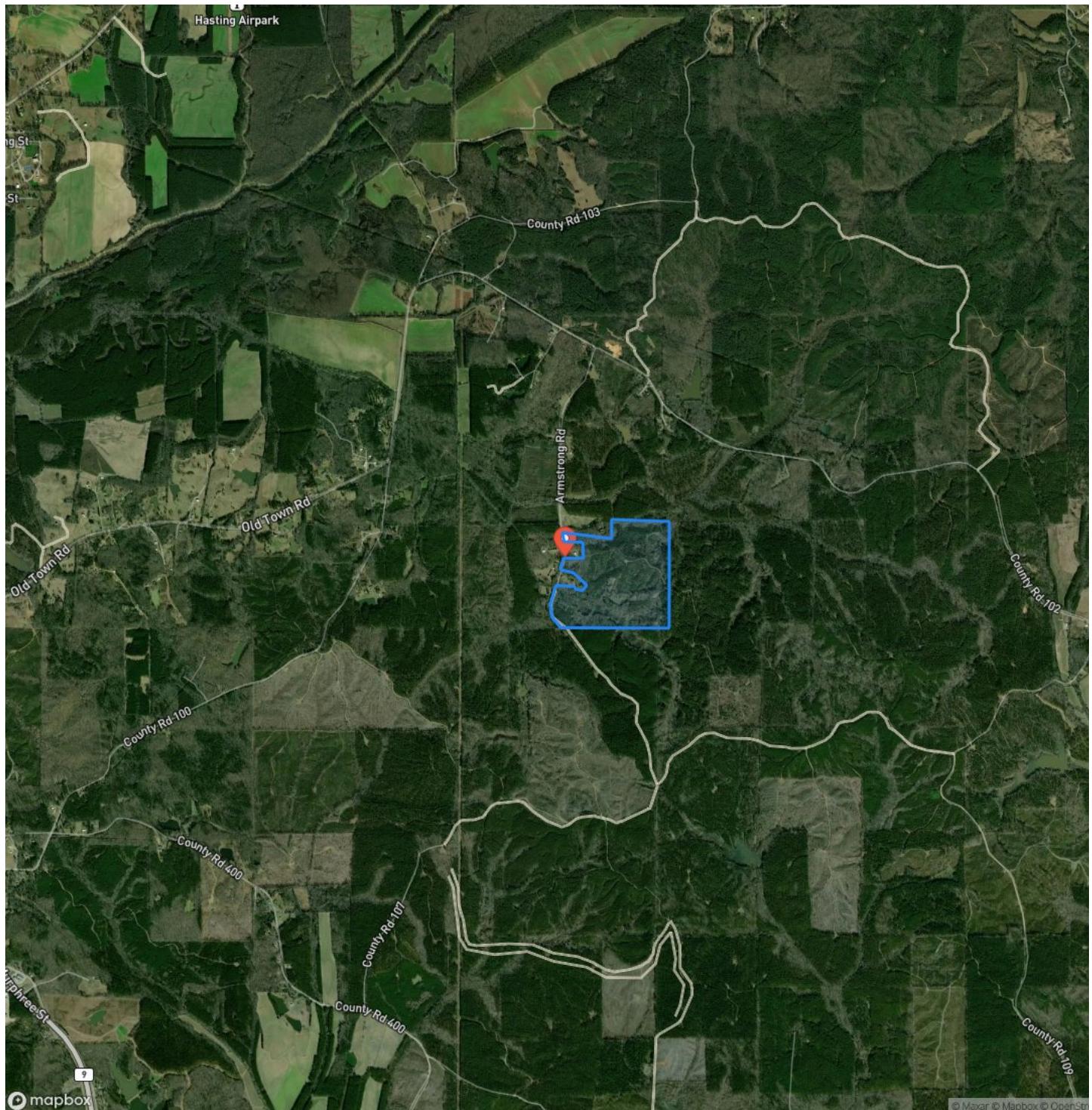
Locator Map



Locator Map



Satellite Map



Calhoun County Rolling Pines 142 Pittsboro, MS / Calhoun County

LISTING REPRESENTATIVE

For more information contact:



Representative

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NOTES



MORE INFO ONLINE:

MossyOakProperties.com

NOTES

DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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