

**100 Acres Timber and Hunting Calhoun  
County  
Bull Mountain Road  
Vardaman, MS 38878**

**\$175,000**  
**100± Acres**  
**Calhoun County**





## 100 Acres Timber and Hunting Calhoun County Vardaman, MS / Calhoun County

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### **SUMMARY**

**Address**

Bull Mountain Road

**City, State Zip**

Vardaman, MS 38878

**County**

Calhoun County

**Type**

Hunting Land, Recreational Land, Timberland

**Latitude / Longitude**

33.952523 / -89.156052

**Taxes (Annually)**

324

**Acreage**

100

**Price**

\$175,000

**Property Website**

<https://www.mossyoakproperties.com/property/100-acres-timber-and-hunting-calhoun-county-calhoun-mississippi/29594/>



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### **PROPERTY DESCRIPTION**

This 100 acres in Calhoun County, MS is located approximately 7.9 miles North of Vardaman, MS. This is a great timber investment opportunity with approximately 46 +/- acres of merchantable pine timber that is ready to be cut. The remaining 54 +/- acres is mixed pine and hardwood that is also ready for its first thinning. There is an extensive trail system on the property that creates great access to most parts of the tract and there is also three smaller food plots. Deer and turkey sign was seen throughout the property. This area is also surrounded by agriculture which creates the perfect scenario for great hunting. The property does not have road frontage but there is a legal deeded easment. Call us today to schedule a showing!!! [662-295-7447](tel:662-295-7447) !!!



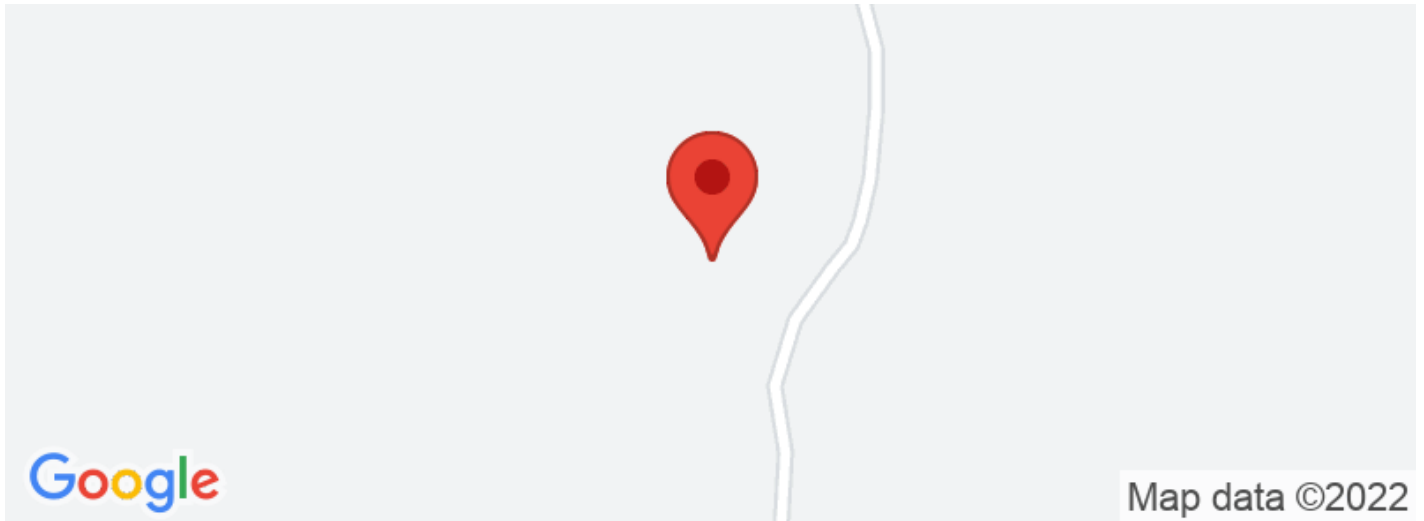


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## Locator Maps





## Aerial Maps



**100 Acres Timber and Hunting Calhoun County  
Vardaman, MS / Calhoun County**

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**LISTING REPRESENTATIVE**

**For more information contact:**



**Representative**

Hunter McCool

**Mobile**

(662) 295-7447

**Email**

hmccool@mossyoakproperties.com

**Address**

128 W Franklin Street

**City / State / Zip**

Carthage, MS 39051

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**NOTES**

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## NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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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**Mossy Oak Properties Bottomland Real Estate**

**5741 Hwy 45 Alt South**

**West Point, MS 39773**

**(662) 495-1121**

**MossyOakProperties.com**

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**MORE INFO ONLINE:**

**MossyOakProperties.com**