

Carroll County 80 Acres, Hardwoods, Pasture and Lake
01 County Road 143
Coila, MS 38923

\$280,000
80± Acres
Carroll County



Carroll County 80 Acres, Hardwoods, Pasture and Lake Coila, MS / Carroll County

SUMMARY

Address

01 County Road 143

City, State Zip

Coila, MS 38923

County

Carroll County

Type

Farms, Hunting Land, Recreational Land, Undeveloped Land,
Lakefront, Timberland

Latitude / Longitude

33.433973 / -89.9388

Acreage

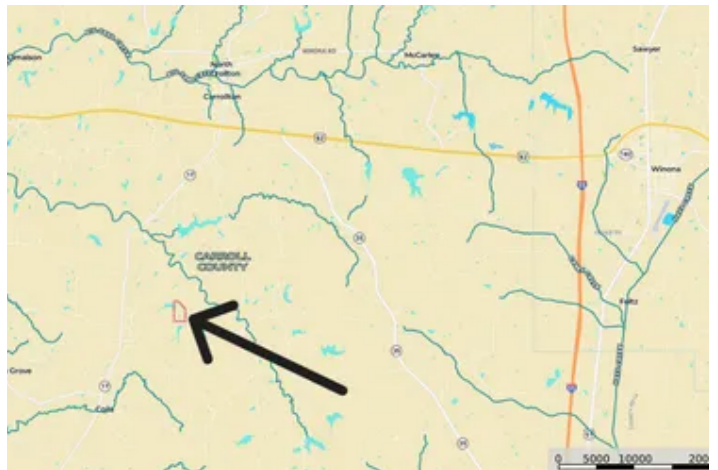
80

Price

\$280,000

Property Website

<https://www.mossyoakproperties.com/property/carroll-county-80-acres-hardwoods-pasture-and-lake-carroll-mississippi/92706/>



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PROPERTY DESCRIPTION

80± Acres – Carroll County, MS | White Oak Ridge Retreat with Lake Access

Located just 6 miles south of Carrollton, Mississippi, this beautiful **80± acre property off County Road 143** offers an open ground, mature hardwoods, and excellent recreational opportunities. Whether you're looking for a hunting retreat, a future homesite, or an investment in Mississippi land, this property checks a lot of those boxes.

Property Highlights:

- **80± total acres** featuring open ground and mature hardwood timber
- **Partial ownership of an 18± acre lake** – outstanding fishing for bass, bream, and crappie
- **Three small ponds** offering additional water sources for wildlife and livestock
- **Approximately 13± acres of pastureland**, perfect for livestock or potential food plots
- **Beautiful white oak ridges** providing prime deer and turkey habitat
- **Excellent internal trail system** allowing easy access throughout the property
- **Old shed with covered storage** – ideal for equipment or possible camp use
- **Utilities available** – electric power and community water nearby

This Carroll County property is a classic example of what makes Mississippi land so desirable – scenic terrain, diverse habitat, and recreational value. The **combination of mature hardwoods, open pasture, and water features** creates an exceptional environment for **deer and turkey hunting**, as well as fishing and outdoor enjoyment.

With its convenient location near Carrollton and easy access from County Road 143, this tract offers both seclusion and accessibility. Whether you're seeking a **weekend getaway**, a **family farm**, or a **recreational retreat**, this 80-acre property delivers endless potential.

Hunter McCool, Certified Land Specialist

Managing Broker Central MS

Licensed in MS and AR

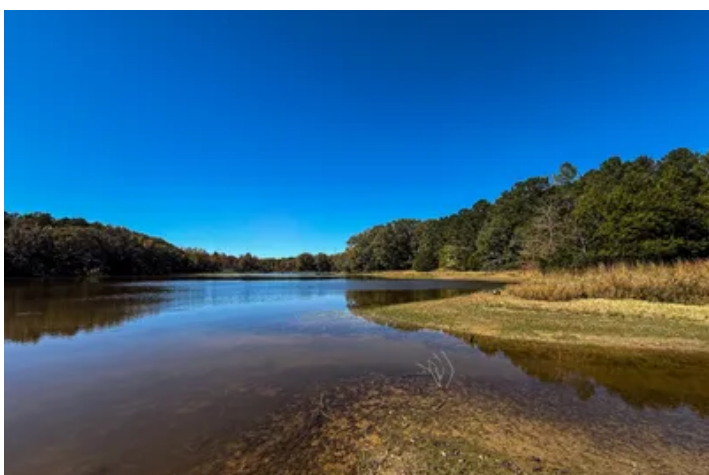
Office: [662-495-1121](tel:662-495-1121)

Cell: [662-295-7447](tel:662-295-7447)

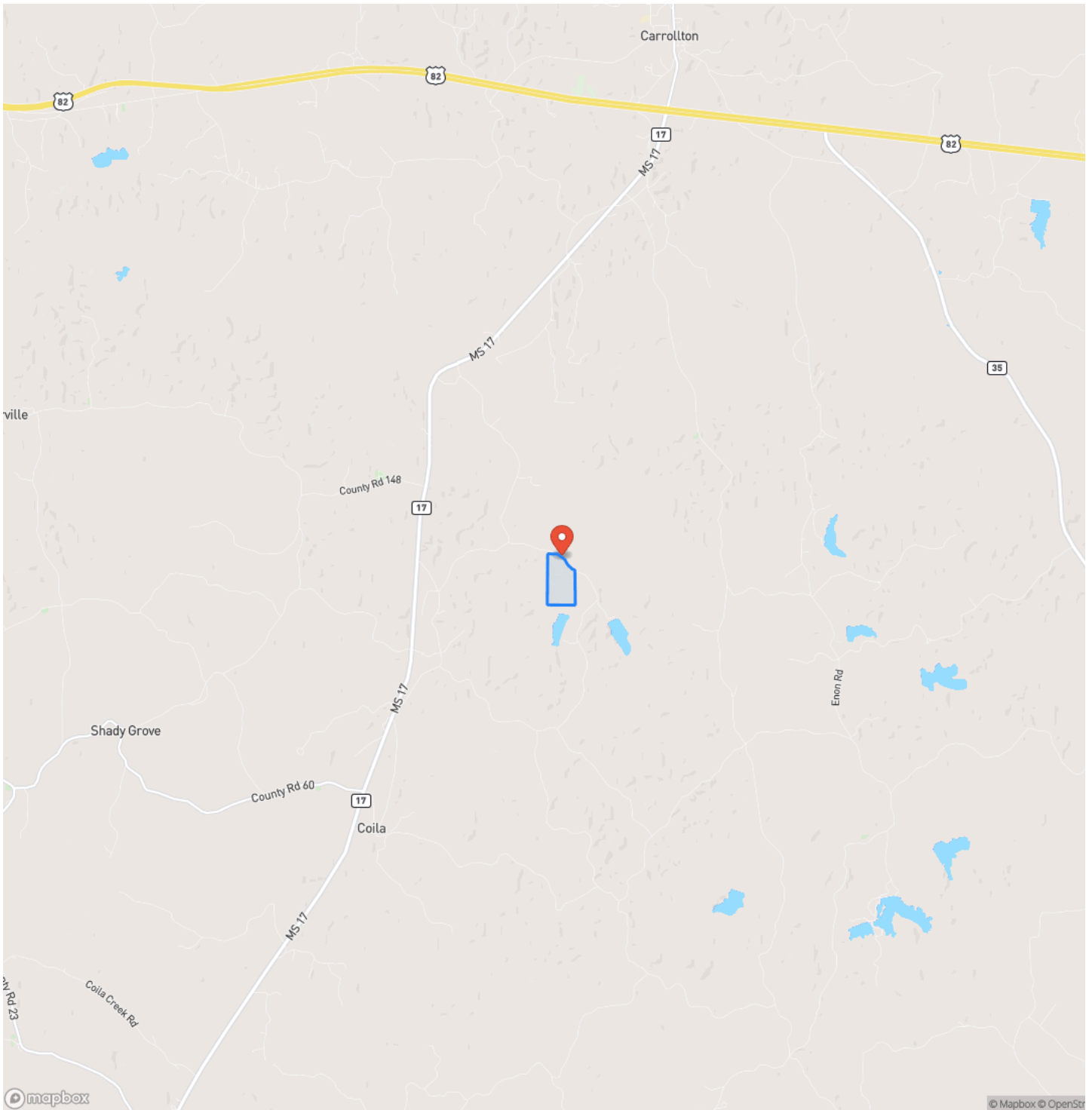
hmccool@mossyoakproperties.com



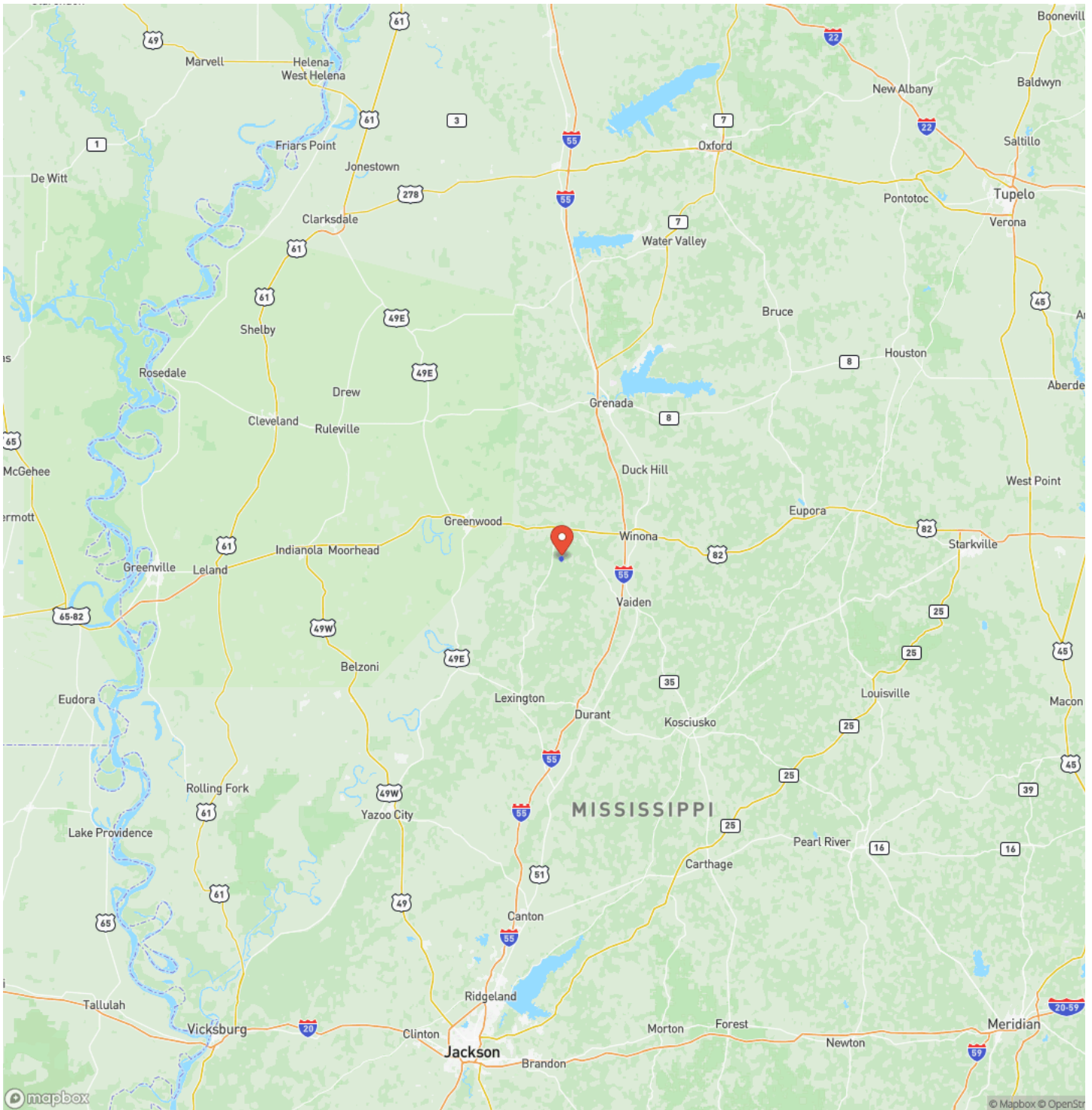
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Coila, MS / Carroll County



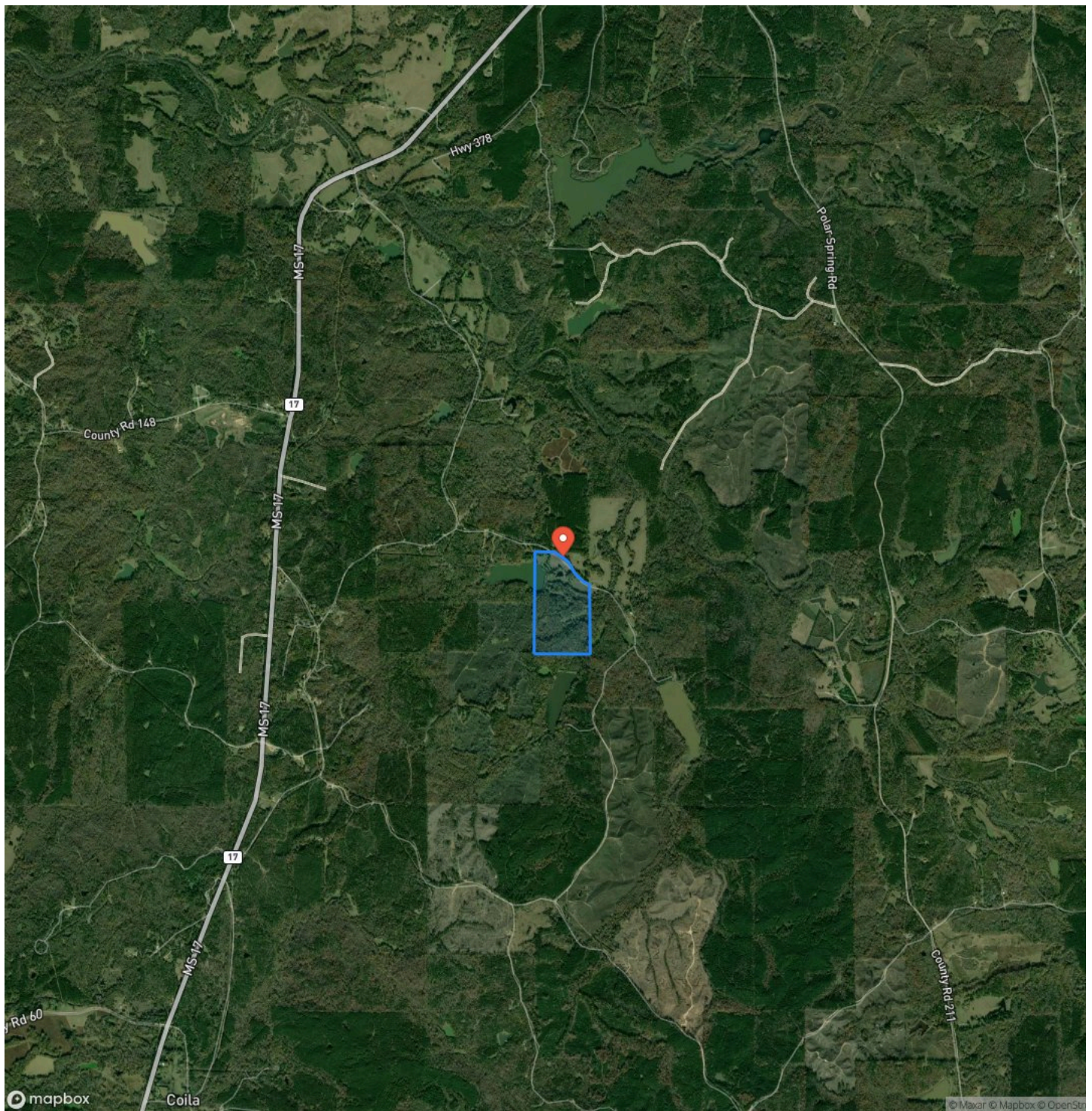
Locator Map



Locator Map



Satellite Map



Carroll County 80 Acres, Hardwoods, Pasture and Lake Coila, MS / Carroll County

LISTING REPRESENTATIVE

For more information contact:



Representative

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City / State / Zip

NOTES

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

This image shows a single 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.



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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.

Mossy Oak Properties Bottomland Real Estate

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