

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

**\$280,000**  
78.340± 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**

78.340

#### **Price**

\$280,000

#### **Property Website**

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



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

---

### PROPERTY DESCRIPTION

#### **80± Acres - Carroll County, MS | White Oak Ridge Retreat with Lake Access**

Located just 6 miles south of Carrollton, Mississippi, this beautiful **78.34± 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:**

- **78.34± 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 78.34-acre property delivers endless potential.

Hunter McCool, Certified Land Specialist

Managing Broker Central MS

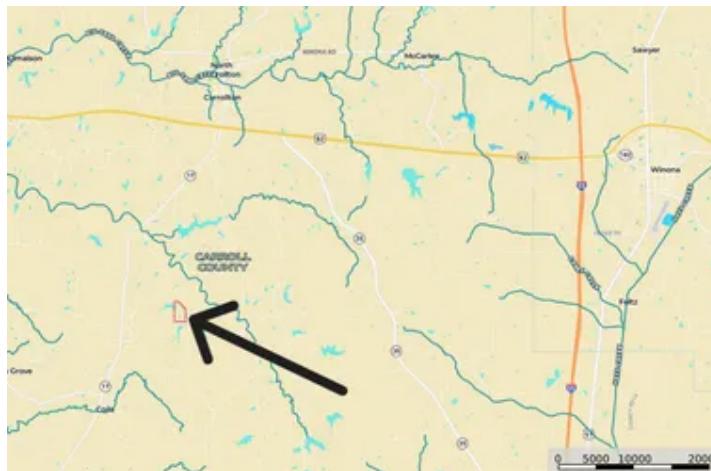
Licensed in MS and AR

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

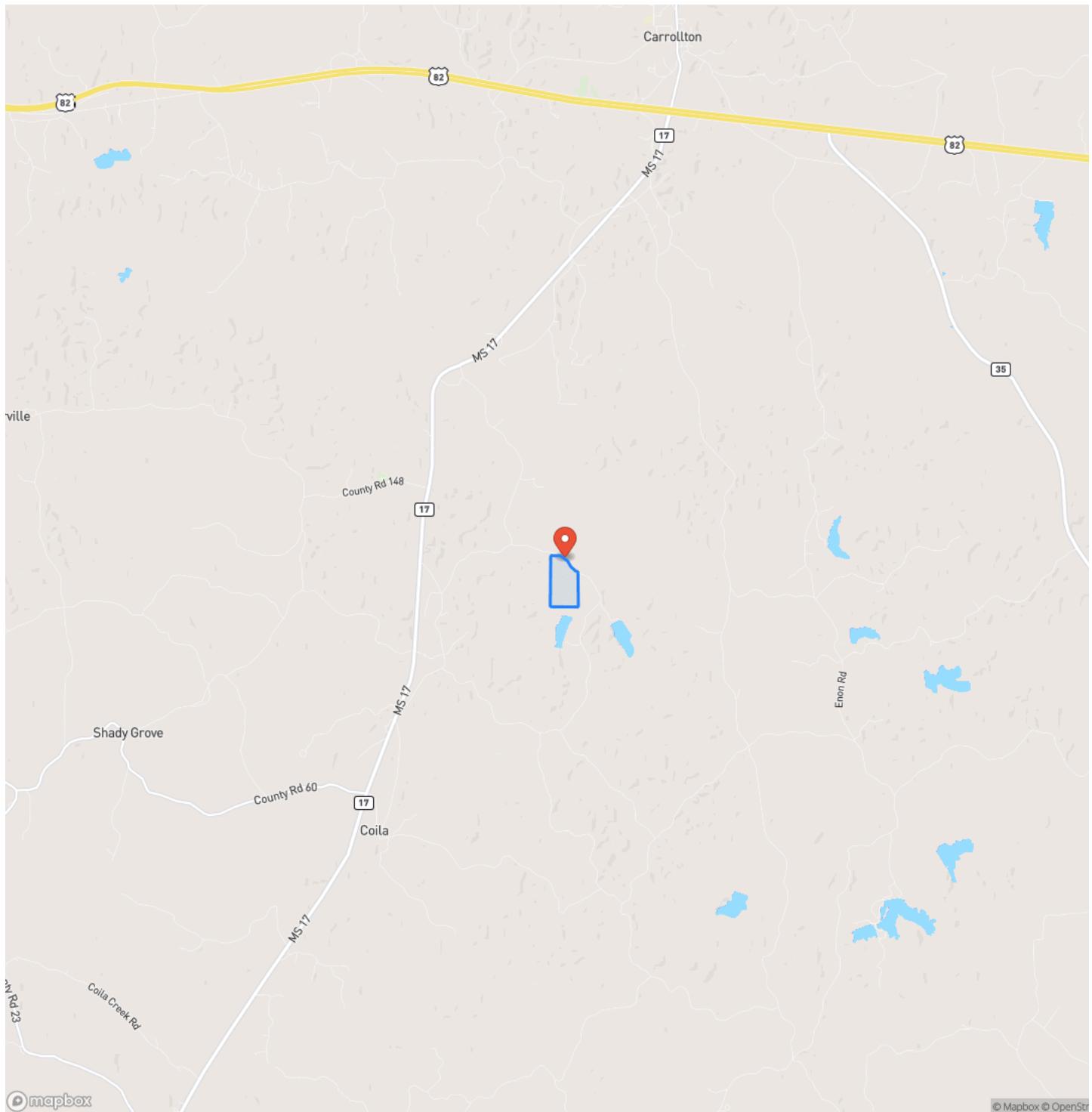
Cell: [662-295-7447](tel:662-295-7447)

[hmccool@mossyoakproperties.com](mailto:hmccool@mossyoakproperties.com)

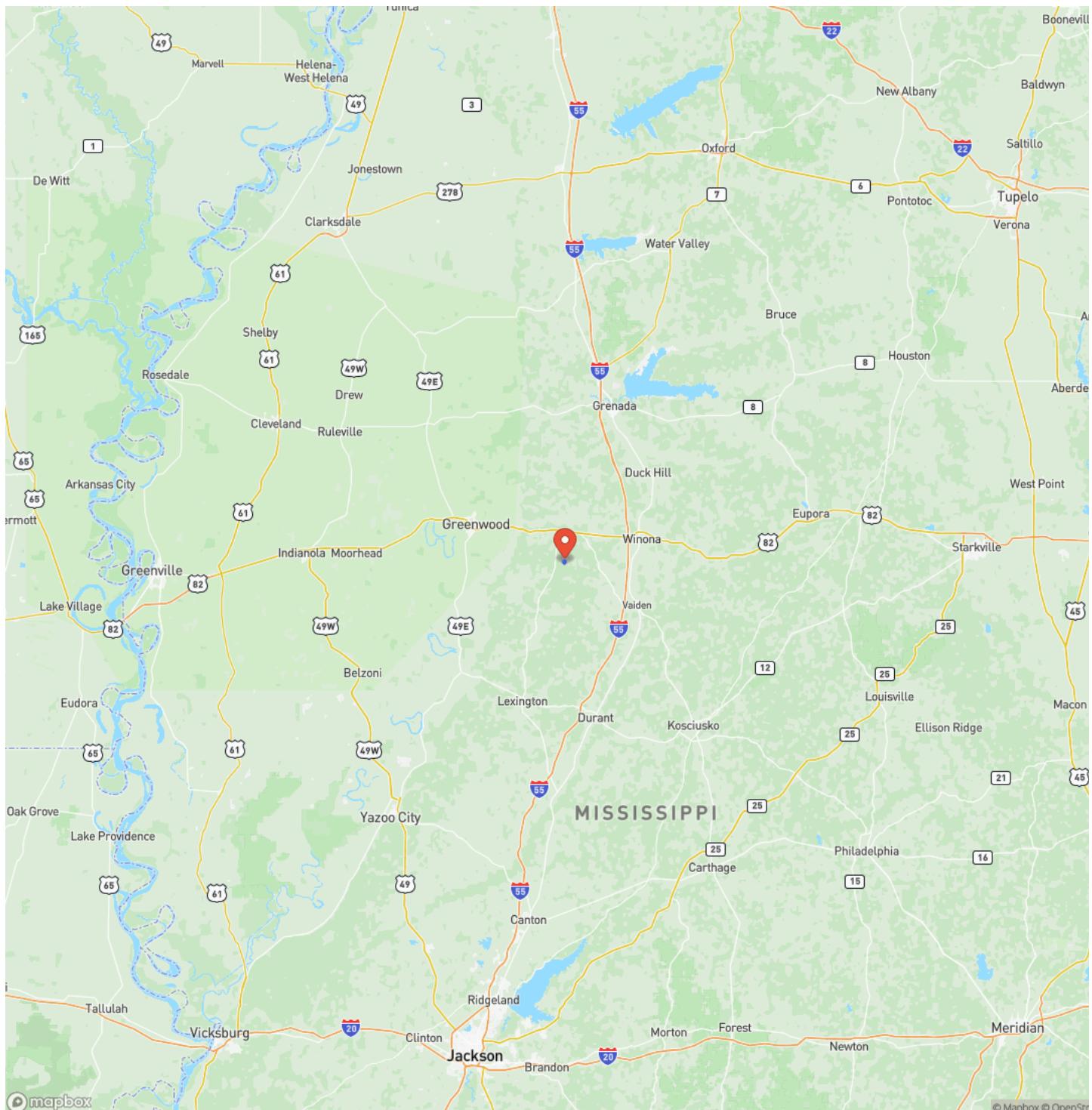
**Carroll County 80 Acres, Hardwoods, Pasture and Lake  
Coila, MS / Carroll County**



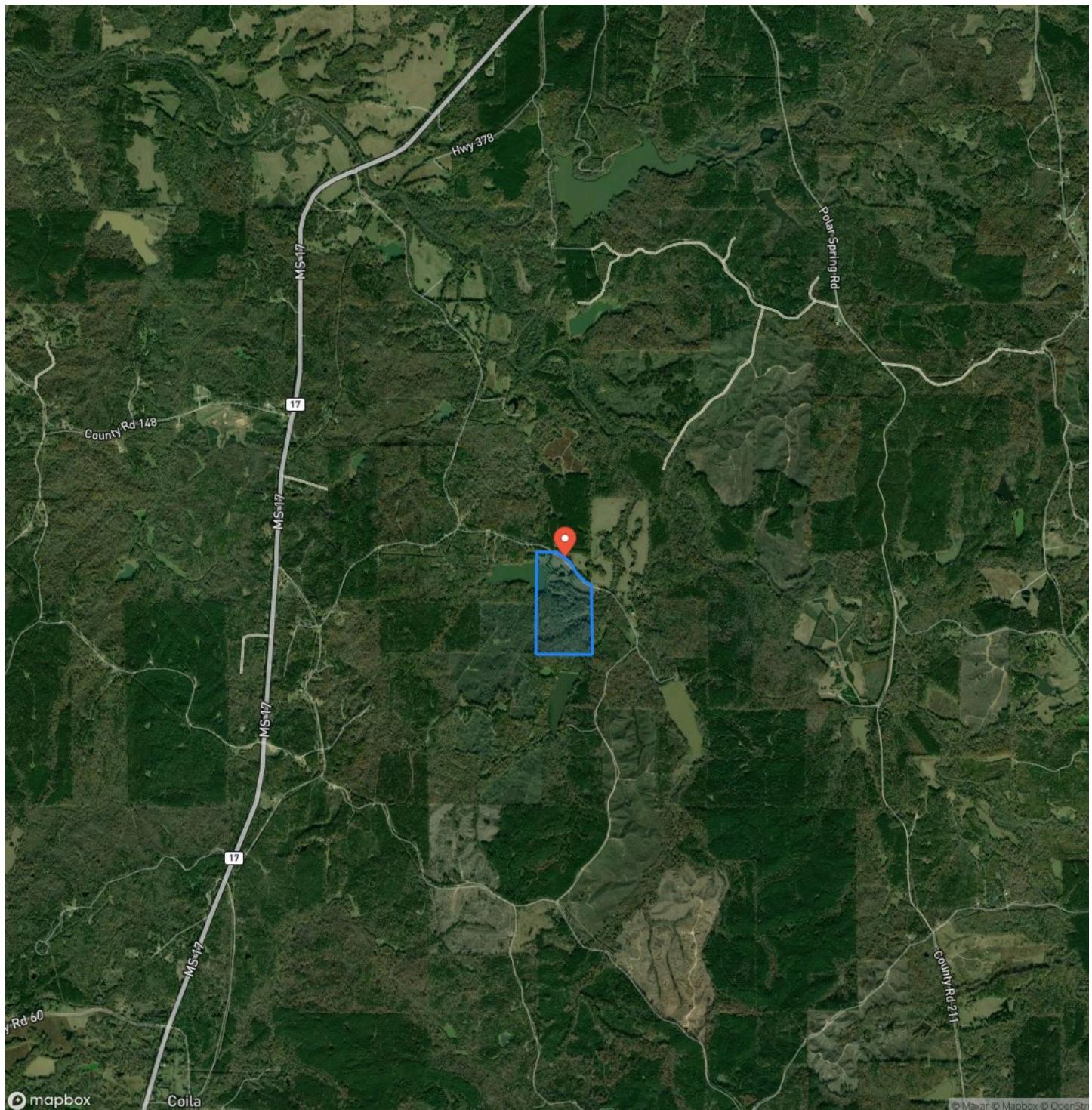
## Locator Map



## Locator Map



## Satellite Map



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

## LISTING REPRESENTATIVE

**For more information contact:**



## Representative

Hunter McCool

## Mobile

(662) 295-7447

## Office

(662) 495-1121

## Email

hmccool@mossyoakproperties.com

## Address

108 Lone Wolf Drive

**City / State / Zip**

## NOTES



**MORE INFO ONLINE:**

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

## NOTES

## **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.

---

**Mossy Oak Properties Bottomland Real Estate**  
5795 Highway 45 Alt S  
West Point, MS 39773  
(662) 495-1121  
[MossyOakProperties.com](http://MossyOakProperties.com)

---