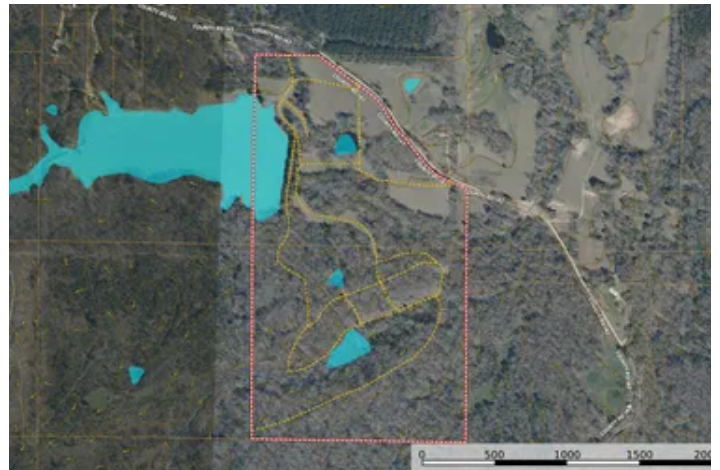


Carroll County 80 Acres, Hardwoods, Pasture and Lake
01 County Road 143
Coila, MS 38923

\$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

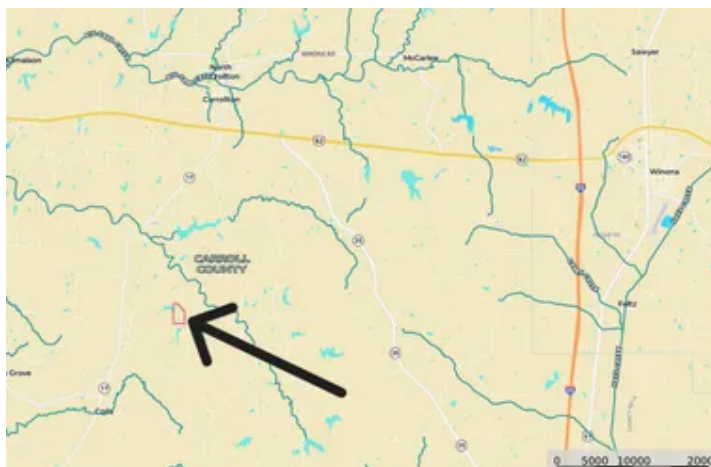
Office: [662-495-1121](tel:662-495-1121)

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

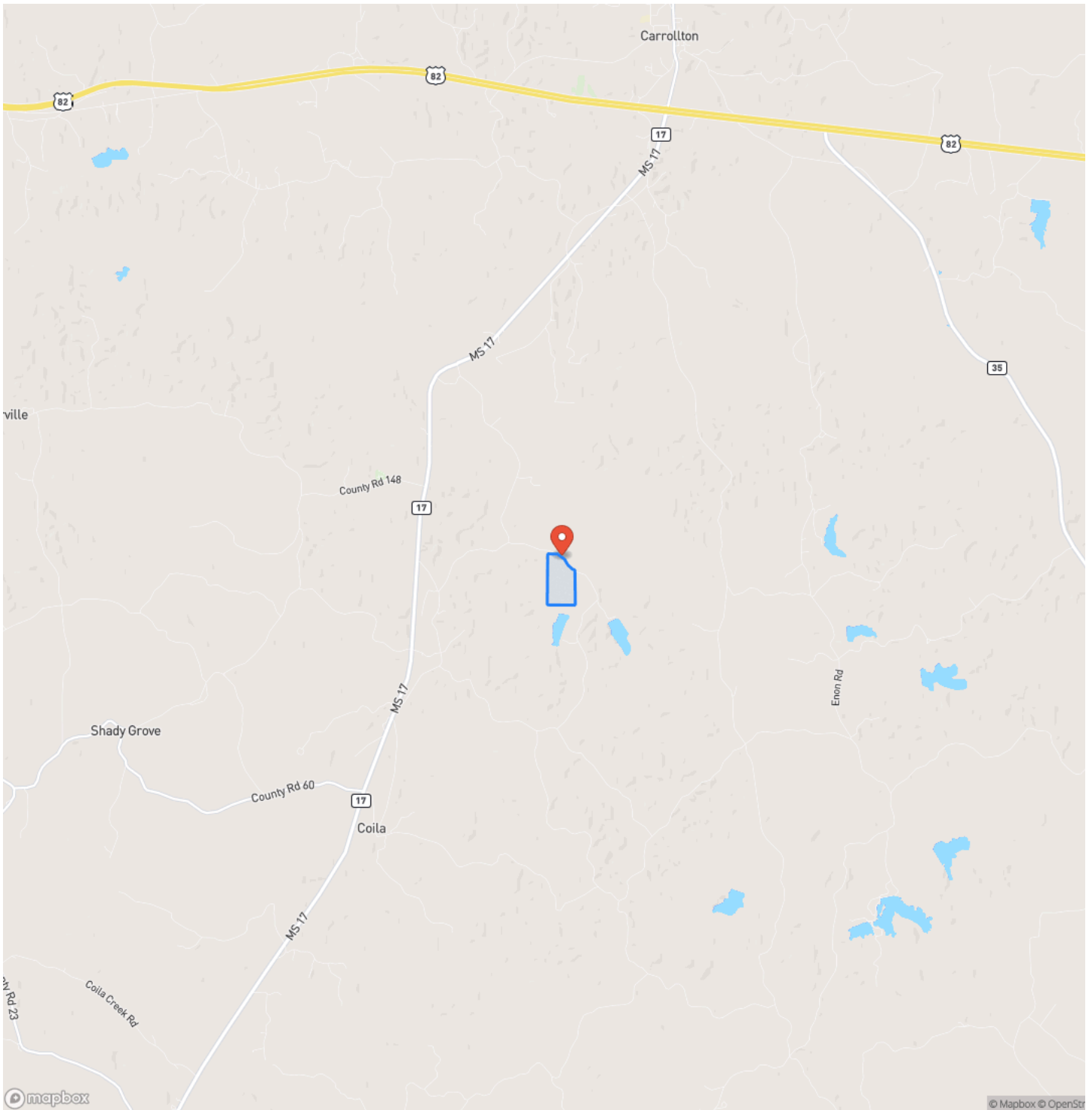
hmccool@mossyoakproperties.com



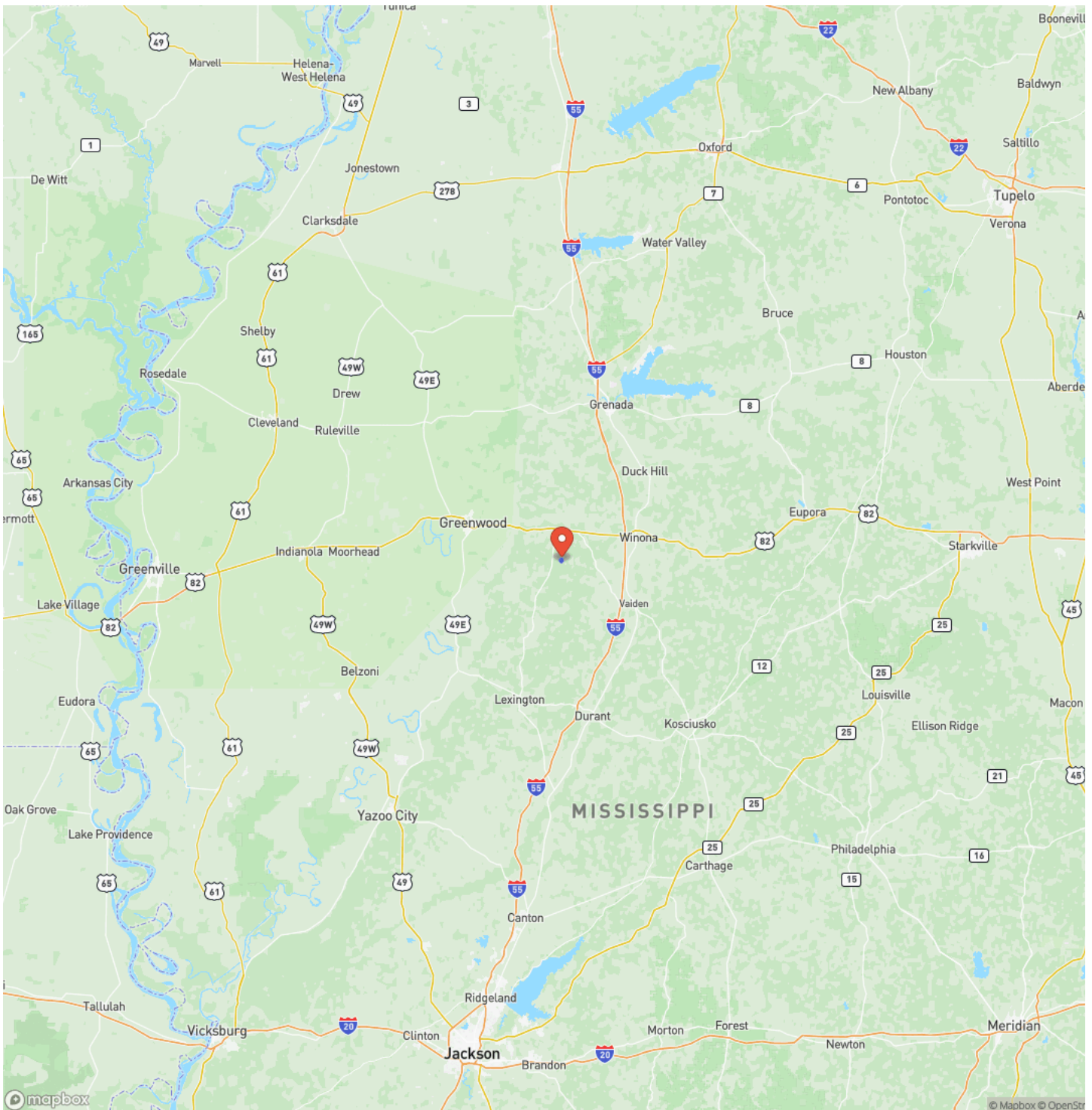
**Carroll County 80 Acres, Hardwoods, Pasture and Lake
Coila, MS / Carroll County**



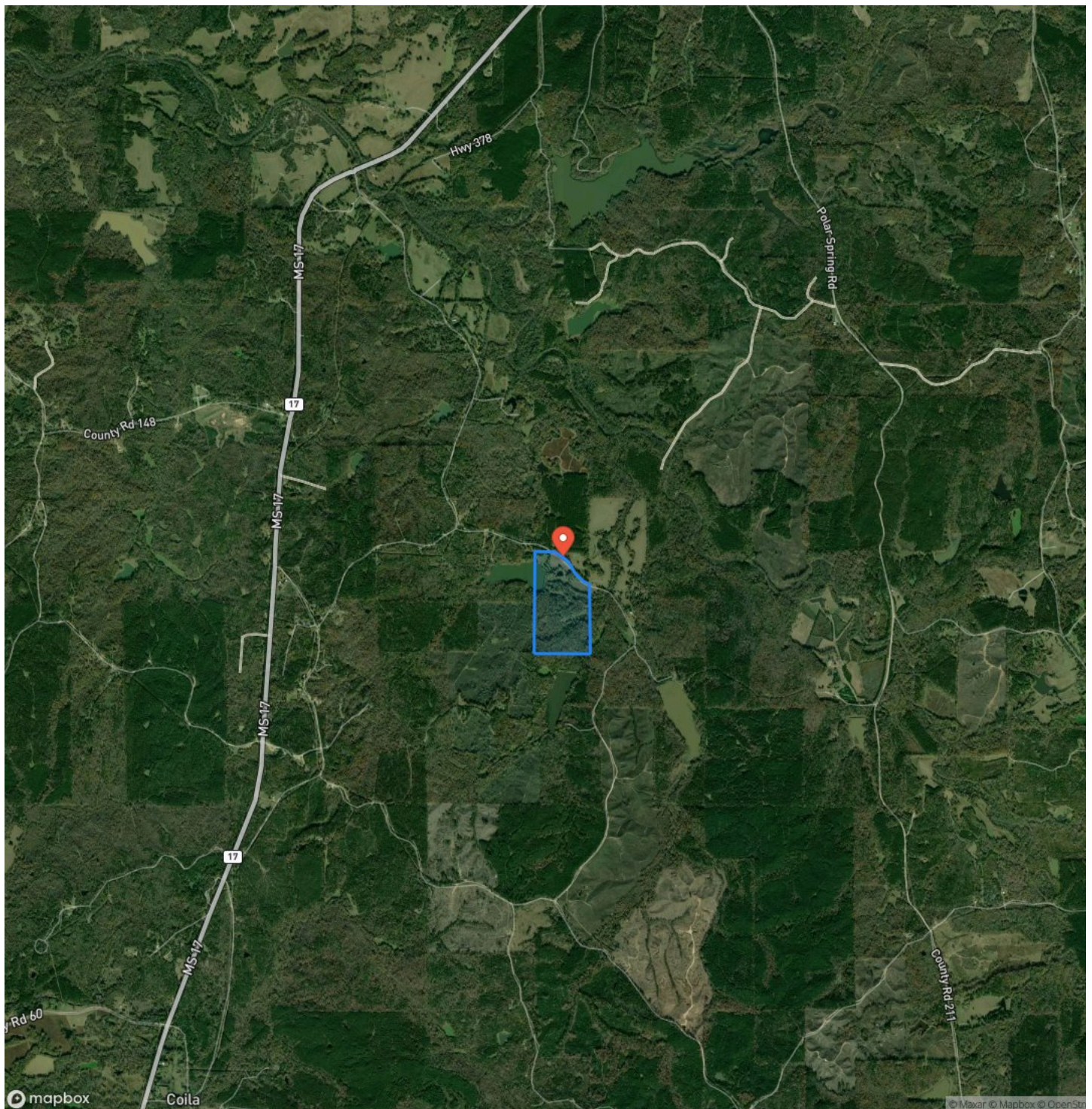
Locator Map



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

[illegible]

[illegible]

MossyOakProperties.com

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

