

**The Bruce Honey Hole 21.5 Acres**  
01 Hwy 9  
Bruce, MS 38915

**\$75,250**  
21.5± Acres  
Calhoun County



**The Bruce Honey Hole 21.5 Acres**  
**Bruce, MS / Calhoun County**

**SUMMARY**

**Address**

01 Hwy 9

**City, State Zip**

Bruce, MS 38915

**County**

Calhoun County

**Type**

Hunting Land, Recreational Land, Undeveloped Land, Timberland

**Latitude / Longitude**

33.976158 / -89.349137

**Acreage**

21.5

**Price**

\$75,250

**Property Website**

<https://www.mossoakproperties.com/property/the-bruce-honey-hole-21-5-acres-/calhoun/mississippi/100045/>



## **The Bruce Honey Hole 21.5 Acres Bruce, MS / Calhoun County**

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### **PROPERTY DESCRIPTION**

This **21.5± acre tract in Calhoun County, Mississippi** offers a strong combination of timber investment potential and recreational opportunity in a highly convenient North Mississippi location. Positioned just 1 mile south of Bruce, 9 miles north of Calhoun City, and 30 miles south of Oxford, the property provides easy access while maintaining the privacy and rural setting buyers are looking for. With planted pines, mixed hardwood drainages, and visible deer and turkey sign, this tract is well-suited for hunting, recreation, or long-term timber management.

#### **Property Highlights:**

- 21.5± acres in Calhoun County, MS
- 1 mile south of Bruce, MS
- 9 miles north of Calhoun City, MS
- 30 miles south of Oxford, MS
- Planted pine timber for investment potential
- Mixed hardwood drainages for habitat diversity
- Deer and turkey sign observed on property
- Excellent small hunting and recreational tract
- Close proximity to a sawmill for timber convenience
- Great opportunity for a weekend getaway

Hunter McCool

Managing Broker

Certified Land Specialist

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

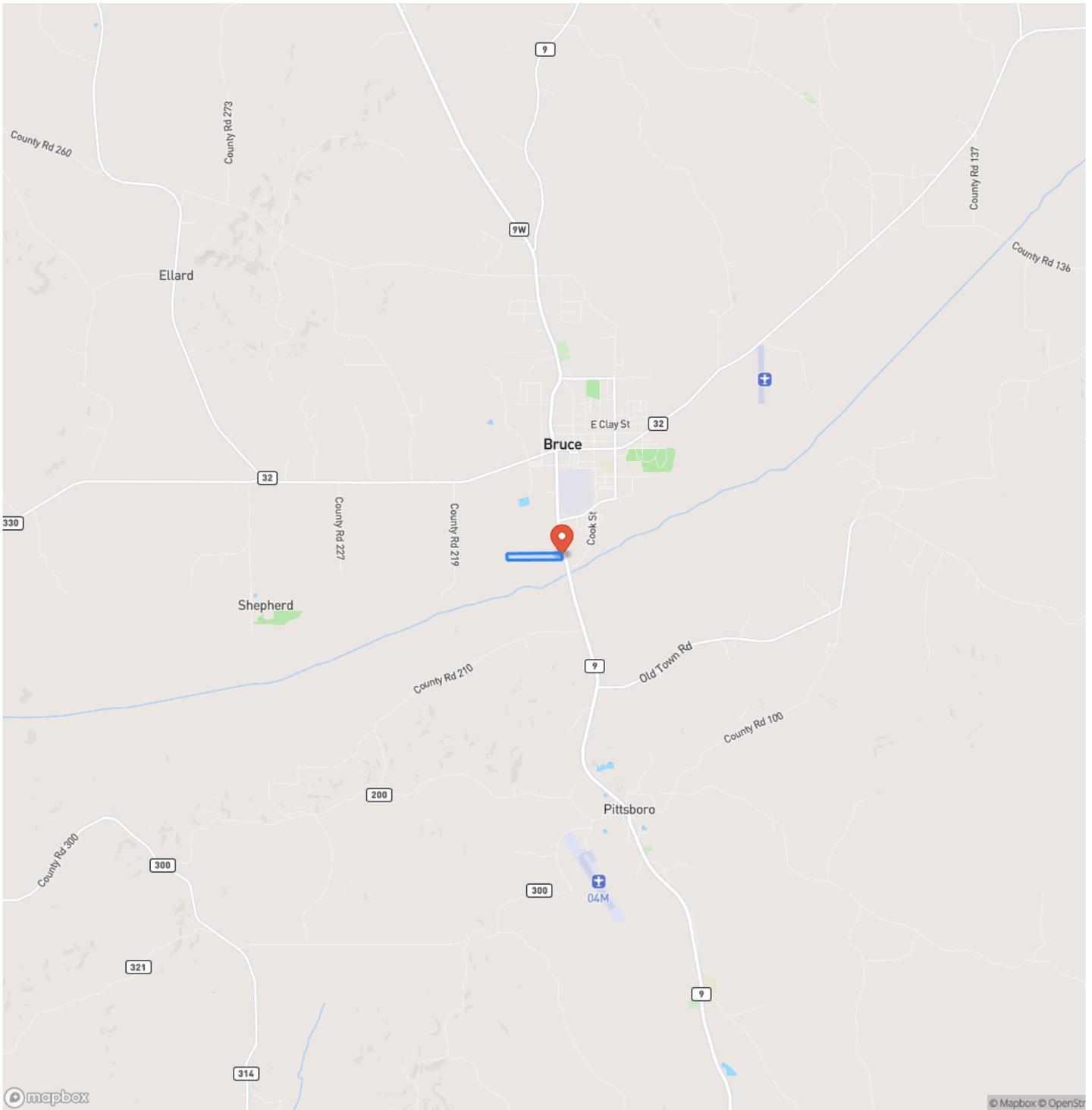
[hmccool@mossyoakproperties.com](mailto:hmccool@mossyoakproperties.com)



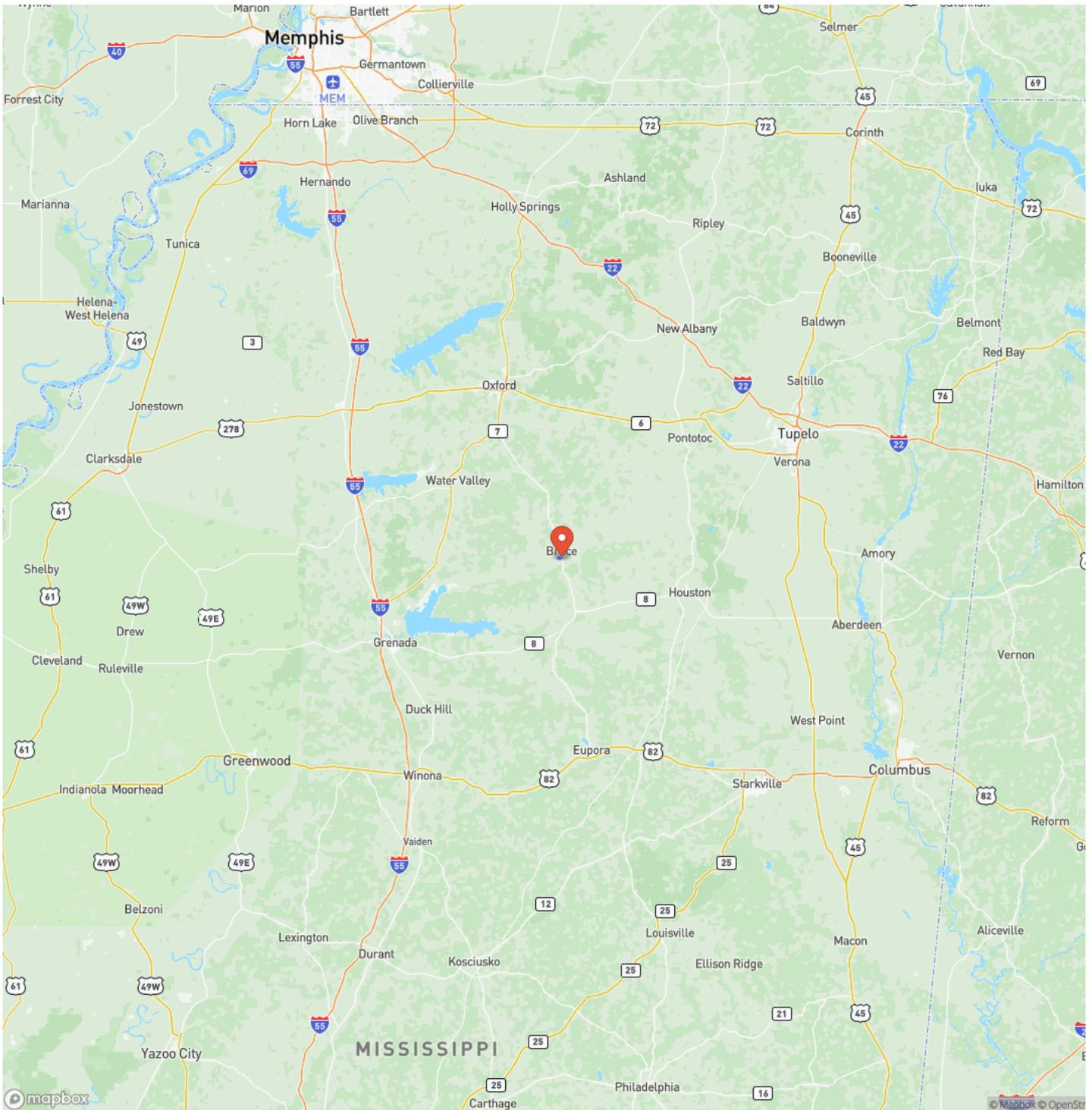
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**Bruce, MS / Calhoun County**



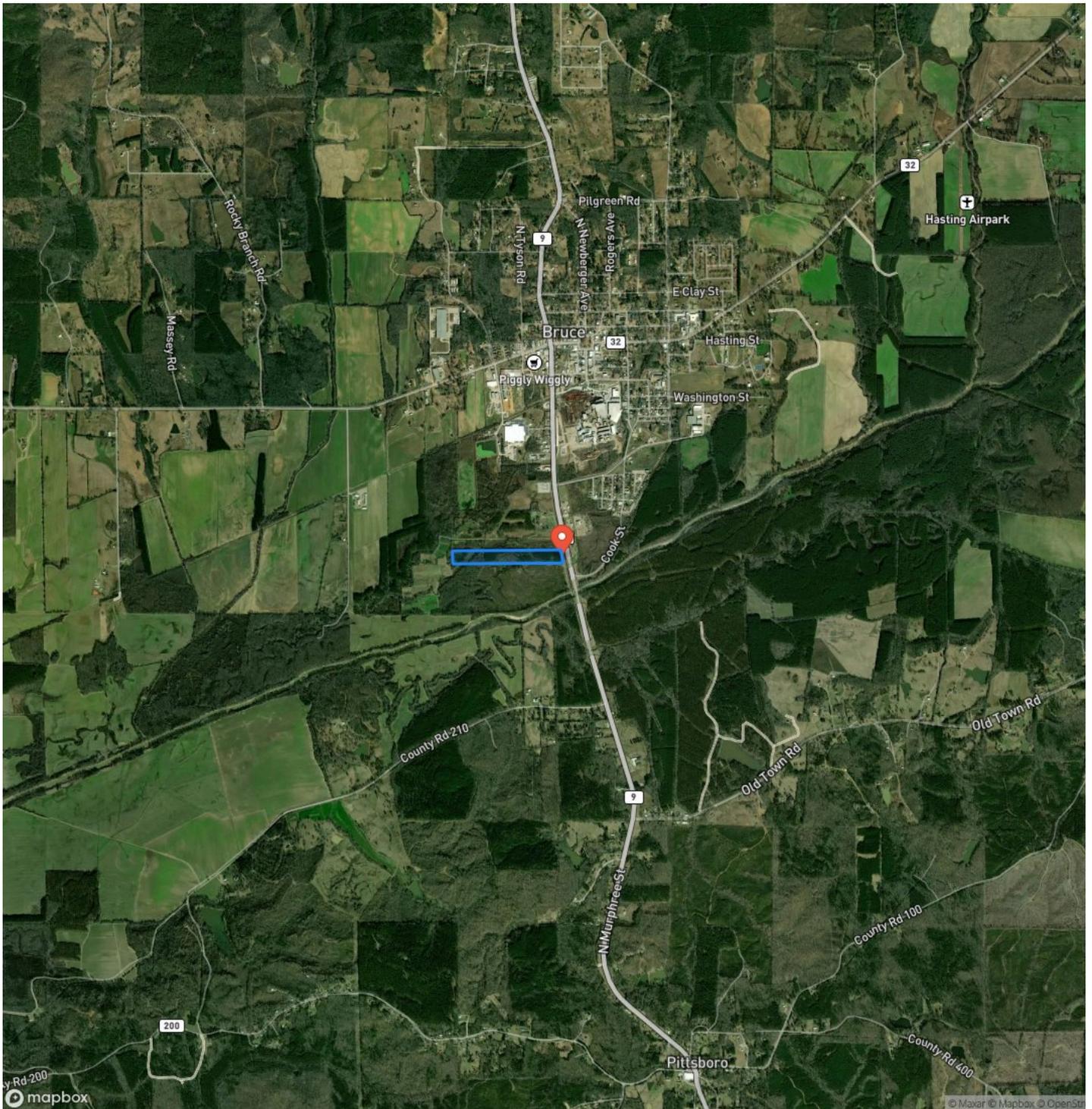
# Locator Map



# Locator Map



## Satellite Map







## **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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