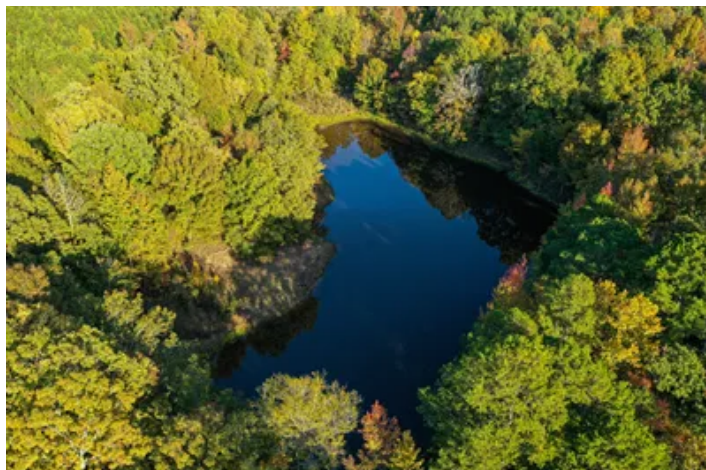


Calhoun County Rolling Pines 142
County Road 107
Pittsboro, MS 38951

\$355,930
142.370± Acres
Calhoun County



Calhoun County Rolling Pines 142
Pittsboro, MS / Calhoun County

SUMMARY

Address

County Road 107

City, State Zip

Pittsboro, MS 38951

County

Calhoun County

Type

Hunting Land, Recreational Land, Undeveloped Land, Timberland

Latitude / Longitude

33.961984 / -89.286617

Taxes (Annually)

457

Acreage

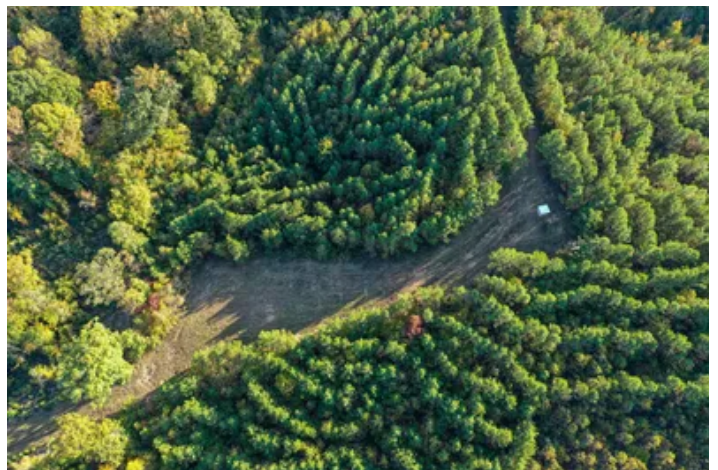
142.370

Price

\$355,930

Property Website

<https://www.mossyoakproperties.com/property/calhoun-county-rolling-pines-142-calhoun-mississippi/67251/>



PROPERTY DESCRIPTION

Welcome to Rolling Pines 142

Nestled along Armstrong Road, just 8 miles southeast of Bruce, MS, Rolling Pines 142 is a breathtaking property that perfectly combines natural beauty with recreational potential. Spanning 142 acres of rolling topography, this diverse tract is a haven for outdoor enthusiasts and wildlife lovers alike.

The property features:

- **79.7 acres of 11-year-old managed pine plantation** offering a thriving investment opportunity.
- **48 acres of mature hardwoods and streamside management zones (SMZs)**, enhancing the ecological value and aesthetic charm.
- The remaining acreage includes **beaver sloughs and dense thickets**, providing excellent habitat diversity for deer, turkey, and other wildlife.

Wildlife activity is abundant, as evidenced by numerous scrapes and rubs throughout the property. For hunters and land stewards, four well-maintained food plots are strategically located to maximize success. A quality **road system on the east side** ensures easy access throughout the property.

With **road frontage along Armstrong Road**, this property also boasts excellent potential for building your dream home or a cozy hunting camp. Utilities, including water and power, are readily available, making the transition from vision to reality seamless.

Whether you're seeking a recreational retreat, a timber investment, or the perfect site to build a home, Rolling Pines 142 has it all. Schedule your showing today to explore this exceptional property!

Hunter McCool

Central Mississippi Agent, CLS

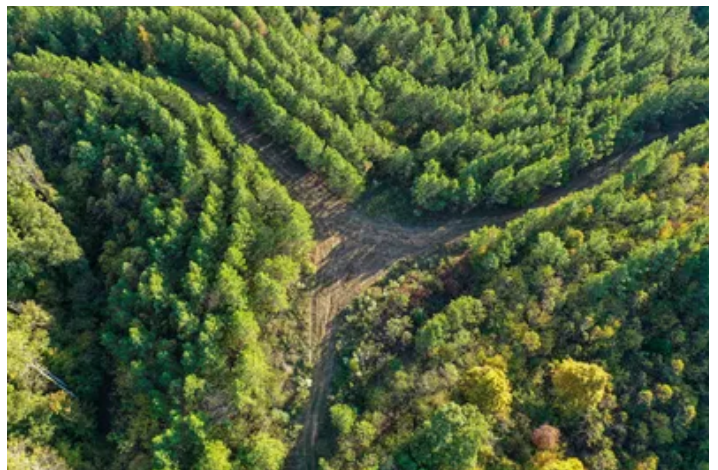
Mossy Oak Properties, Bottomland Real Estate

Hmccool@mossyoakproperties.com

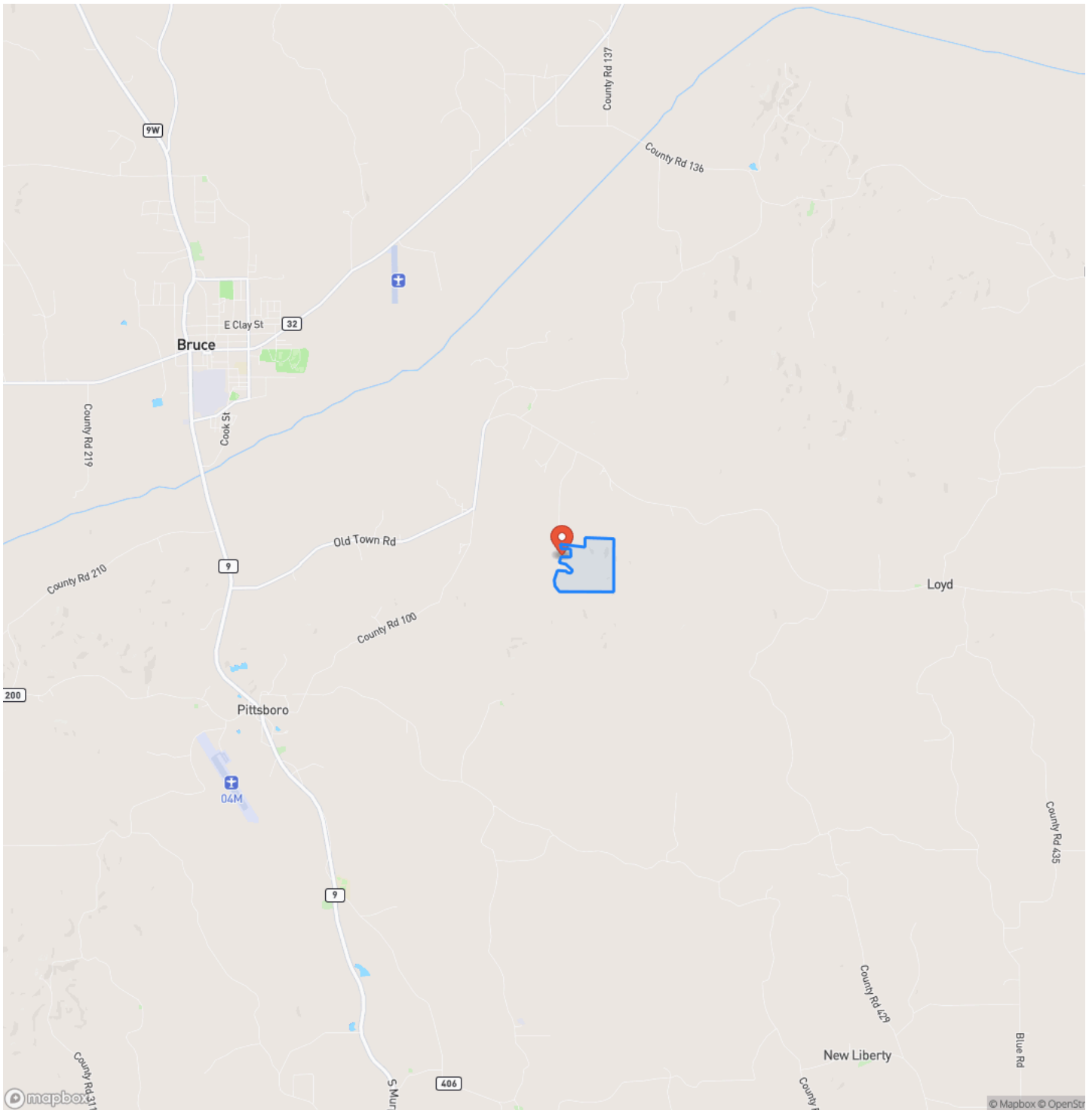
Cell [662-295-7747](tel:662-295-7747)

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

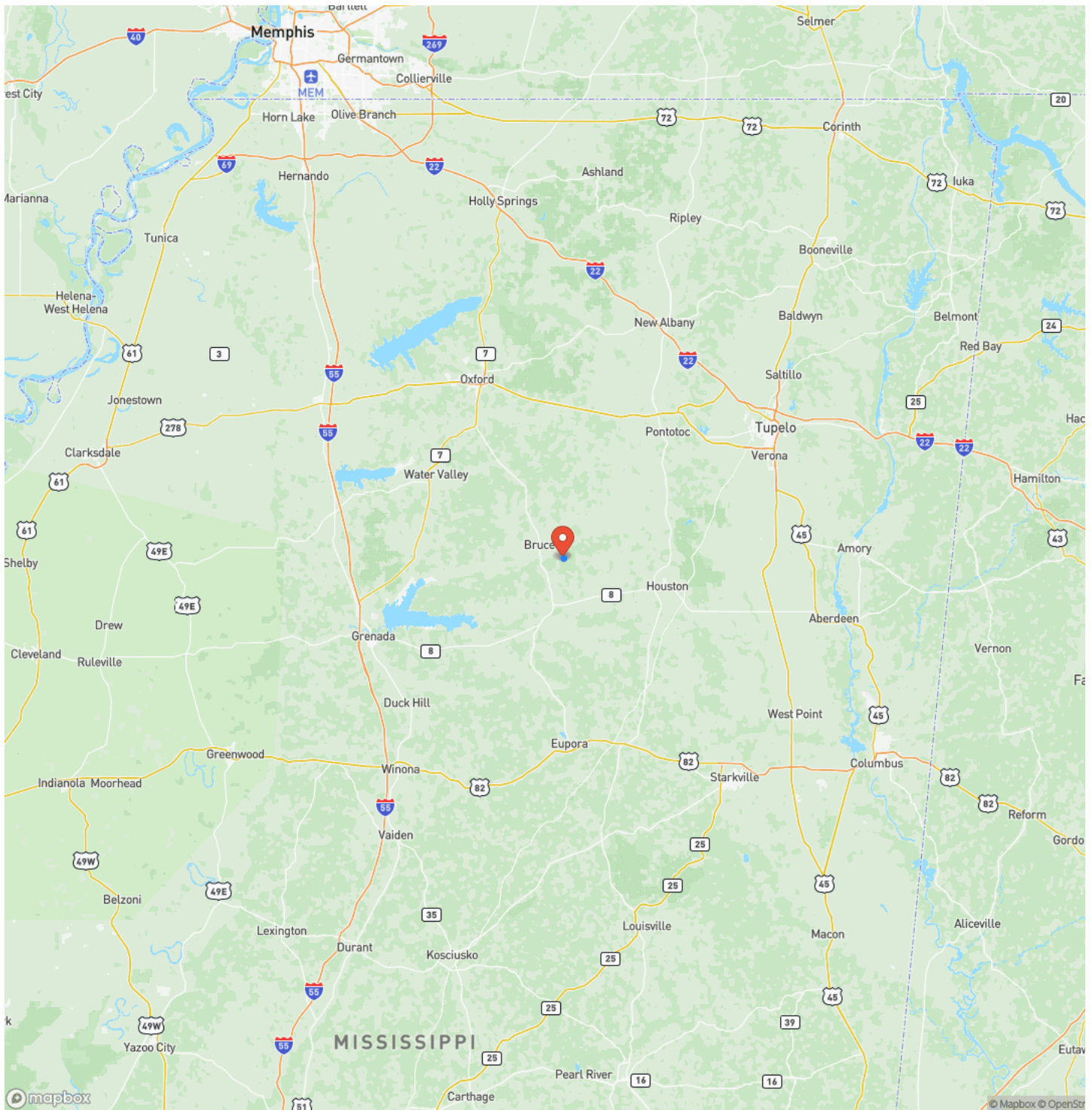
Calhoun County Rolling Pines 142
Pittsboro, MS / Calhoun County



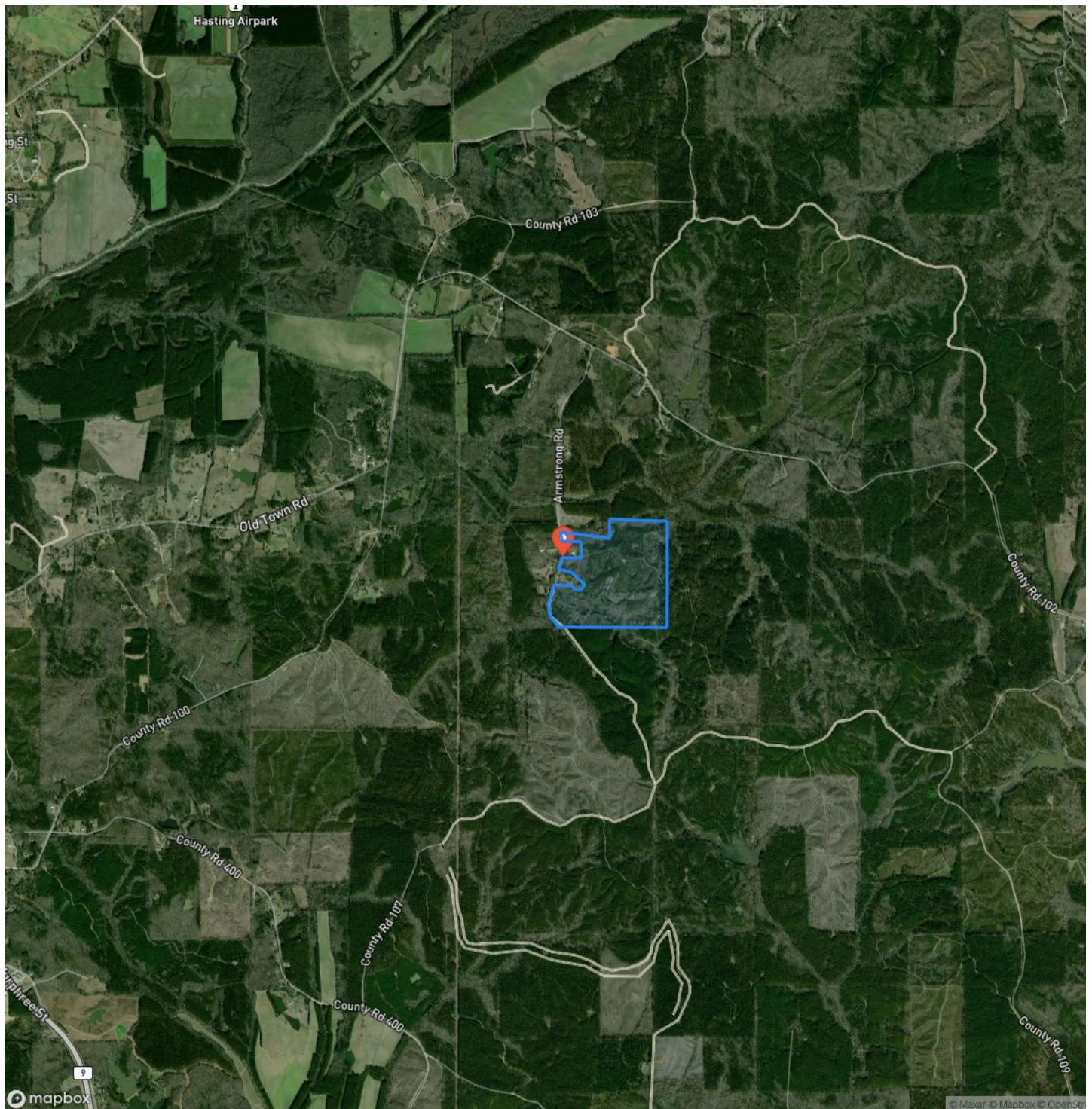
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Hunter McCool

Mobile

(662) 295-7447

Office

(662) 495-1121

Email

hmccool@mossyoakproperties.com

Address

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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 run across the width of the page. There are no margins, text, or other markings on the paper.

[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

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