

THE CARROLL 126.05

126.05± Acres in Carroll County, MS

\$359,900



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

Office 769-888-2522

Property Profile

Carroll County Getaway

Location:

- Carroll County, MS
- Fronts County Road 163
- 8± Miles West of Vaiden

Coordinates:

- 33.3435, -89.9372

Property Information:

- 126.05± Acres
- 2 Bedroom / 1 Bath Cabin overlooking 5± Acres of Pasture
- Big Pine Timber with Hardwood Draws
- Multiple Food Plots with Stands in Place
- Great Deer & Turkey Hunting
- 2 Small Cattle Ponds
- 1± Mile of Abiaca Creek Frontage

Property Use:

- Timberland Investment
- Family Getaway
- Recreational Paradise

Improvements:

- 936± Square Foot Cabin

Tax Information:

- Parcel 141-13-0004000: \$832.74 for 2021



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MICHAEL OSWALT

PRINCIPAL BROKER | *Licensed in MS and AR*

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P.O. Box K - Flora, MS 39071



Welcome to the Carroll 126. 05! As you enter the gate off County Road 163, you will notice the quaint cabin overlooking about 5 acres of pasture. A 936+/- square-foot cabin, built in 1993, features two bedrooms, one bath, a kitchen/great room combo, and a front porch. The pasture out front is a great place for the kids and grandkids to ride ATVs or site the rifles in. The cabin is perfect for weekend getaways and hunting camp during fall and winter. As you leave the cabin you will notice the soaring pine timber and hardwood draws. There are eight wildlife plots scattered throughout the property with several already equipped with stands. The diversity makes for some of the best deer and turkey hunting you could ask for. Look at the harvest pictures.



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Imagine sitting on the porch watching the kids play, gathering for a workday at camp, or just enjoying getting away from it all. The Carroll 126.05 has endless possibilities.



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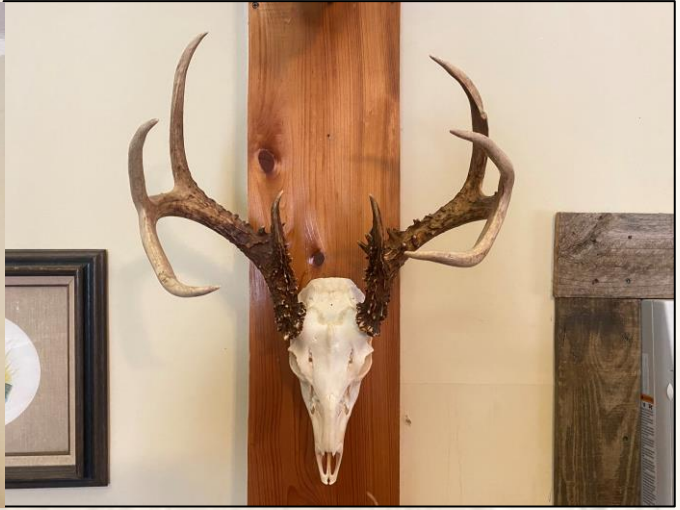
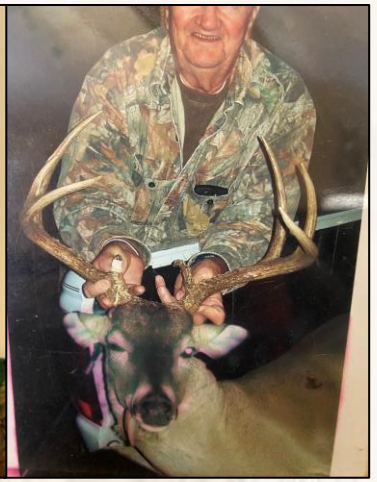
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As seen above, the hunting has been excellent over the years on The Carroll 126.05 with good management practices in place. The deer numbers are good and the genes are there. Just come in and pick up where the owners left off. If you have been wanting a Carroll County getaway with big timber and endless recreational opportunities, lets take a ride on The Carroll 126.05 today!



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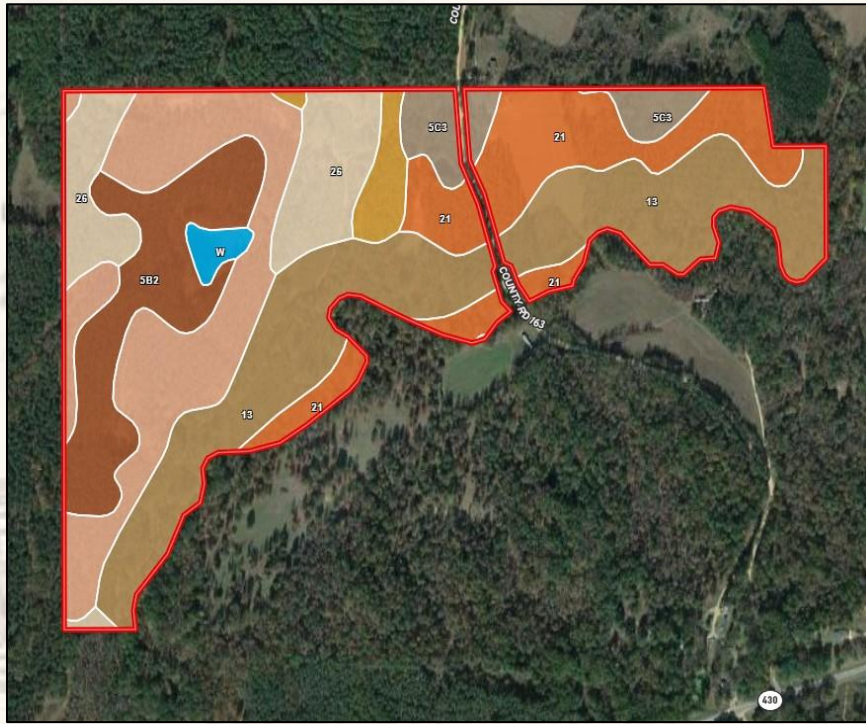
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SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
13	Bruno sandy loam, occasionally flooded	37.79	30.25	0	40	3s
5D3	Loring silt loam, 8 to 12 percent slopes, severely eroded	24.92	19.95	0	41	6e
21	Adler silt loam, occasionally flooded	20.7	16.57	0	86	2w
5B2	Loring silt loam, 2 to 5 percent slopes, moderately eroded, central	16.68	13.35	0	55	3e
26	Oaklimeter silt loam, 0 to 2 percent slopes, occasionally flooded, north	13.82	11.06	0	74	2w
5C3	Loring silt loam, 5 to 8 percent slopes, severely eroded, central	6.11	4.89	0	46	4e
46	Gullied land-Loring complex	3.41	2.73	0	2	-
W	Water	1.45	1.16	0	-	-
6E3	Memphis silt loam, 12 to 40 percent slopes, severely eroded	0.03	0.02	0	18	7e
TOTALS		124.9 3(*)	100%	-	52.37	3.39



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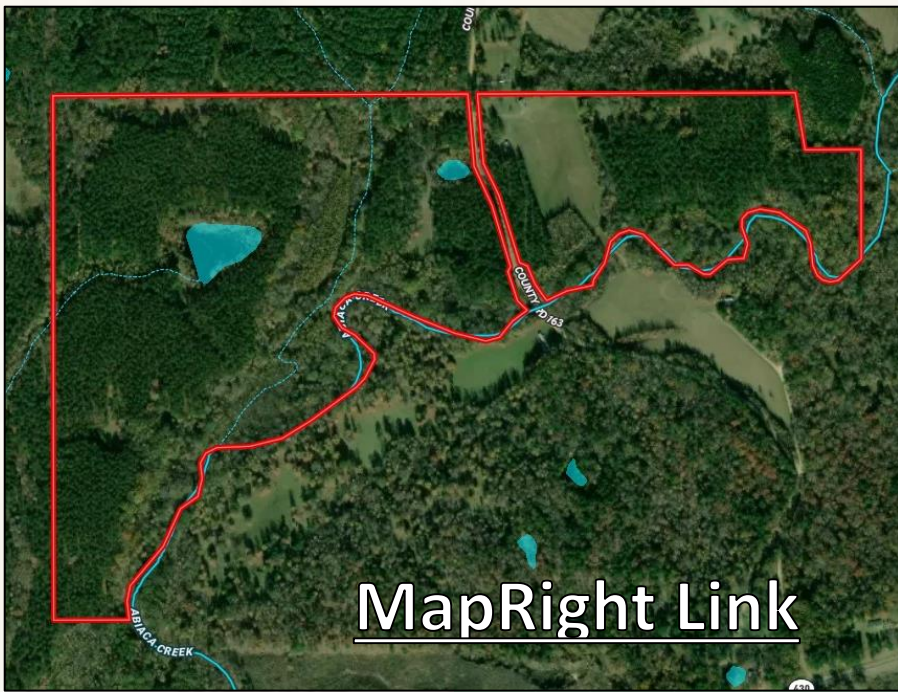
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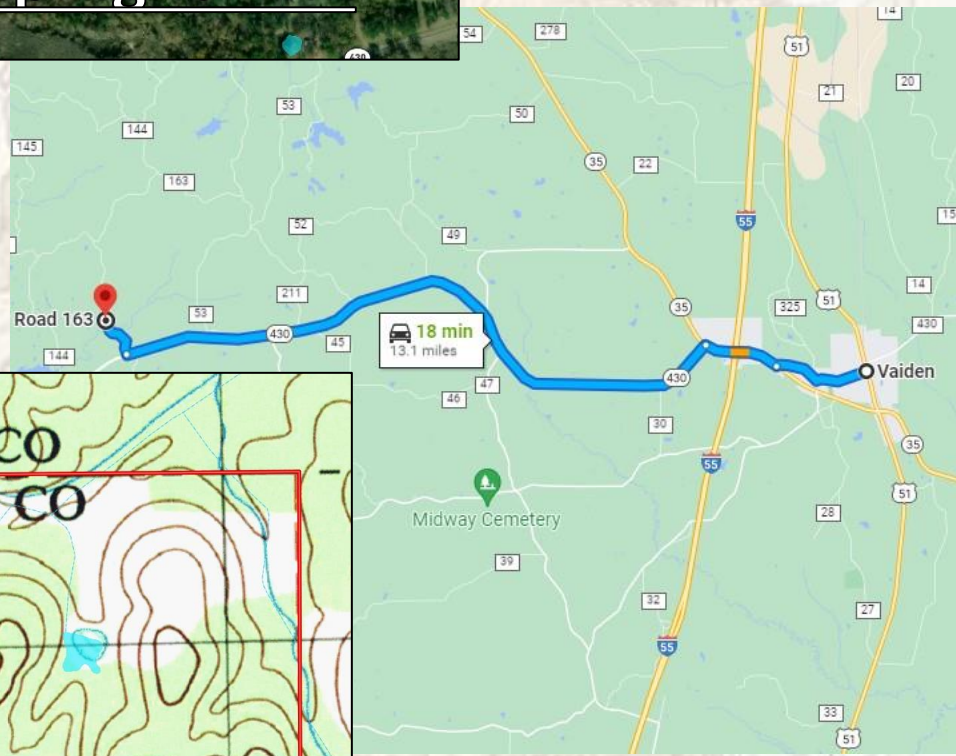
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- Boundary Consists of 126.05± Acres
- No Flood Zone per FEMA MAP
- Small Creeks Traversing
- Slightly Rolling Topography
- 18± Miles SE of Greenwood
- 1 Hr 15 Min from Madison, MS
- Physical Address: 1238 CR 163, Coila, MS 38923



Google Map Link



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