

97.9± Surveyed Acres & Cabin

Carroll County, MS

\$475,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

Office 769-888-2522

Property Profile

Carroll County Getaway

Location:

- Carroll County, MS
- Dead-End Road
- 17± Miles West of Winona
- 9± Miles East of Greenwood

Coordinates:

- 33.516665, -90.047343

Property Information:

- 97.9± Surveyed Acres with a Cabin
- Frontage on Big Sand Creek
- Gorgeous Hardwood Timber
- Secluded Setting

Improvements:

- 1,200± Sq. Ft. Custom Built Cabin
- Small Storage Building
- John Deere 5320 and Implements are Negotiable

Property Use:

- Deer
- Turkey
- Creek

Tax Information:

- Parcel 035280009: \$1,799 for 2021



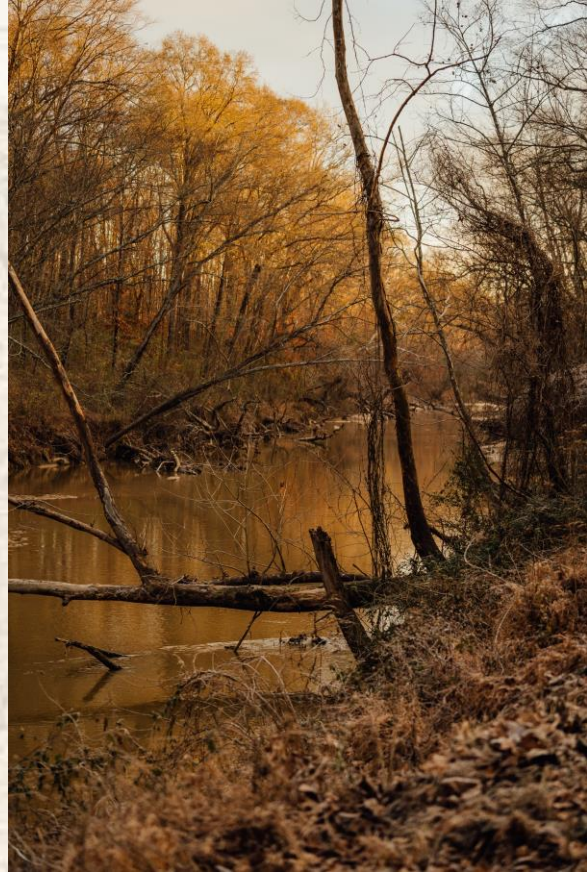
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P.O. Box K - Flora, MS 39071 | O: 769-888-2522 | smalltownproperties.com *Information is believed to be accurate but not guaranteed.*



Looking for a place to enjoy year-round? This place is worth a look! Located in the hills of Carroll County, MS, this property offers 97.9± surveyed acres with a custom built 1,200± square foot cabin overlooking Big Sand Creek. The property is situated approximately 15 minutes west of Winona and 10 minutes east of Greenwood.

The cabin was custom built in 2012 and offers 2 bed-1 ½ bath with a loft. Additional features include cypress throughout, an inner tin roof, and utility room. Relax on the screened in back porch, or enjoy cooking on the deck, all while overlooking Big Sand Creek. Depending on your needs, the creek offers picturesque views in the winter, and a place to play during the summer!



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The land primarily consists of rolling hills with gorgeous hardwoods and a drainage extension of the creek that traverses the property from north to south. There are oak trees scattered throughout and a powerline that can be planted for an additional food source for the wildlife. Upon initial inspection, the place was covered in deer tracks!



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Whether your goals are a quiet getaway, or a recreational playground; this property can be enjoyed 365 days a year. Be sure to see what all the Carroll 97.9 has to offer! For additional information, call Wilson Britt or Adam Hester today.



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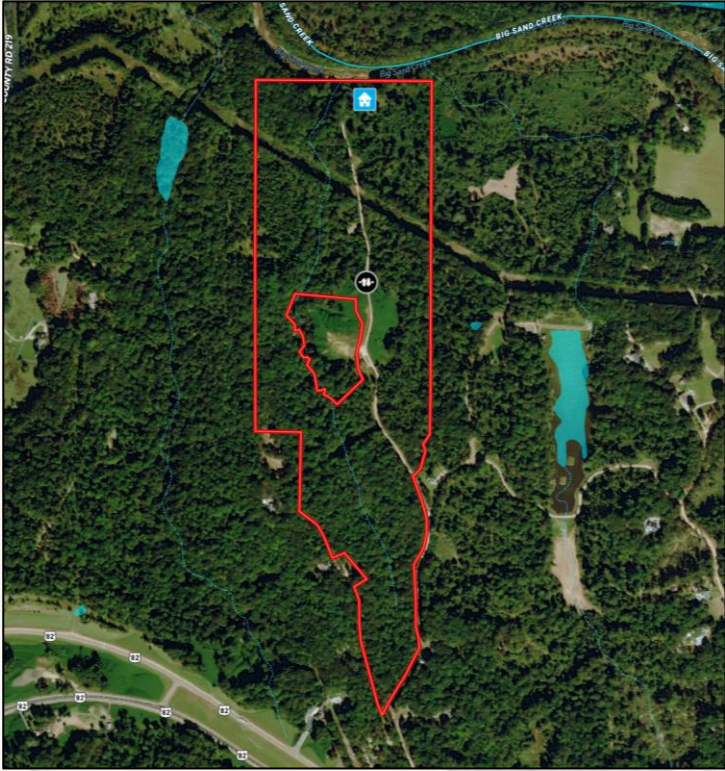
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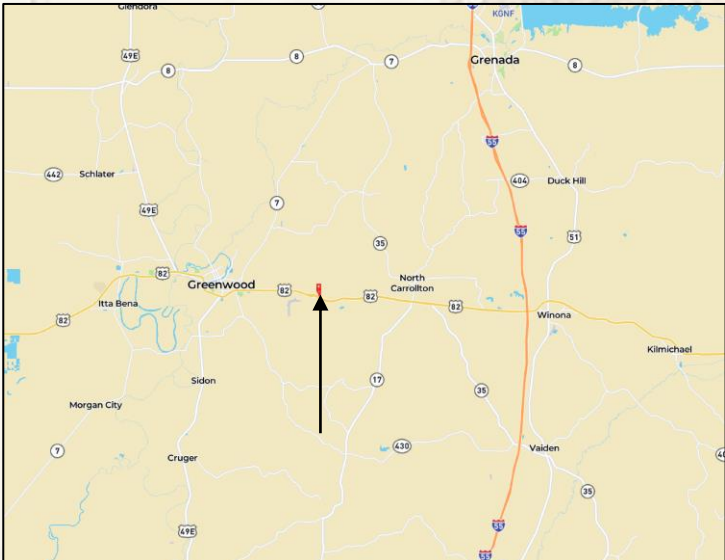
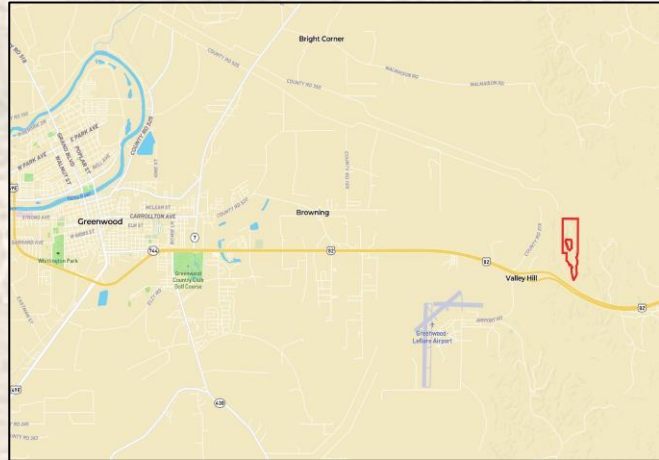
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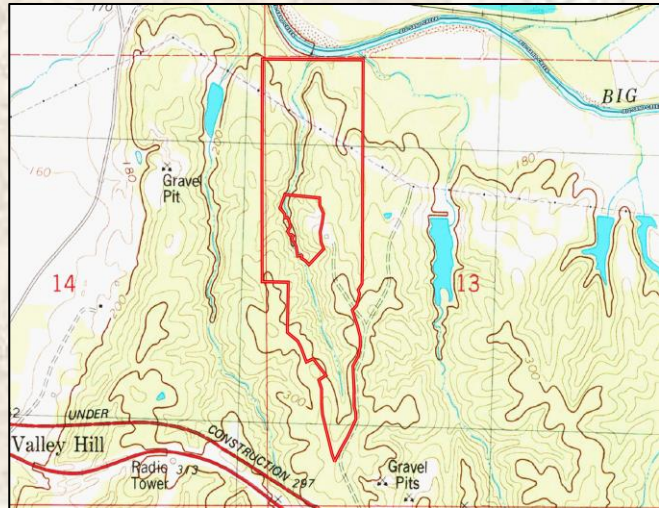
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- Boundary Consists of 97.9± Surveyed Acres
- 1,200± Square Foot Cabin
- Frontage on Big Sand Creek
- Primarily Hardwood Timber
- Powerline for Potential Foodplot



[MapRight Link](#)
[Google Map Link](#)



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