

An aerial photograph of a large property in Carroll County, MS. The property features a large, clear green lake surrounded by dense green trees. To the right of the lake, there are two buildings with light-colored roofs, one of which appears to be a camp house. The top of the image has a white, torn-paper-like border.

**230± ACRES WITH A CAMP HOUSE
CARROLL COUNTY, MS**

\$494,500



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (662) 846-1425

THE CARROLL 230

PROPERTY PROFILE

LOCATION:

- County Road 87
Vaiden, MS
- Carroll County
- 5± Miles SW of Vaiden
- 5± Miles W of the
Big Black River

COORDINATES:

- 33.287657, -89.800736

PROPERTY USE:

- Recreational
- Hunting
- Investment
- Weekend Getaway

PROPERTY INFORMATION:

- 230± Total Acres
- 143± Acres Subject to
a Conservation Easement
- 20± Acres of 1 Year Old Cutover
- 67± Acres of Marketable Timber
- 2 Bed/1 Bath Camp House
- Rolling/Flat Terrain
- Two Creeks
- Small Pond
- Established Trail System
- Box Blinds and Stands in Place
- Food Plots
- Area Known for Deer and Turkey

TAX INFORMATION:

- 126-31-0004001: \$275.42
- 126-32-0006000: \$762.91



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WELCOME TO THE CARROLL 230

INTRODUCING A RECREATIONAL PARADISE IN CARROLL COUNTY, MISSISSIPPI!

Located just south of Vaiden off County Road 87, this 230± acre tract is home to some prime-time deer and turkey. The property is situated on a paved county road, minutes from Interstate 55 and roughly five miles west of the Big Black River. The land make-up consists of gently rolling/flat terrain with a mix of hardwood, pine, cutover, and creek bottoms. An established trail system and food plots are in place. Multiple food sources can be found throughout the property, such as white oak, pawpaw and persimmon trees. Approximately 143 acres are subject to a Conservation Easement through the Farm Service Agency. You will also find roughly 67 acres of marketable timber and 20± acres of recent clear cut which can be converted into pasture or left alone for wildlife bedding areas.



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MORE ABOUT THE CARROLL 230

On the north end of the property, you will find Self Creek and Peachahala Creek running through some of the prettiest woods you can find. The creeks provide a travel corridor and a year-round water source for wildlife. A camp house and skinning shed are located behind a gated entrance from the county road. The mobile home offers two bedrooms and one bath with a deck overlooking a small pond. The skinning shed has a concrete floor with a drain for easy cleaning and provides enough room for atv's and hunting equipment.

Agricultural fields, cutover, and big timber border this property, making it the perfect habitat for deer, turkey and other small game. If you are looking for a place to make some memories with your family, the Carroll 230 is worth a visit.

**Call Billy Carpenter or Henry Mosco today
to schedule your private showing.**



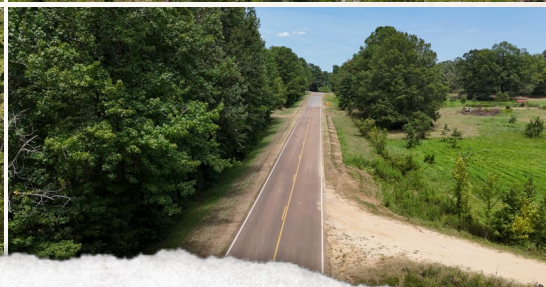
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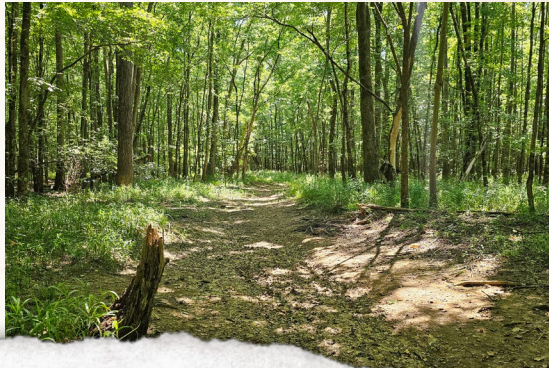
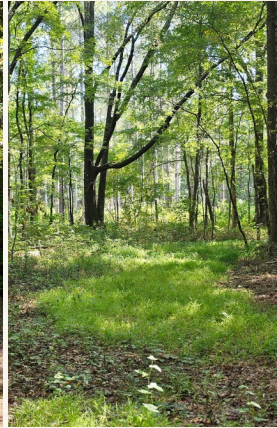
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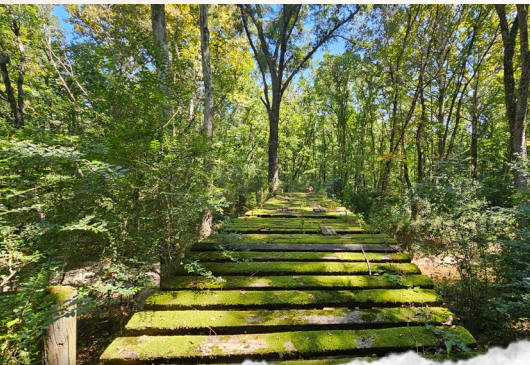
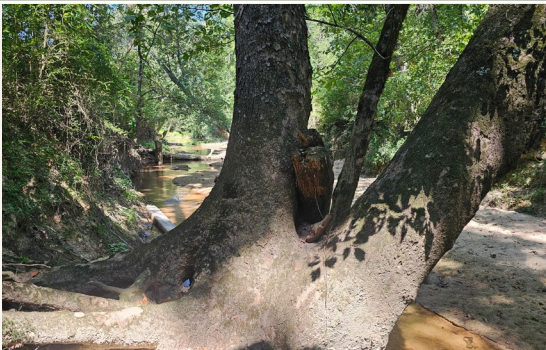
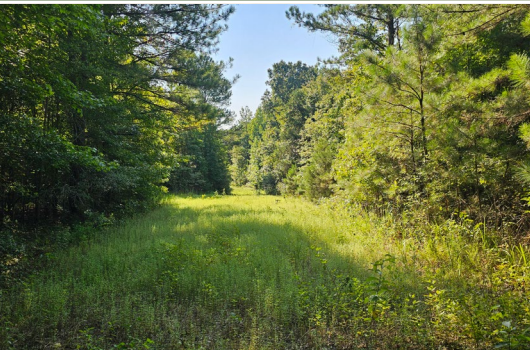


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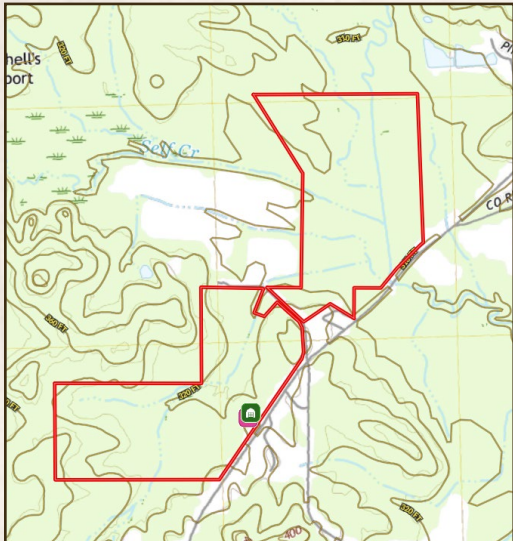


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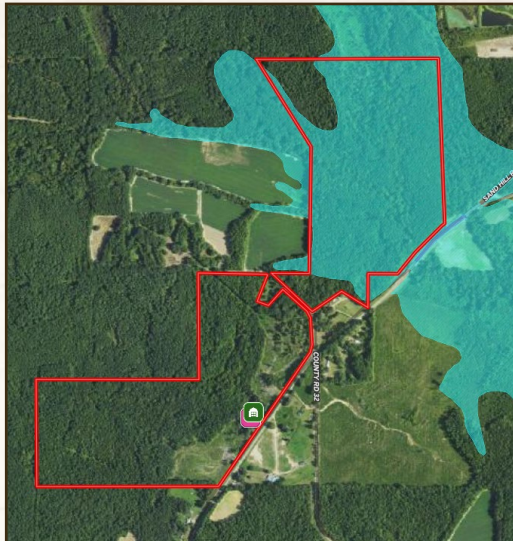
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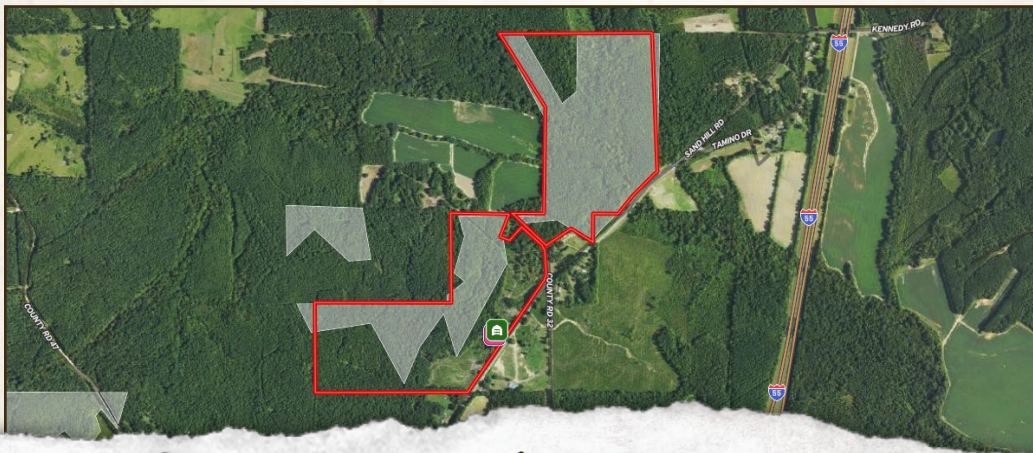
TOPOGRAPHY MAP



FLOOD MAP



CONSERVATION EASEMENT MAP



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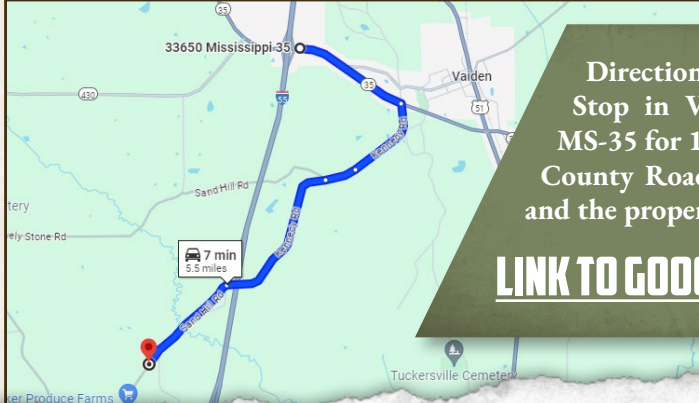
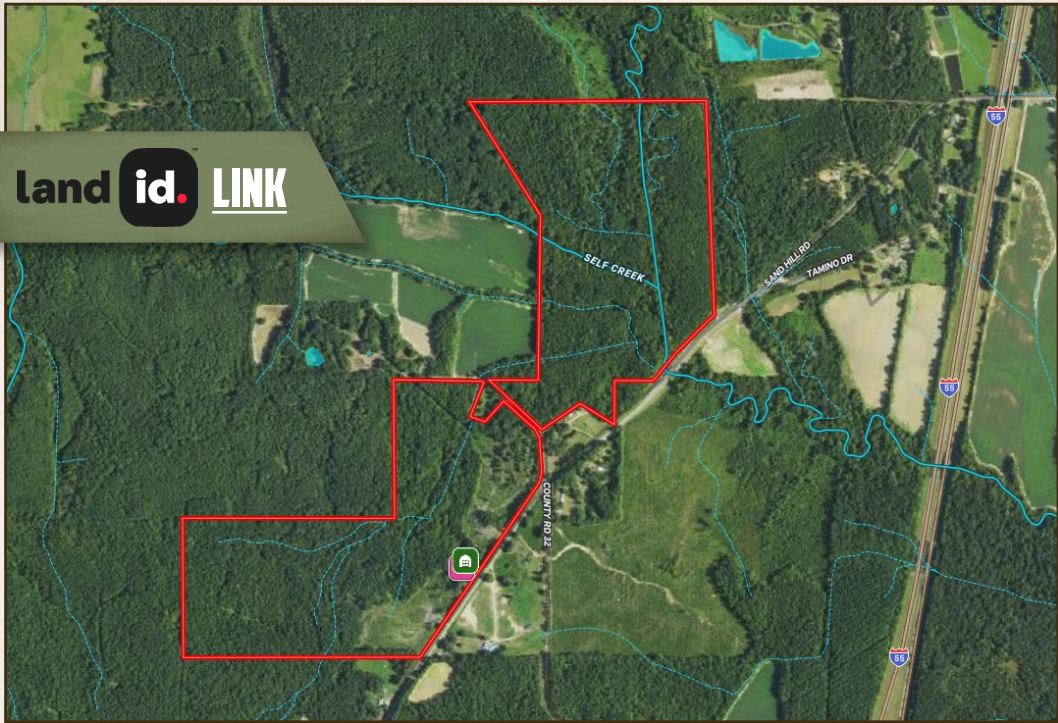


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land id. LINK



Directions From the 35/55 Truck Stop in Vaiden, MS: Travel east on MS-35 for 1.9 miles and turn right onto County Road 87. Proceed for 3.2 miles and the property will be on your right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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