

WILLOW BOTTOM FARMS
330± ACRES WITH A HOME
CARROLL COUNTY, MS
\$2,100,000



ST
SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (662) 846-1425

WILLOW BOTTOM FARMS

PROPERTY PROFILE

LOCATION:

- 29160 Hwy 430 S
Greenwood, MS 38930
- Carroll County
- Access via Hwy 430 &
County Road 177
- 13± Miles SE of Greenwood
- 72± Miles N of Madison

COORDINATES:

- 33.37313, -90.08991

PROPERTY USE:

- Agriculture
- Investment
- Recreational
- Hunting
- Fishing

PROPERTY INFORMATION:

- 330± Total Acres
- 100± Tillable Acres
- 35± Acres of Pine Plantation
- 2,400± SqFt Home
- 3 Bedrooms, 3.5 Baths
- 3 Sections of CRP
- Acabica Creek Traverses Property
- 0.3± Acre Lot on 7 Pines Lake
- Utilities Available at the Lot
- Deer, Turkey and Small Game
- Dove

TAX INFORMATION:

- 2023 - \$4,327.14



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LAND SPECIALIST

C: 662-645-1119

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ford@smalltownproperties.com

701 W. Sunflower Rd - Cleveland, MS 38732

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO WILLOW BOTTOM FARMS

WELCOME TO WILLOW BOTTOM FARMS, A 330± ACRE SPORTSMAN'S PARADISE IN CARROLL COUNTY, MS. On arrival off Hwy 430, at the end of the gravel driveway is a 2,400± square foot house. Originally constructed in 1985, the home underwent a complete remodel in 2020. The owners took it all the way down to the studs and started fresh! Now offering three bedrooms, three full bathrooms, and one half bath, this brick home is perfect for a permanent residence or as a hunting camp. Enjoy the open concept living/dining/kitchen area. The kitchen is all set with modern appliances, beautiful cabinets, and a tile backsplash! Cozy up in the living area and appreciate the gas log fireplace. A laundry/mud room is perfect for kicking off your shoes after a long day of work or after your hunt. The owner also built a "hunting room," complete with a gun safe that will remain. A double carport, screened-in porch, and large concrete patio are the outer features of the home.



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MORE ABOUT WILLOW BOTTOM FARMS

Leaving the house and entering the farm truly feels like you are no longer in Mississippi. The gentle rolling ag fields and creek bottom timber highly resemble the terrain of the Midwest. Willow Bottom Farms offers approximately 100 acres of open agricultural land. Often planted in corn, soybeans, and peanuts, the whitetails living on the farm have access to unlimited protein all summer. The ag land generates \$10k in annual income, or it could be enrolled in CRP for additional wildlife habitat.

An additional income producer for the farm is the 35± acres of pine plantation. Generating \$4,419 annually, the pine thickets not only add a nice income but also add diversity to the habitat. Split into three sections, the CRP contracts on the pines have different ending dates: 2031, 2036, and 2039.



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For any wildlife, water is a crucial factor, and availability will greatly affect a property's carrying capacity. Willow Bottom Farms offers an abundant supply of water year-round. Acabica Creek flows through the entire property; even in the severe drought in the fall of 2024, the creek never came close to drying up. In addition to the main creek, there are two branches flowing through the farm that will normally have a supply of fresh water. The farm also has five ponds scattered throughout, offering deer, turkey, and other game a place to drink.

The whitetail hunter will be hard-pressed to find a farm with a more proven track record than Willow Bottom Farms. The owners have managed this property for trophy whitetails for many years. Age class is protected at all costs, doe numbers are kept in check, and quite frankly, the results speak for themselves. 186" is the largest buck taken off the farm, followed by several 170", numerous 160", and many 150". Another amazing fact: nearly 100% of these animals have been killed with a bow! The farm is a bow hunters dream, with creek bottom timber throughout and numerous pinch points and funnels for ideal stand locations. Firearm hunters are not left out by any means because the farm has several food plots in place as well as the open ag fields, which are perfect for gun hunting.

Deer aren't the only wildlife calling this place home. The farm has a great turkey population! The current owners are very conservation-minded and will only harvest one to two gobblers per year off the farm.



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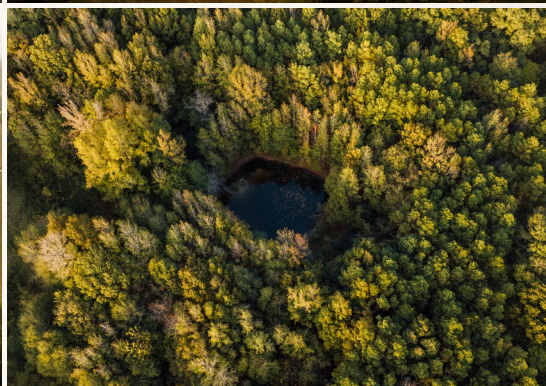
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MORE ABOUT WILLOW BOTTOM FARMS

Every year the family plants a sunflower field for the September dove season. The success they have had with killing birds is incredible! Dove poppers are always on the menu in the fall at Willow Bottom Farms!

Don't forget bass fishing! A major plus to the purchase of Willow Bottom Farms is a 0.3± acre lot on 7 Pines Lake. Located just across Hwy 430, 7 Pines Lake is an 80-acre private lake managed specifically for trophy-sized largemouth bass. 7 Pines Lake is well-known for producing 10-pound largemouth bass, and over the years, the current owner has caught 30 bass over the 10-pound mark. With a concrete boat landing, you can launch any boat you may have. Access the lake all year long since the lot is included with the purchase of Willow Bottom Farms. Utilities are also available on the lot.

The farm also includes a John Deere 5065 tractor that has a front bucket and also several implements.

Willow Bottom Farms is genuinely a one-of-a-kind place. Whether you are a hunter looking for a place with a long-running proven track record, an investor interested in an income-producing property, or a family searching for a place to relocate outside the city limits, Willow Bottom Farms deserves a hard look.

To schedule a private showing, call Ford True today.



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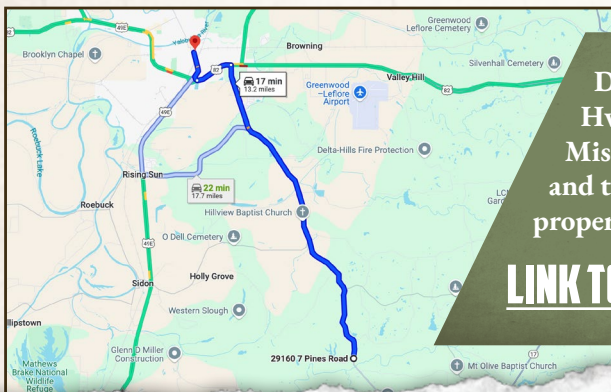
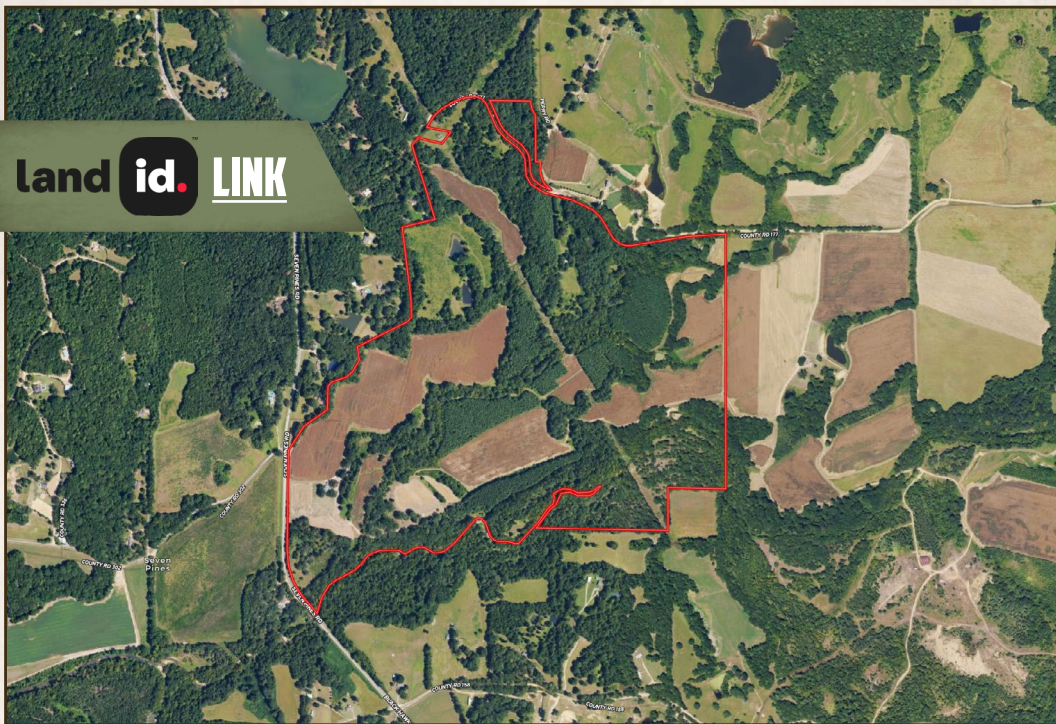
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land id. LINK



Directions From the Intersection of Hwy 82 and Hwy 430 in Greenwood, Mississippi: Turn south on Hwy 430 and travel approximately 13 miles to the property on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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