

**15.2± ACRES  
WITH A BARNDOMINIUM  
GRENADA COUNTY, MS**

**\$265,000**



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**OFFICE (769) 888-2522**



# THE GRENADA 15.2

## PROPERTY PROFILE

### LOCATION:

- 963 Grant Road  
Grenada, MS 38901
- Grenada County
- 5.3± Miles to Downtown Grenada
- 7.4± Miles to Grenada Landing
- 10± Miles N of Duck Hill

### COORDINATES:

- 33.72957, -89.76395

### PROPERTY USE:

- Country Getaway
- Hunting & Fishing
- Residential
- Investment

### PROPERTY INFORMATION:

- 15.2± Total Acres
- 9± Acres of Mature Hardwoods
- 5.5± Acres Fenced Pasture
- Two-Story Barndominium
- 1,200± SqFt with  
1 Bedroom/1 Bath
- Loft Space
- 30 x 40 Enclosed Shop
- 15 x 12 Storage Shed
- Batupan Bogue Creek Frontage
- Mature Hardwoods
- Deer and Turkey

### TAX INFORMATION:

- 2024 - \$369.74



ADAM HESTER, ALC | ASSOCIATE BROKER  
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Information is believed to be accurate but not guaranteed.

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4848 Main St. - Flora, MS 39071 | O: 769-888-2522 | smalltownproperties.com | 50 CR 401 - Oxford, MS 38655 | O: 662-238-40777

# WELCOME TO THE GRENADA 15.2

**WELCOME TO 963 GRANT ROAD, JUST MINUTES FROM DOWNTOWN GRENADA, MS.** This 15.2± acre country retreat is an exceptional find with a versatile mix of features. A barndominium, shop, pasture, timber, and creek access, coupled with its proximity to Grenada Lake, this peaceful getaway offers something for everyone and is worth considering!

The 15.2± acre Grenada County tract consists of approximately 5.5 acres of functional pasture, ideal for livestock or leasing out for additional income. The pasture is enclosed with 5-strand, barbed wire fencing. Additionally, you will find a 9± acre portion of mature hardwoods, offering timber value and a beautiful country setting. One of the best features of the place is the direct access to Batupan Bogue Creek. Not only does the creek frontage enhance the recreational appeal, but it also provides excellent opportunities for hunting and fishing. Also, the creek is a perfect travel corridor for whitetail deer and a roosting site for turkeys, which the owner sees regularly.

Nestled amidst the woods is a two-story modern barndominium perfect for full-time living or a weekend getaway. The 1,200± square foot home features an open living area, a complete kitchen, and a mudroom on the first level with a winding stairwell leading to the loft. Here, you will enjoy a bedroom and a full bathroom with a beautiful claw-foot tub.



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# MORE ABOUT THE GRENADA 15.2

Just off Grant Road, on the north end of the property, on the gravel drive, is a 15 x 12 storage shed. Nearby is a 30 x 40 shop featuring two roll-up doors, high ceilings, and electricity. The shop offers ample space for your lawn mower, ATVs, or vehicle and is the perfect place for your hobbies. With a little work, this building could easily be transformed into a livable space and used as a rental property.

This retreat is conveniently located to shopping, dining, and other amenities. Perry Creek Golf Course & Racquet Club is just over three miles away, making it easy to play a quick nine holes after work and be home before dark. A short 7.4± mile drive will take you to Grenada Landing, the main marina, where you can access Grenada Lake, which is known for its world-class crappie fishing. Whether you're an avid angler or enjoy recreational boating, the lake is a major draw for outdoor enthusiasts.

**If you are interested in making 963 Grant Road your new address, contact Hunter Robison or Adam Hester today to schedule your private showing!**



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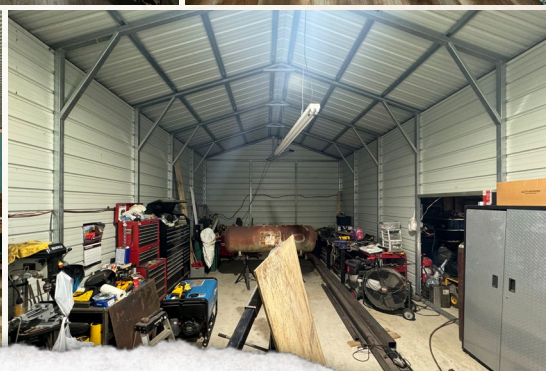
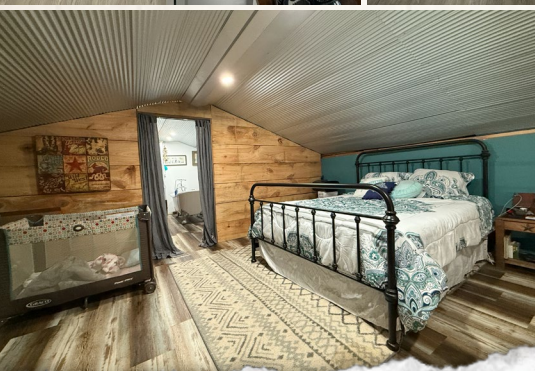
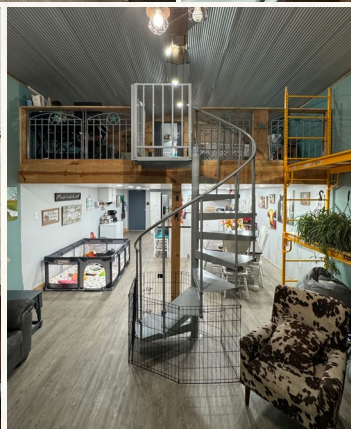
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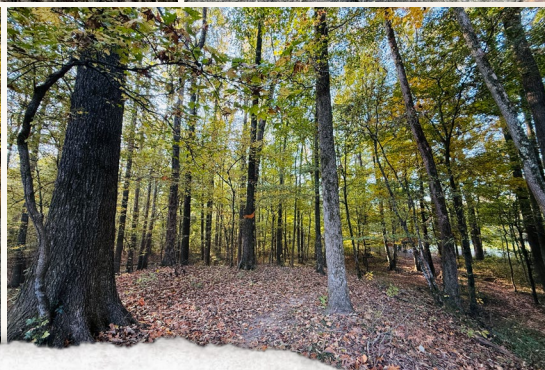
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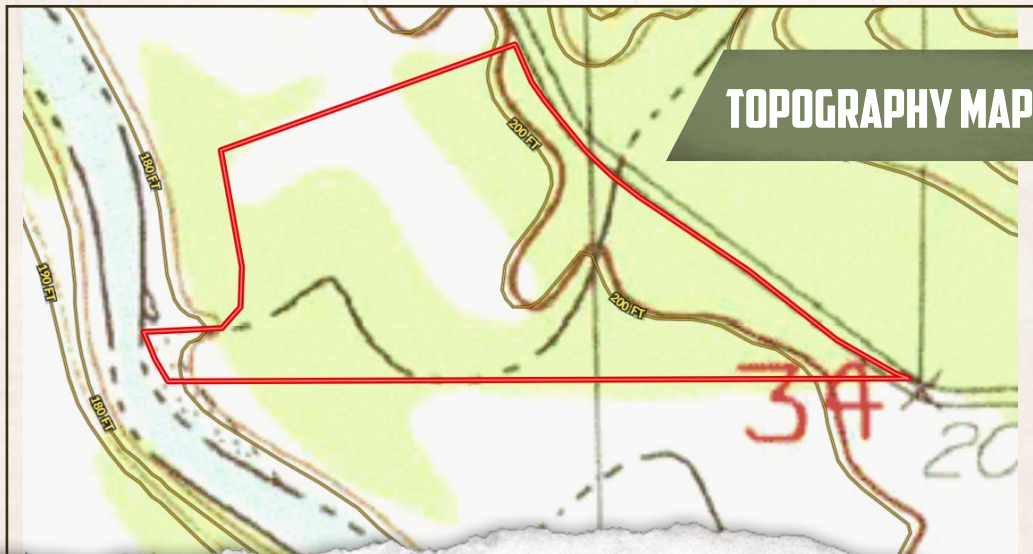
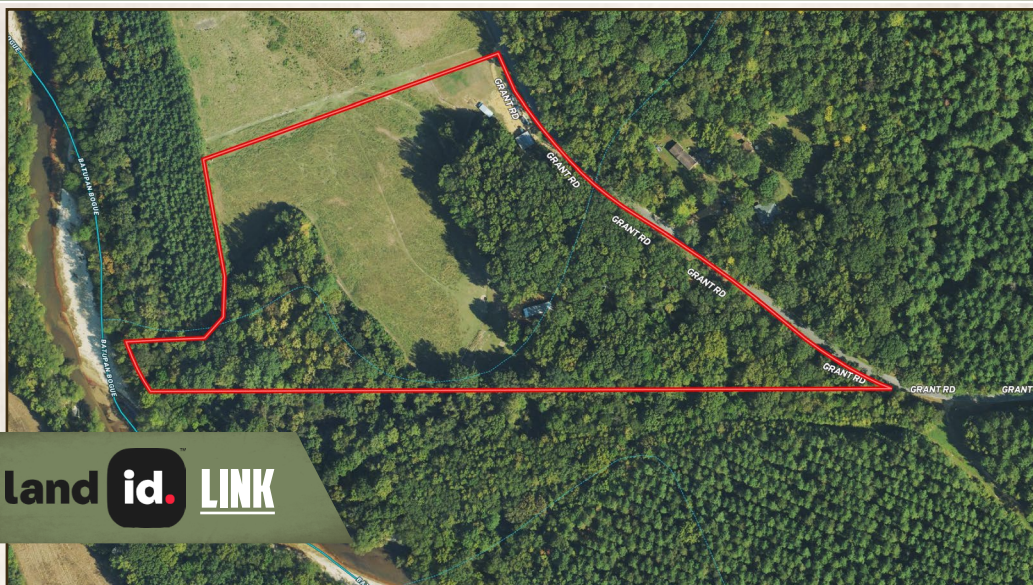
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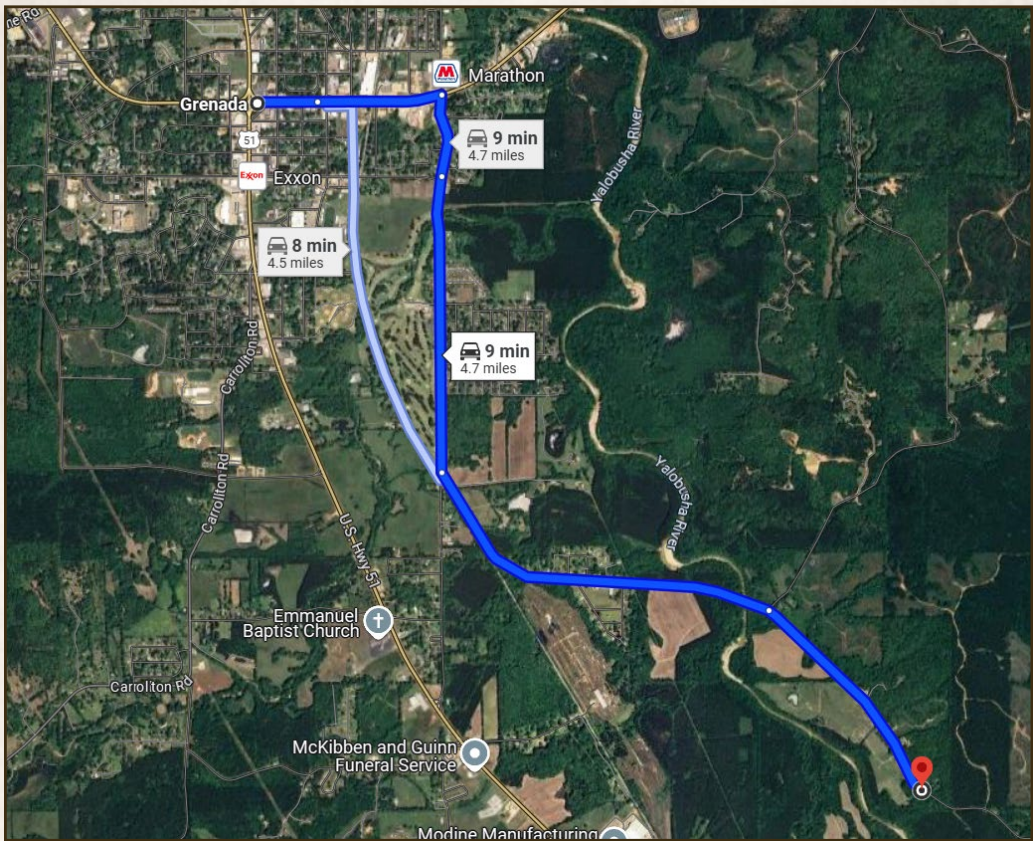
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Directions From the Intersection of Hwy 8 and Hwy 51: Travel 0.7 miles east on Hwy 8. Turn right onto Vance Road and proceed 0.3 miles, continue onto Country Club Road. In 1.2 miles, make a slight left turn onto Tie Plant Road and travel 1.5 miles. Continue onto Grant Road and in 0.9 miles the property will be on your right.

[\*\*LINK TO GOOGLE MAP DIRECTIONS\*\*](#)



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