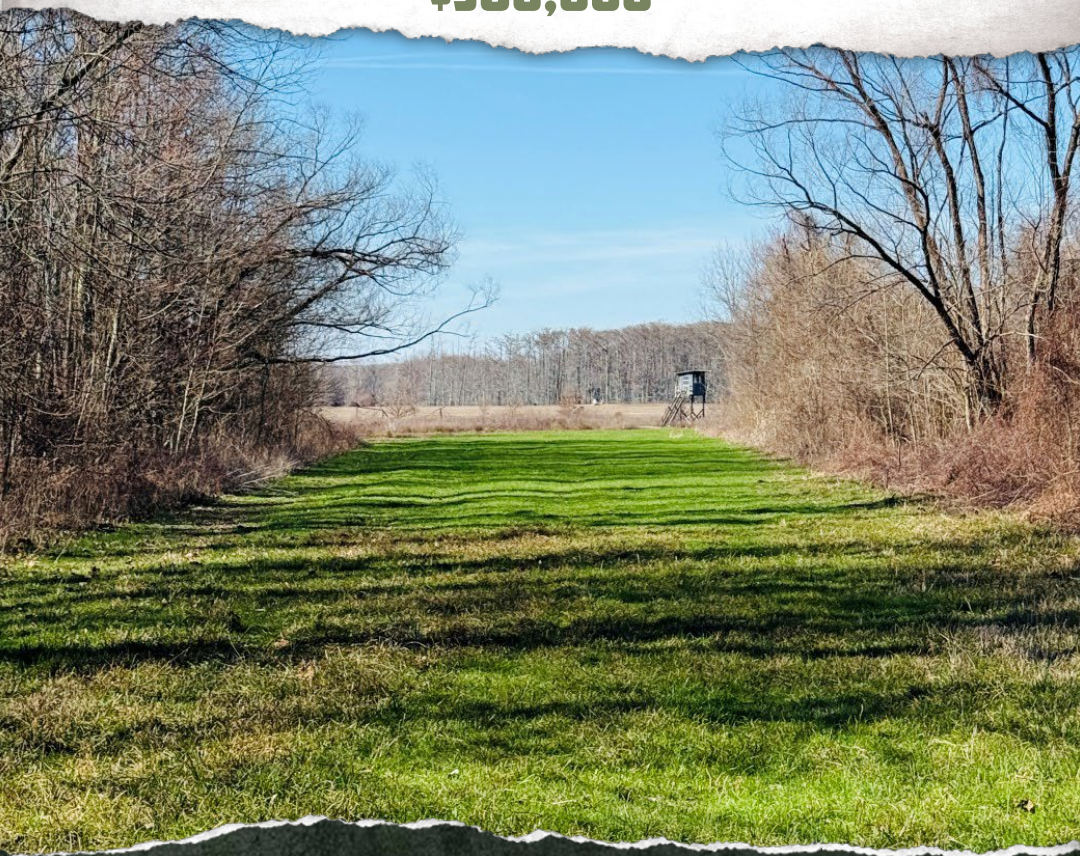




SMALLTOWN

**HUNTING PROPERTIES
& REAL ESTATESM**

100± ACRES
CARROLL COUNTY, MS
\$380,000



OFFICE (769) 888-2522 | WWW.SMALLTOWNPROPERTIES.COM

THE CARROLL 100

PROPERTY PROFILE

LOCATION:

- County Road 176
Sidon, MS 38954
- Carroll County
- 11± Miles SE of Greenwood
- 75± Miles NW of Madison

COORDINATES:

- 33.40507, -90.11501

PROPERTY USE:

- Hunting
- Recreational
- Investment
- Home/Cabin Sites

PROPERTY INFORMATION:

- 100± Total Acres
- 50± Acres of Thinned
Plantation Pine
- \$2,340 Annual CRP
- Oak and Willow Flats
- Established Duck Hole
- Multiple Food Plots
- Internal Trail System
- Two Pole Barns
- Storage Container
- Power: Delta EPA
- Pelucia Water Association

TAX INFORMATION:

2024 - \$395.33

- Parcel: 079-20-0002001



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4848 Main St. - Flora, MS 39071 | O: 769-888-2522 | smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE CARROLL 100

THE CARROLL 100 IS A WELL-ROUNDED, INCOME-GENERATING HUNTING TRACT IN CARROLL COUNTY, MS, LOCATED ROUGHLY 11 MILES SOUTH OF GREENWOOD. Covering approximately 100 acres, this property offers an excellent combination of deer and duck hunting opportunities with a diverse landscape.

The eastern portion of the property features a thinned plantation pine stand enrolled in CRP, providing an annual income of \$2,340 through 2030. A long-established food plot runs between the pine rows, and easy access will allow you to slip in without disrupting the property. This section also includes two pole barns and a storage container, offering plenty of space for equipment and tool storage. With areas of high ground out of the floodplain, plus public water and power, there are multiple locations for a future cabin or hunting camp.



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MORE ABOUT THE CARROLL 100

The western half of the property transitions into classic Delta habitat, featuring multiple food plots, oak and willow flats, and an established duck hole with a water control structure. Additionally, a 10± acre section along the western boundary provides flexibility for planting additional food plots suited for deer, ducks, or even doves, maximizing the property's hunting potential.

Tracts of this size that offer deer and duck hunting, income production, and on-site utilities are a rare find in this market. The Carroll 100 is a unique opportunity to invest in a multi-use property that delivers year-round recreational and financial benefits.

**Contact Adam Hester or Wilson Britt
today to schedule a private tour.**



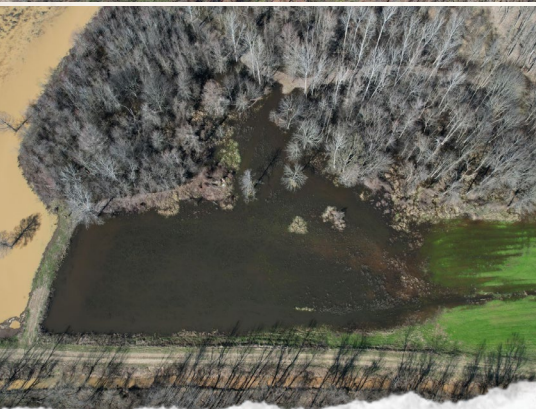
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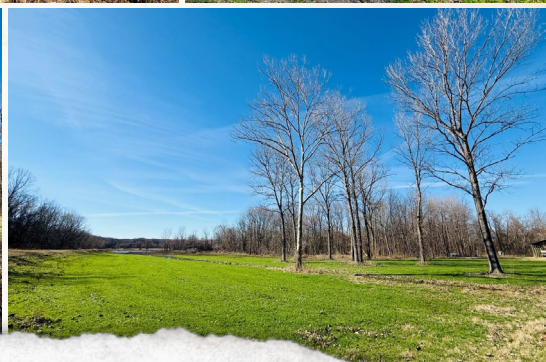
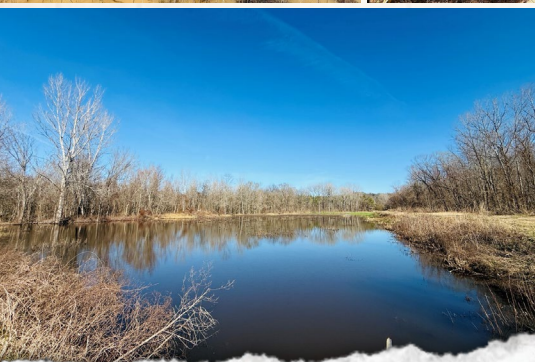
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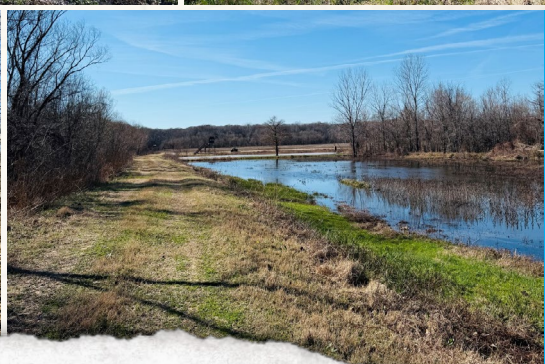
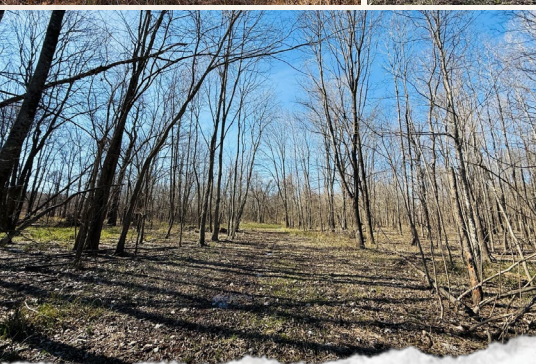
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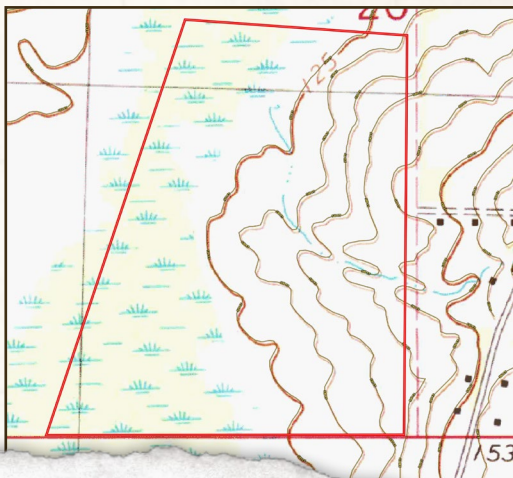
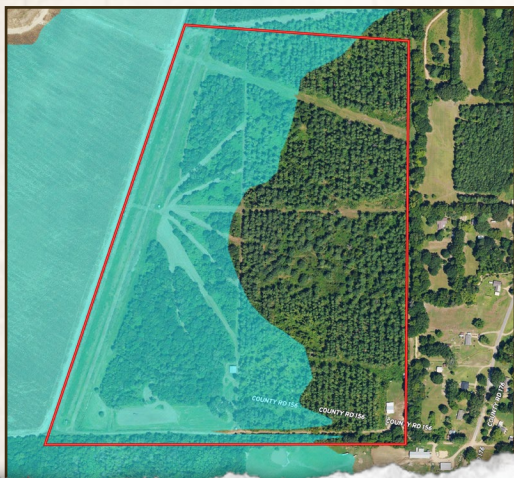
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land id. LINK



FLOOD MAP

TOPOGRAPHY MAP



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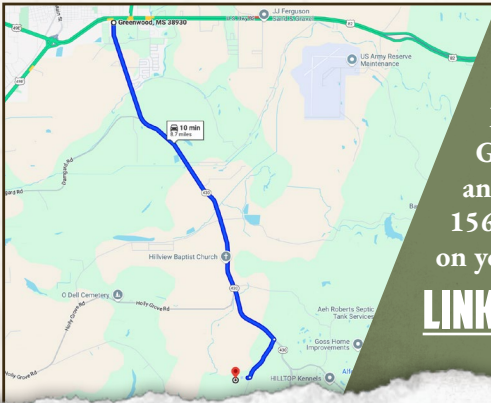
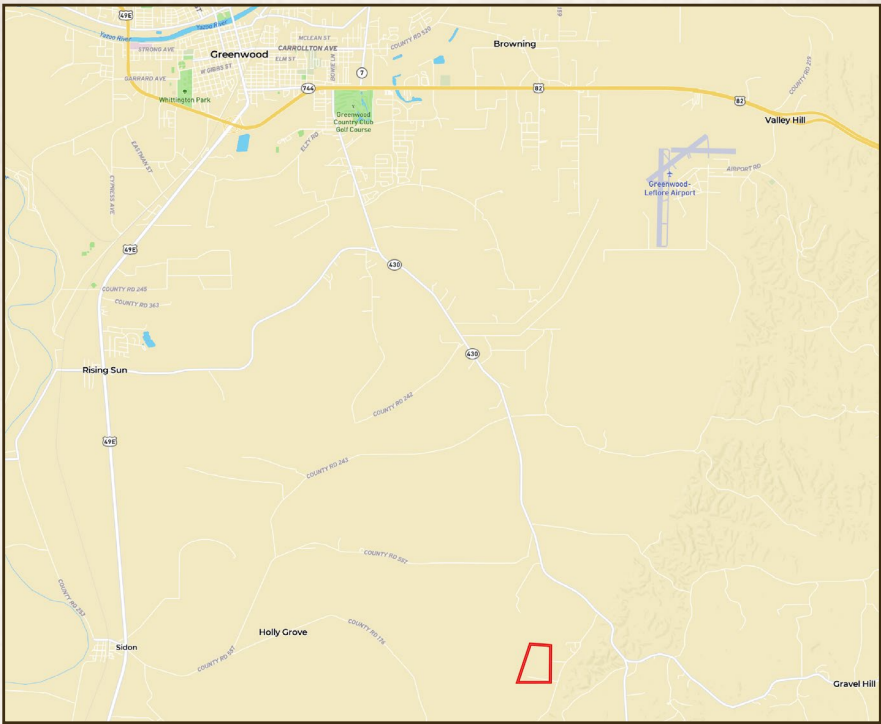
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Directions From the Intersection of US-82 and MS-430 in Greenwood, MS: Travel 7.7 miles on MS-430 to Galey Road. Turn right on Galey Road and proceed 0.9 miles to County Road 156 and turn right. The property will be on your left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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