



**A HOME ON 12± ACRES
GRENADA COUNTY, MS**

\$225,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (662) 846-1425 | WWW.SMALLTOWNPROPERTIES.COM

THE GRENADA 12

PROPERTY PROFILE

LOCATION:

- 1295 Hillside Road
Holcomb, MS 38940
- Grenada County
- 7± Miles E of the
Malmaison WMA
- 19± Miles SW of
Grenada Lake
- 22± Miles NE of
Greenwood

PROPERTY USE:

- Residential
- Hunting
- Investment

COORDINATES:

- 33.70622, -89.98032

PROPERTY INFORMATION:

- 12± Acres
- 2,280± SqFt Mobile Home
- 4 Bedrooms/2 Bathrooms
- Hardwood/Pine Mix Timber
- Deer & Turkey
- Food Plot

TAX INFORMATION:

- 2023 - \$153.75
- Parcel #: 022-04-019.00



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BILLY CARPENTER

LAND SPECIALIST

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701 W. Sunflower Rd - Cleveland, MS 38732

smalltownproperties.com

Information is believed to be accurate but not guaranteed.



WELCOME TO THE GRENADA 12

WHETHER YOU'RE A HUNTER LOOKING FOR A PEACEFUL COUNTRY RETREAT OR SEEKING AN INVESTMENT OPPORTUNITY, THE GRENADA 12 IS WORTH CONSIDERING! This property offers it all: a home, timber, wildlife, and open space. Tucked away in the hills of Grenada County, MS, the 12± acre property features the perfect blend of comfort and outdoor adventure. A 2,280± square foot mobile home, built in 2023, offers four bedrooms, two full bathrooms, and an open concept living/kitchen area, ideal for entertaining or relaxing with family. The home has modern laminate wood flooring in the main living spaces, while the bedrooms provide carpet for added comfort. Step outside to enjoy excellent views of a mixed hardwood and pine bottom and a half-acre food plot. Additionally, the tract consists of approximately 10 acres of mature timber and roughly 1.5 acres of open space.

Located just 7± miles from Malmaison Wildlife Management Area, 19± miles from Grenada Lake, and 22± miles from Greenwood, this property provides seclusion while still being within reach of outdoor recreation and city amenities.

**Call Billy Carpenter today to schedule
a private showing of the Grenada 12.**



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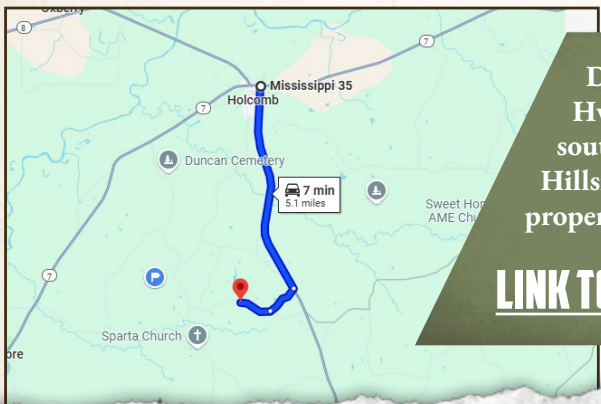
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land id. LINK



Directions From the Intersection of Hwy 8 & Hwy 35: Travel 4.4 miles south on Hwy 35 then turn right onto Hillside Road. Proceed 1.3 miles to the property on your left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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