

**308± ACRES**  
**TALLAHATCHIE COUNTY, MS**  
**\$797,720**



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

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# THE TALLAHATCHIE 308

## PROPERTY PROFILE

### LOCATION:

- Paul-Shady Grove Road  
Cascilla, MS 38920
- Tallahatchie County
- 20± Miles NW of Grenada
- 57± Miles SW of Oxford

### COORDINATES:

- 33.899027, -89.988559

### PROPERTY USE:

- Recreational
- Hunting
- Timber Investment
- Potential Cabin/Home Site

### PROPERTY INFORMATION:

- 308± Total Acres
- Five Established Food Plots
- Four Box Stands
- Mature Mixed Hardwoods
- Ascalmore Creek
- Multiple Ponds
- Utilities Available
- Deer, Turkey & Small Game
- Owner/Agent

### TAX INFORMATION:

**Total Taxes: \$1,130.16 for 2024**

- Parcel 9533011: \$223.98
- Parcel 953300901: \$32.46
- Parcel 9501002050: \$873.72



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**WILSON BRITT**

LAND SPECIALIST

C: 662-299-2367

O: 662-846-1425

[wilson@smalltownproperties.com](mailto:wilson@smalltownproperties.com)

701 W. Sunflower Rd - Cleveland, MS 38732

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Information is believed to be accurate but not guaranteed.

# WELCOME TO THE TALLAHATCHIE 308

## WELCOME TO THE TALLAHATCHIE 308, LOCATED NORTH OF CASCILLA, MS!

Situated off Paul Shady Grove Road, this 308± acre property is a prime hunting destination. Conveniently located in the rolling hills of Tallahatchie County, this property is only 20 miles from Grenada, MS.

The habitat for a variety of wildlife is what makes this property very special. With food plots, mature trees, and thickets, plenty of bedding and nesting areas exist. Of the five food plots, four feature 6x6 box stands. Ascalmore Creek runs through the northeast side of the property, providing an excellent water source for all wildlife. This place is loaded with deer and turkey tracks, and ducks were also spotted.



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# MORE ABOUT THE TALLAHATCHIE 308

Let's talk about future development! The natural lay of the land and existing internal road system enhance the possibilities for your future cabin or homesite. Community water is already connected, and utilities are available. A small shed currently exists at the entrance of the property, providing a great source for storage.

This wildlife-rich property could be at your back door, so don't miss your opportunity on the Tallahatchie 308.

**Call Wilson Britt today for your private showing.**

*Owner/Agent*



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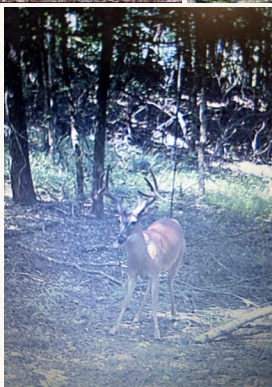
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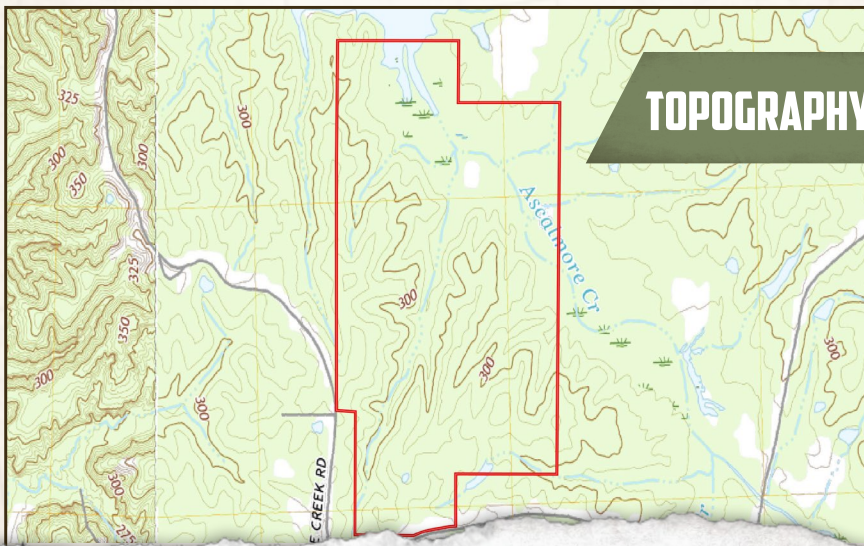
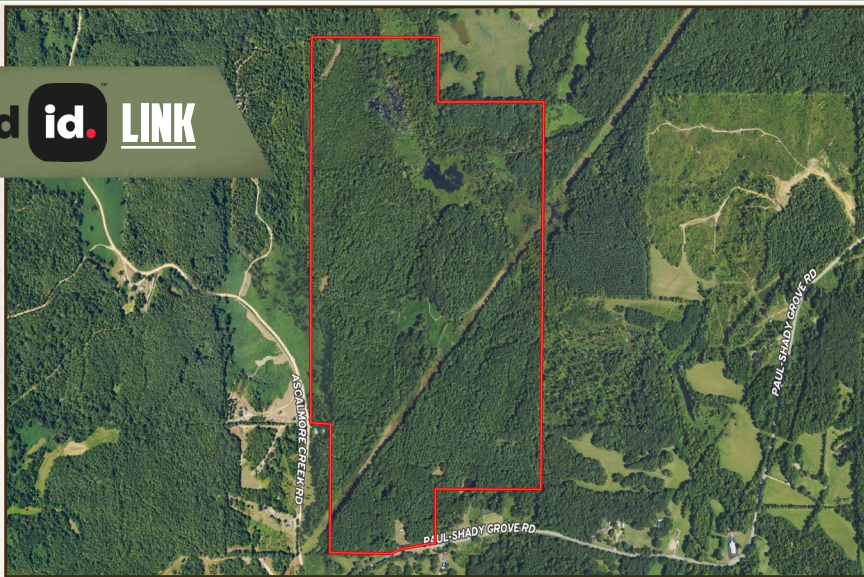
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land id. LINK



TOPOGRAPHY MAP



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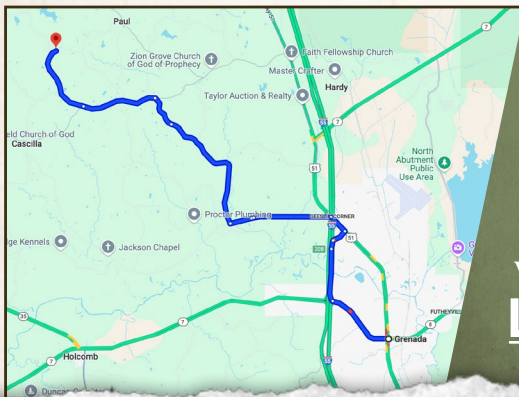
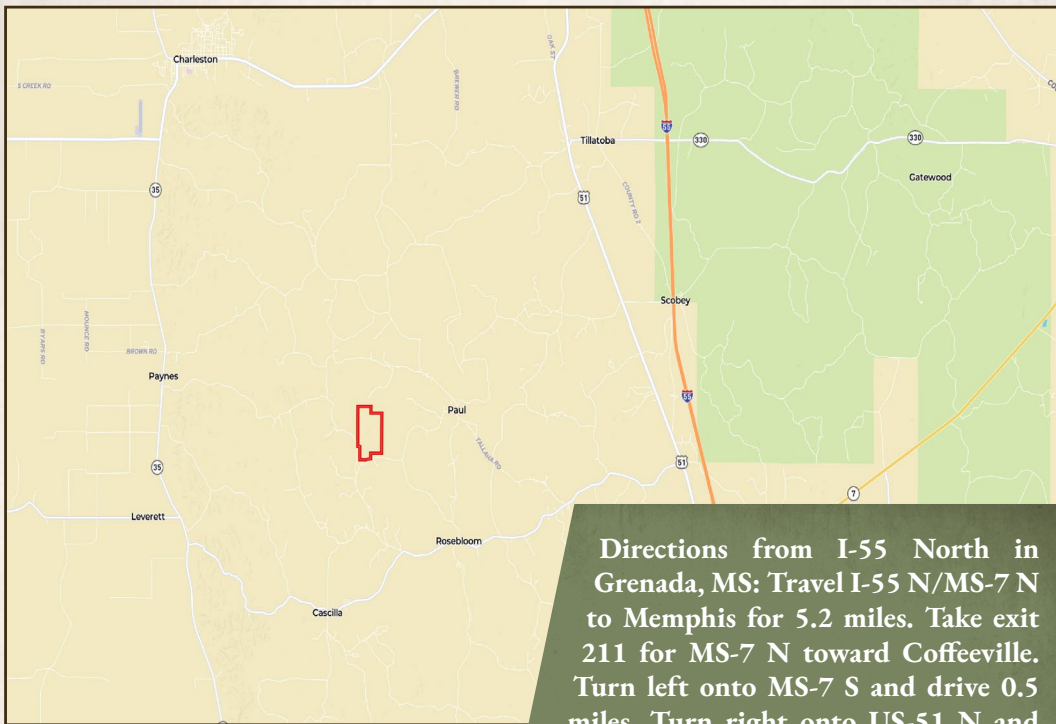
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Directions from I-55 North in Grenada, MS: Travel I-55 N/MS-7 N to Memphis for 5.2 miles. Take exit 211 for MS-7 N toward Coffeerville. Turn left onto MS-7 S and drive 0.5 miles. Turn right onto US-51 N and proceed 2.8 miles. Take Strider Road to Paul-Shady Grove Road in Cascilla for 9.5 miles. Turn left onto Cascilla Road for 1.9 miles. Continue onto Strider Road for 2.9 miles. Continue onto Cascilla Rd for 2.4 miles. Continue straight onto Paul-Shady Grove Rd and the destination will be on the left.

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



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