



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

320± ACRES
CALHOUN COUNTY, MS
\$1,120,000

WITH A HOME!

OFFICE (662) 238-4077 | WWW.SMALLTOWNPROPERTIES.COM

THE CALHOUN 320

PROPERTY PROFILE

LOCATION:

- 1037 County Road 300
Big Creek, MS 38914
- Calhoun County
- 700± Yards SE of the Skuna River
- 10± Miles SW of Bruce
- 13.8± Miles E of the Gums
Crossing Boat Ramp
- 15± Miles Ne of Grenada Lake
- 16.1± Miles NW of Calhoun City
- 29.7± Miles NE of Grenada
- 40± Miles S of Oxford

COORDINATES:

- 33.92065, -89.48150

TAX INFORMATION:

- Parcel #: 040900-001-00-29
- 2025 Taxes- \$1,809

PROPERTY INFORMATION:

- 320± Total Acres
- 36.4± Tillable Acres
- 1,320± SqFt Home
 - 2 Bedrooms/1 Bath
- 0.68± Miles of County
Road Frontage
- Established Dove Field
- Livestock Pond
- Additional Acreage
Available

PROPERTY USE:

- Hunting
- Agricultural
- Investment
- Recreational
- Potential Cattle Operation
- Income-Producing



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WELCOME TO THE CALHOUN 320

WELCOME TO THE CALHOUN 320, LOCATED ON COUNTY ROAD 300 IN BIG CREEK, MISSISSIPPI. If you're looking for a property that offers phenomenal hunting, agricultural opportunities, and long-term investment potential, this 320± acre tract is worth considering! Featuring a diverse mix of tillable acreage, pasture, and timber, the Calhoun County property offers the versatility to enjoy the outdoors, run cattle, and make a solid investment.

For the hunting enthusiast, the land offers quality deer hunting, an incredible turkey population, good quail numbers, and phenomenal dove hunting. The established dove field has a history of outstanding hunts enjoyed by the current owners, making it a great place to gather with family and friends each fall. The diverse mix of agricultural ground, pasture, and timber offers various habitat and recreational opportunities throughout the year.

Beyond the hunting, the Calhoun 320 is well-suited for someone looking to establish or expand a cattle operation. With pasture ground, existing fencing, a pond for livestock, and approximately 36.4± acres of tillable ground, the property offers several opportunities for agricultural use and potential income production.



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MORE ABOUT THE CALHOUN 320

One of the standout features is the homesite, which offers what could be considered one of the best house sites in Calhoun County. Imagine enjoying a scenic view overlooking the beautiful Skuna River bottom right from your home! The existing 1,320± square-foot home features two bedrooms and one bathroom, providing a starting point for someone looking to create a country home or hunting retreat in an exceptional setting.

The property also benefits from its proximity to Grenada Lake, well known for its outstanding crappie fishing. This adds another layer of recreational appeal for those who enjoy spending time on the water, in addition to hunting and outdoor activities on private land. With approximately 0.68 miles of county road frontage, the property offers convenient access and plenty of room to explore its many possibilities.

Whether you're looking for a place with quality deer hunting, an incredible turkey population, good quail numbers, phenomenal dove hunting, a potential cattle operation, productive agricultural ground, or an exceptional homesite overlooking the Skuna River bottom, the Calhoun 320 offers a rare combination of features. The diverse landscape, existing improvements, scenic views, and convenient location to Grenada Lake make this a property with the potential to be enjoyed for generations to come! Additional acreage is available.

Contact Hunter Robison or Luke Gossett today for a personal tour and experience #TheSmallTownWay!



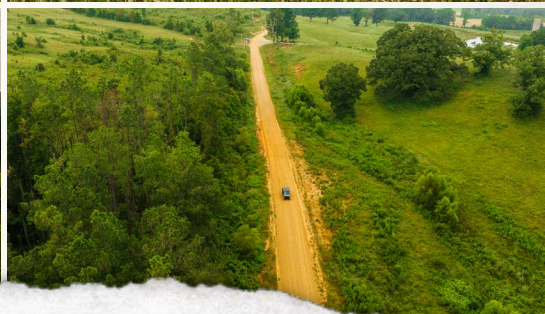
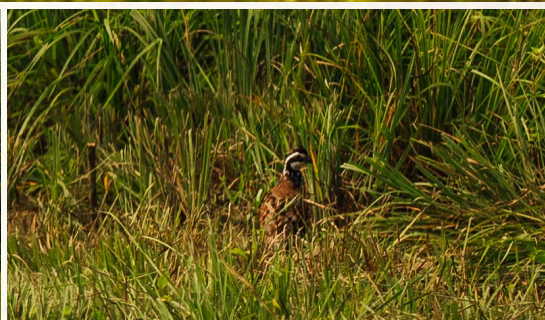
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Information is believed to be accurate but not guaranteed.

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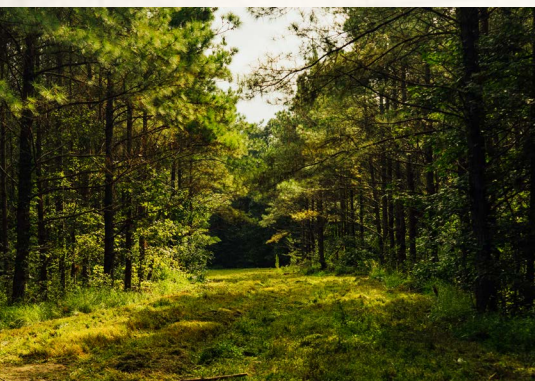
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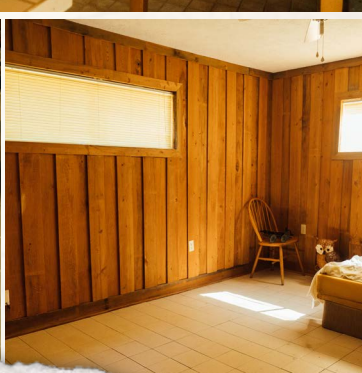
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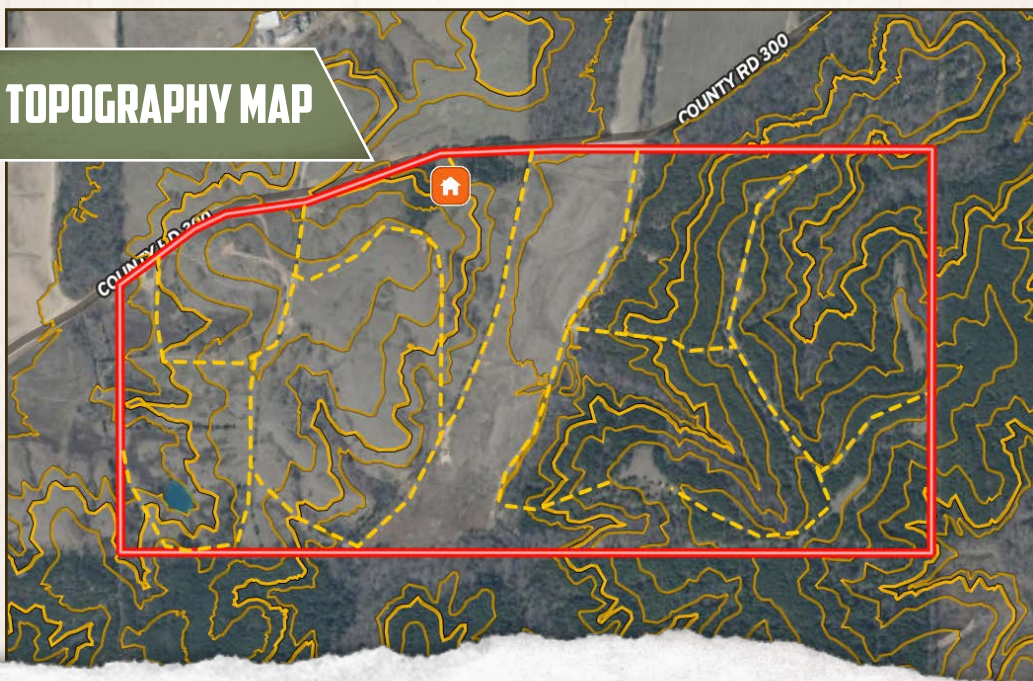
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TOPOGRAPHY MAP



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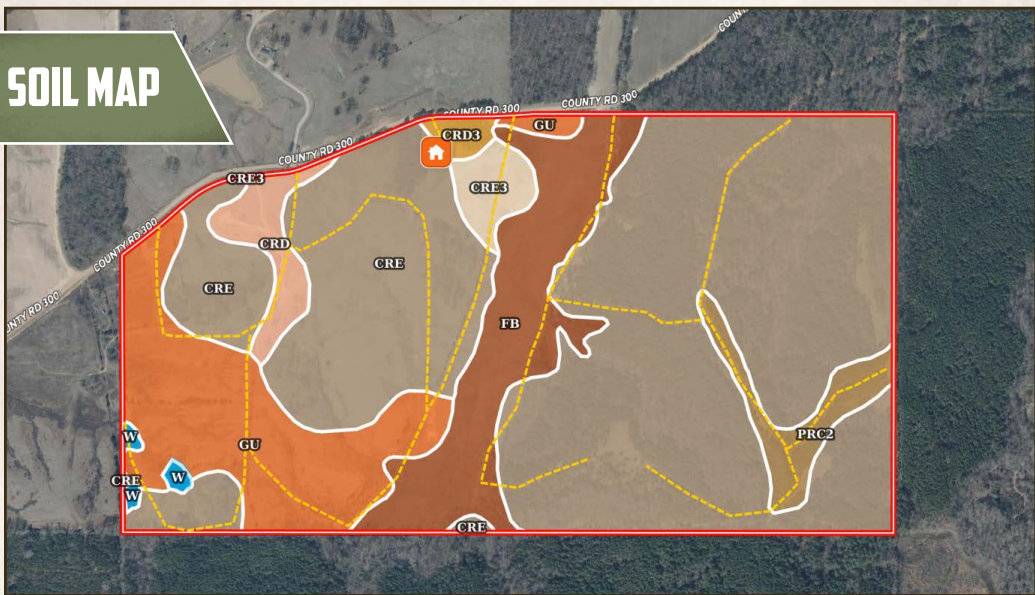


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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
CrE	Cuthbert, Dulac, and Ruston soils, 12 to 35 percent slopes (sweatman, providence and smithdale)	196.53	64.72	0	43	7e
Gu	Gullied land	43.45	14.31	0	-	7e
Fb	Falaya silt loam, local alluvium (oaklimer)	35.76	11.78	0	79	2w
PrC2	Providence silt loam, 5 to 8 percent slopes, moderately eroded	9.87	3.25	0	36	3e
CrD	Cuthbert, Dulac, and Ruston soils, 8 to 12 percent slopes (sweatman, providence and smithdale)	8.39	2.76	0	69	6e
CrE3	Cuthbert, Dulac, and Ruston soils, 12 to 35 percent slopes, severely eroded (sweatman, providence and smithdale)	5.78	1.9	0	35	7e
CrD3	Cuthbert-Dulac and Ruston soils, 8 to 12 percent slopes, severely eroded (sweatman, providence and smithdale)	2.44	0.8	0	59	6e
W	Water	1.43	0.47	0	-	-
TOTALS		303.65(*)	100%	-	41.35	6.24



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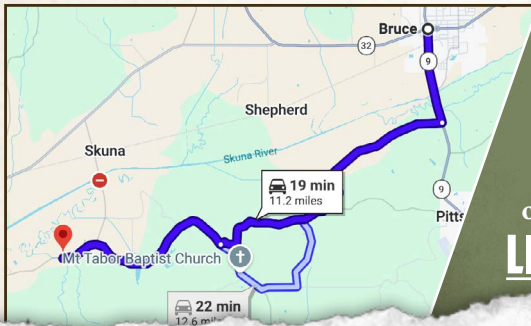


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land id. LINK



Directions From Bruce, MS: Travel west on Hwy 32 for 2.9 miles. Turn left onto MS-330 and continue west for 4.1 miles. Turn left again onto County Road 245 and proceed for 2.3 miles. Turn right onto County Road 300 and continue for 0.7 miles to the property on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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