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\$425,950

PotlatchDeltic Preferred **BROKER**

154.92± ACRE BLANK CANVAS IN GRENADA COUNTY, MS



This Grenada County, MS tract is primarily cutover harvested in 2022. This property is bordered on the east side by a gravel road that divides the property with a paved road on the southern edge. There is water and electricity along the paved road. This land has the potential to be replanted or to let grow naturally. The neighboring property consists of hardwood and pine. There are several trails for your ATV intersecting the property. The topography is rolling too steep but will provide excellent areas for food plots, and deer stands on the ridges. You are only minutes from beautiful Grenada Lake, with its excellent fishing and watersports. Give Bruce a call for more information!



**BRUCE
WEST**

REALTOR®

Office: 662.441.2500

Cell: 662.873.3007

Bruce@TomSmithLand.com



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TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





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AERIAL MAP



[CLICK HERE FOR AN INTERACTIVE MAP](#)

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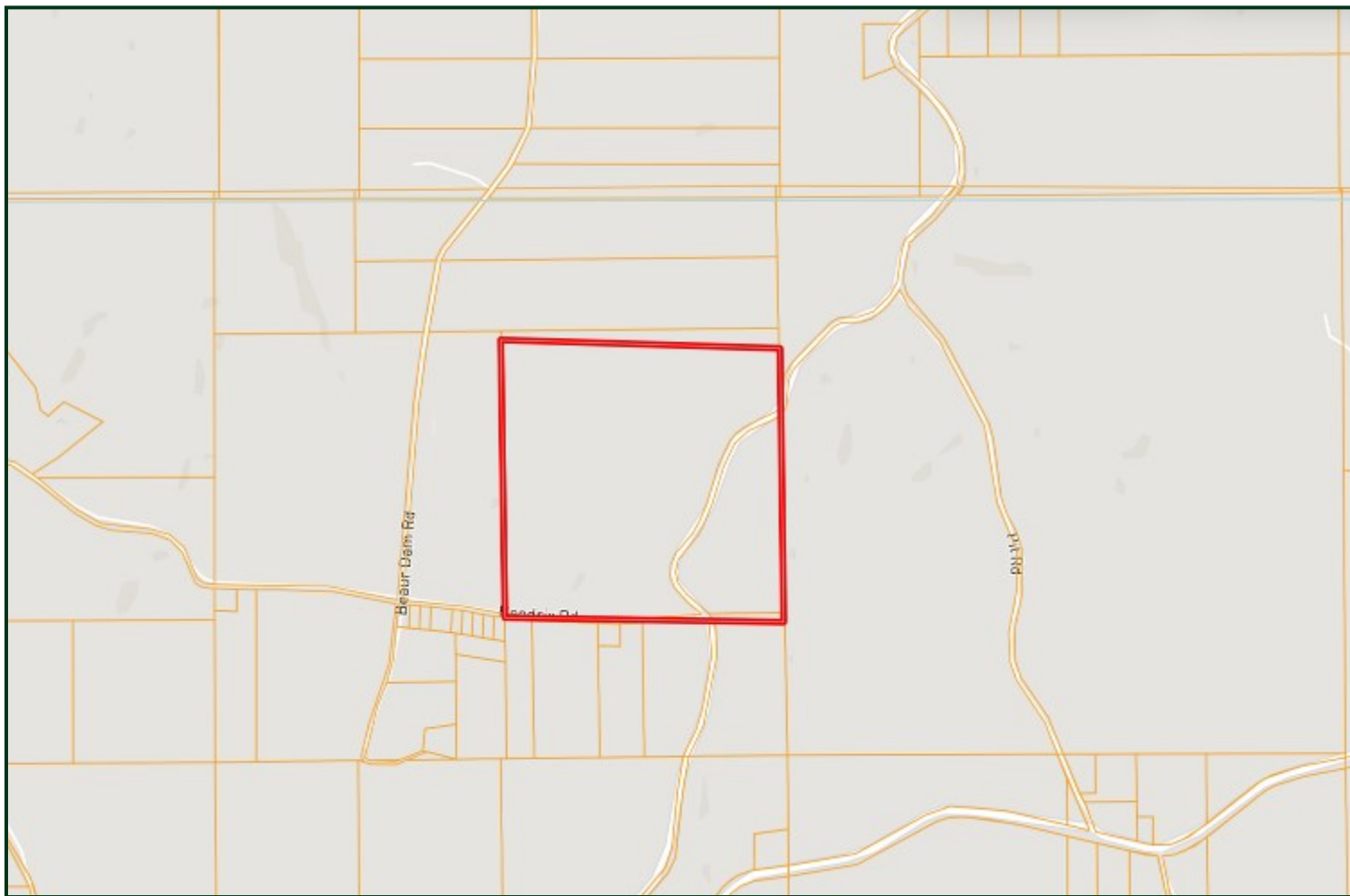


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OWNERSHIP MAP



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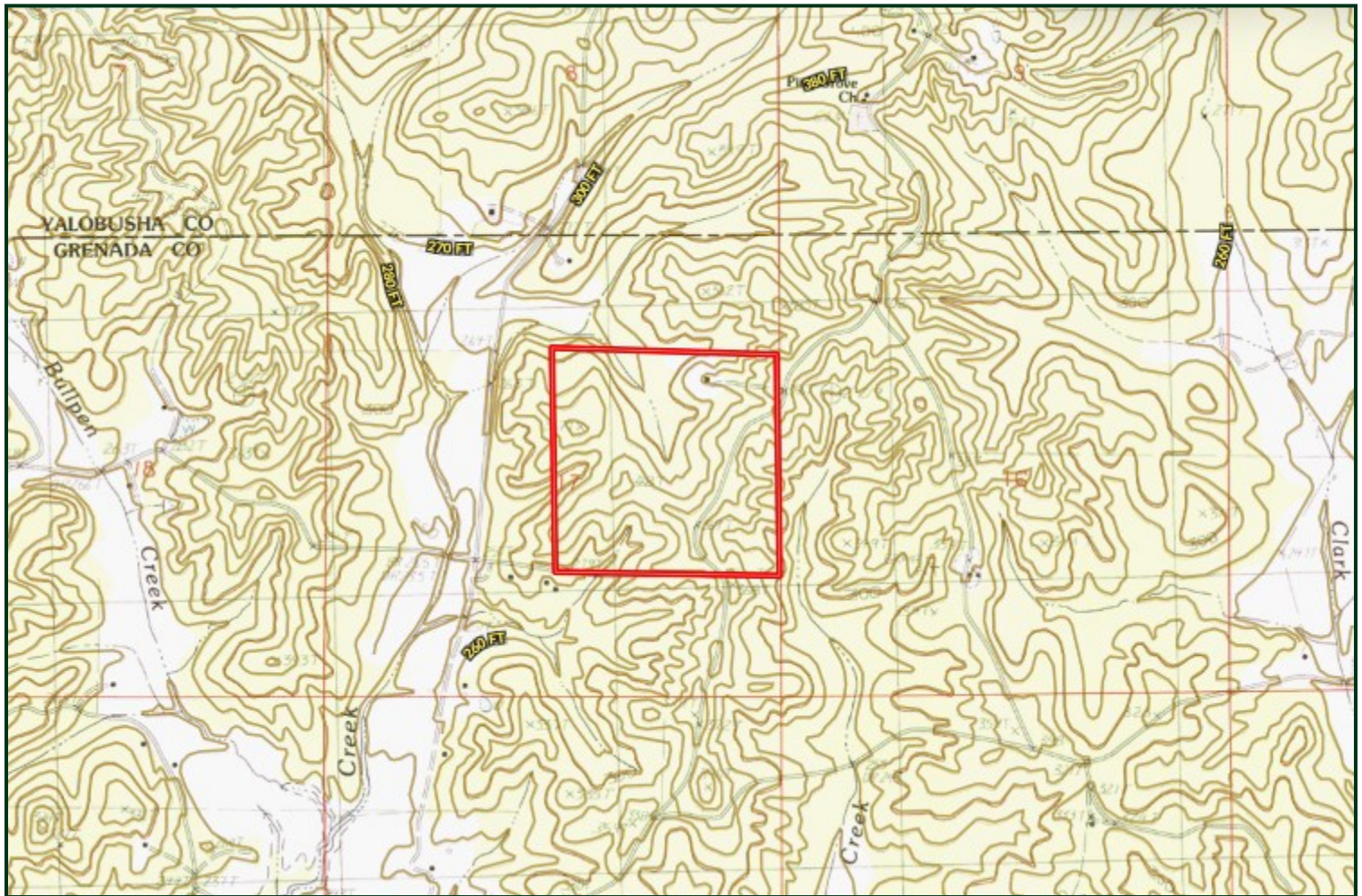
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TOPO MAP



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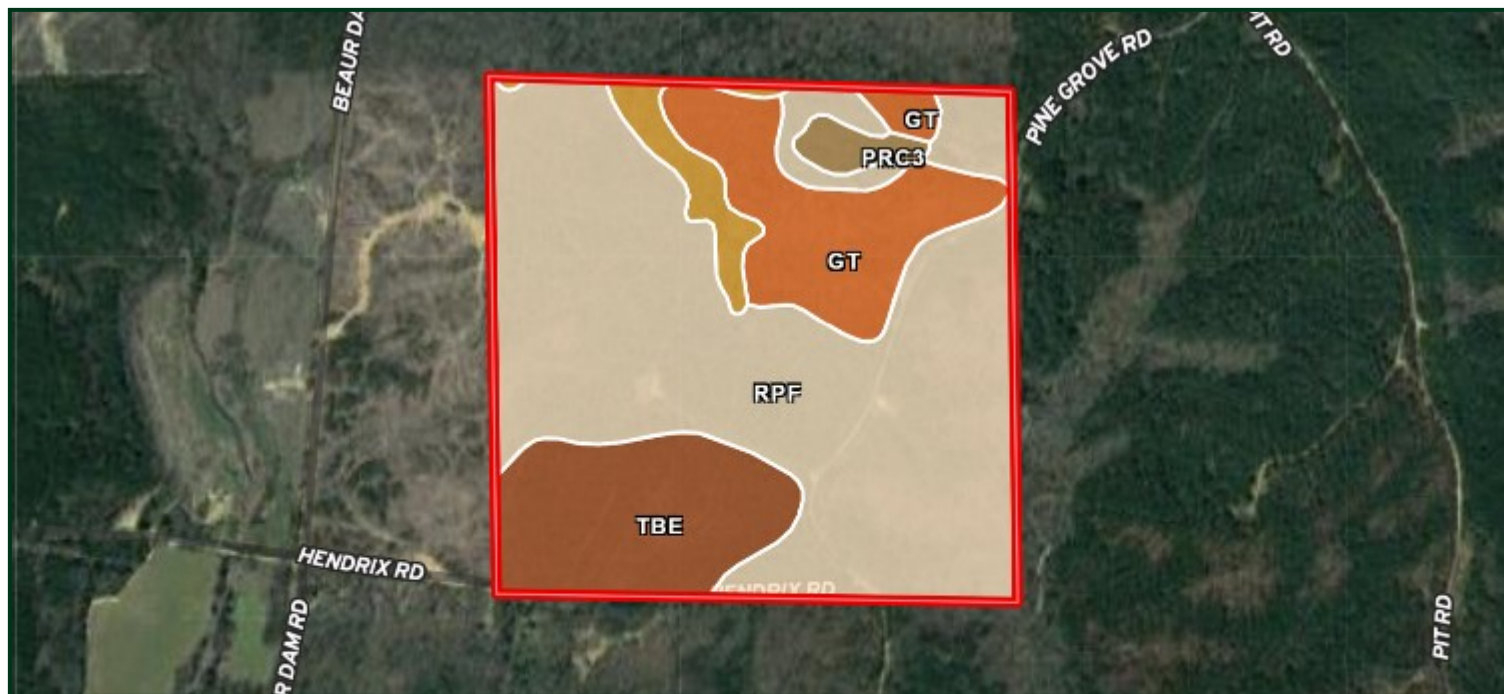
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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
RpF	Ruston-Providence association, hilly (smithdale, providence)	99.31	64.11	0	34	7e
TbE	Tippah-Boswell complex, 12 to 17 percent slopes (tippah, sweatman)	24.18	15.61	0	70	4e
Gt	Gullied land, sandy	22.7	14.65	0	-	7e
Ws	Waverly silt loam	5.94	3.83	0	77	3w
PrC3	Providence silt loam, 5 to 8 percent slopes, severely eroded	2.77	1.79	0	39	4e

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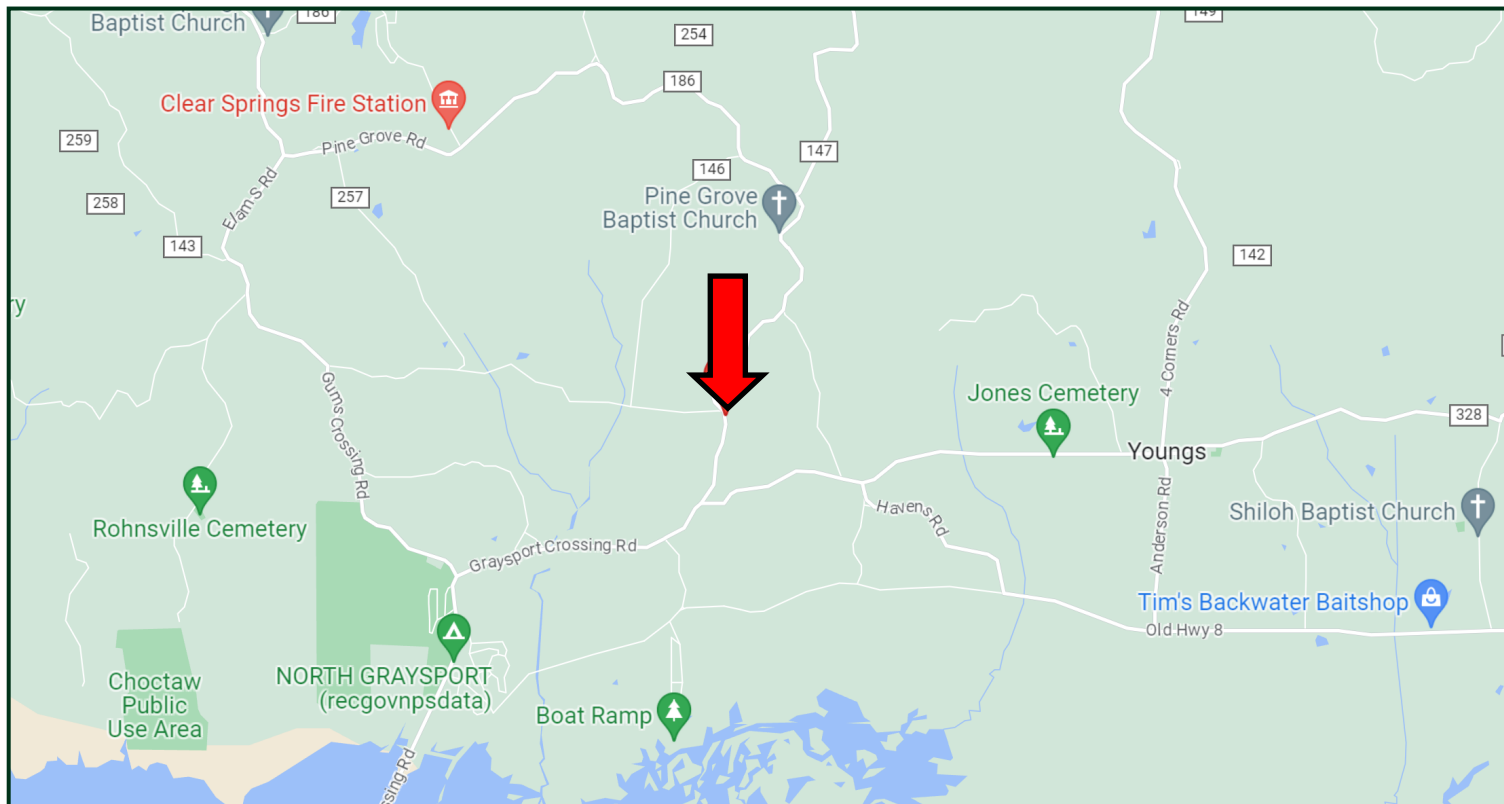


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DIRECTIONAL MAP



Directions from Hwy 8 and Graysport Crossing Road in Gore Springs, MS: Travel Graysport Crossing Road for 8.6 miles. Turn left onto Pine Grove Road. The property will be on both sides of the road. [GOOGLE MAP LINK](#)



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