

80± ACRES
GRENADA COUNTY, MS
\$219,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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

THE GRENADA 80

PROPERTY PROFILE

LOCATION:

- Chapel Hill Road
Gore Springs, MS 38929
- Grenada County
- 7± Miles S of Gore Springs
- 17± Miles E of Grenada
- 20± Miles W of
Calhoun City
- 118± Miles S of Memphis

COORDINATES:

- 33.70919, -89.54396

TAX INFORMATION:

- 2024 - \$211.60

PROPERTY USE:

- Residential/Cabin Site
- Recreational
- Hunting & Fishing
- Investment

PROPERTY INFORMATION:

- 80± Acres
- Hardwood & Pine Timber
- County Road Frontage
- Rolling Terrain
- Deer, Turkey & Small Game
- Potential Building Sites
- Power & Water Nearby



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HUNTER ROBISON

LAND SPECIALIST

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hrobison@smalltownproperties.com

50 CR 401 - Oxford, MS 38655

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE GRENADA 80

IF YOU ARE LOOKING FOR A PROPERTY THAT COMBINES TIMBER INVESTMENT POTENTIAL, HUNTING, RECREATION, AND A GREAT RURAL SETTING, THE GRENADA 80 IS WORTH A LOOK! Located less than 18 miles from downtown Grenada and just over seven miles from Gore Springs, this 80± acre Grenada County, Mississippi, tract offers the privacy and character of a country property while remaining conveniently accessible to nearby towns and amenities.

The land is 100% timber-covered, providing an excellent opportunity for both recreational enjoyment and long-term investment. A professional forester has evaluated the timber and confirmed that it is in excellent condition, with strong potential for continued growth and future timber income. For an investor, own a natural, appreciating asset with the potential for a future harvest and return on investment.

From a recreational standpoint, the Grenada 80 has a lot to offer with features like a diverse mix of hardwood draws, creek drainages, rolling terrain, and thicker bedding areas, creating natural travel corridors and habitat for the area's abundant wildlife. Grenada County is well known for quality whitetail deer and strong turkey numbers, and this tract has the ingredients needed to make for a great hunting property.



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MORE ABOUT THE GRENADA 80

The property also offers several potential home/cabin sites, giving a buyer the flexibility to create a private country retreat while enjoying the surrounding acreage. Approximately 0.44 miles of road frontage provides convenient access, while utilities are located near the property's northern boundary.

Location is another major advantage. This tract is within easy driving distance of Grenada Lake, one of the country's premier crappie fishing destinations, making it possible to enjoy outstanding hunting and some of Mississippi's best freshwater recreation.

Whether you're searching for a timber investment, hunting property, homesite, weekend getaway, or private recreational retreat, the Grenada 80 offers an outstanding combination of location, natural resources, and long-term potential.

**Contact Hunter Robison today to explore owning
a diverse 80± acre tract in one of Mississippi's
premier outdoor recreation areas!**



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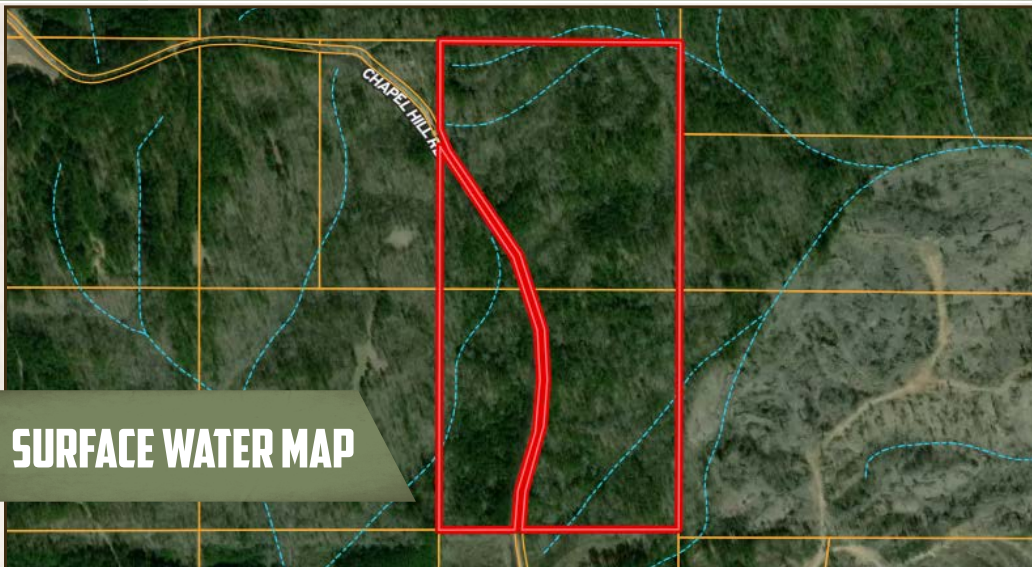
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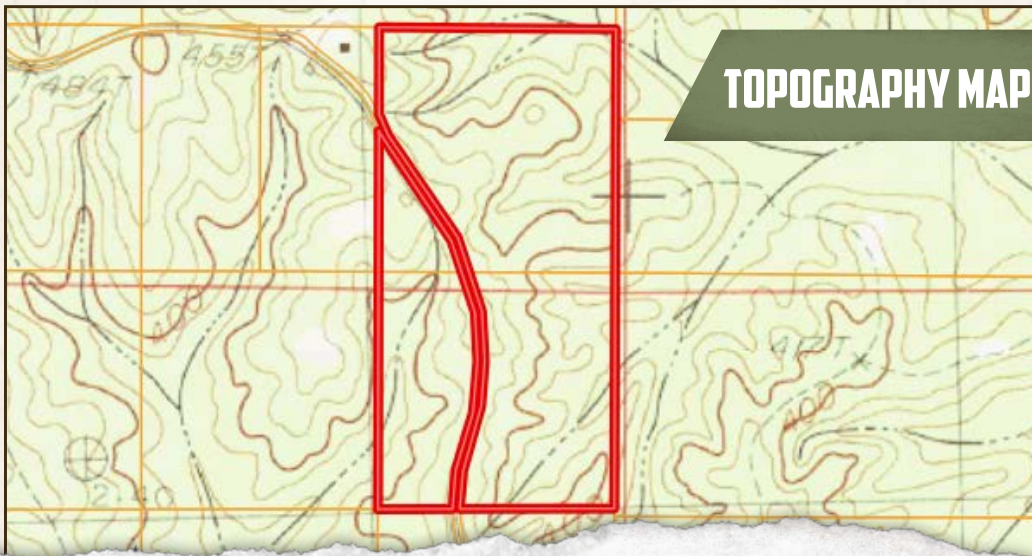
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SURFACE WATER MAP



TOPOGRAPHY MAP



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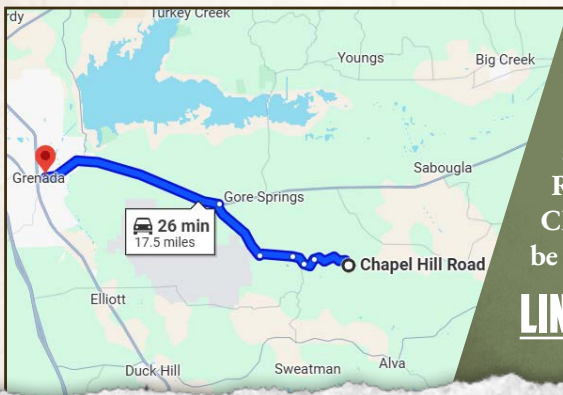
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land id. **LINK**



Directions from the intersection of Hwy 8 and Hwy 51 in Grenada, MS: Travel 11 miles east on Hwy 8. Turn right on Providence Road and proceed 3.3 miles. Turn left on Miserton Road and travel 2.6 miles. Turn left on Conley Road and travel 0.4 miles. Stay right onto Chapel Town Road and the property will be ahead in 1.0 mile.

LINK TO GOOGLE MAP DIRECTIONS



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