



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

267± ACRES
CALHOUN COUNTY, MS
\$934,500



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

THE CALHOUN 267

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

PROPERTY USE:

- Hunting
- Agricultural
- Investment
- Recreational
- Income-Producing

PROPERTY INFORMATION:

- 267± Total Acres
- 87.05± Tillable Acres
- 0.65± Miles of County
Road Frontage
- 3.5± Acre Duck Hole
- Deer/Duck/Turkey/Dove
- Internal Road System
- Skuna River Bottom Frontage

TAX INFORMATION:

- Parcel #: 040900-002-00-30
- 2025 Taxes: TBD at Cclosing

COORDINATES:

- 33.92225, -89.49570



LUKE GOSSETT | LAND SPECIALIST
C: 662-832-8822 | lgossett@smalltownproperties.com



HUNTER ROBISON | LAND SPECIALIST
C: 662-816-7987 | hrobison@smalltownproperties.com

WELCOME TO THE CALHOUN 267

IF YOU'RE LOOKING FOR A PROPERTY THAT OFFERS PHENOMENAL HUNTING, PRODUCTIVE TILLABLE ACREAGE, AND EXCELLENT RECREATIONAL POTENTIAL, THE CALHOUN 267 LOCATED IN BIG CREEK, MISSISSIPPI, DESERVES YOUR ATTENTION! Featuring a diverse mix of agricultural ground and Skuna River bottom frontage, this Calhoun County property offers a great combination of hunting, farming, and long-term investment opportunities.

For the avid outdoorsman, the 267± acre tract offers opportunities for deer, duck, turkey, and dove hunting. One of the standout features is the 3.5± acre duck hole, providing a dedicated spot for waterfowl hunting right on your own property. With Skuna River bottom frontage and a diverse landscape, this tract offers plenty of potential for wildlife habitat and year-round outdoor recreation. Whether you're slipping into the duck hole before daylight, chasing whitetails in the fall, or enjoying turkey and dove season, the Calhoun 267 has something to offer throughout the year.



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MORE ABOUT THE CALHOUN 267

Along with the recreational opportunities, the property features approximately 87.05 tillable acres, providing agricultural potential and an opportunity for farm income. The combination of tillable ground and river bottom habitat makes this tract a versatile option for someone looking to balance agricultural production with wildlife management.

With approximately 0.65 miles of county road frontage and an internal road system already in place, the property offers convenient access and the ability to navigate the acreage with ease. Whether you're checking fields, managing the property, or heading out for an early morning hunt, the existing road system is a valuable feature.

Whether you're searching for your next hunting getaway, an agricultural investment, or a recreational property with excellent waterfowl potential, the Calhoun 267 offers plenty to get excited about. With its Skuna River bottom frontage, productive tillable acreage, a 3.5± acre duck hole, and opportunities for deer, duck, turkey, and dove hunting, this property offers the kind of versatility that makes owning Mississippi land so appealing!

**Contact Hunter Robison or Luke Gossett today to
schedule a private tour and experience #TheSmallTownWay!**



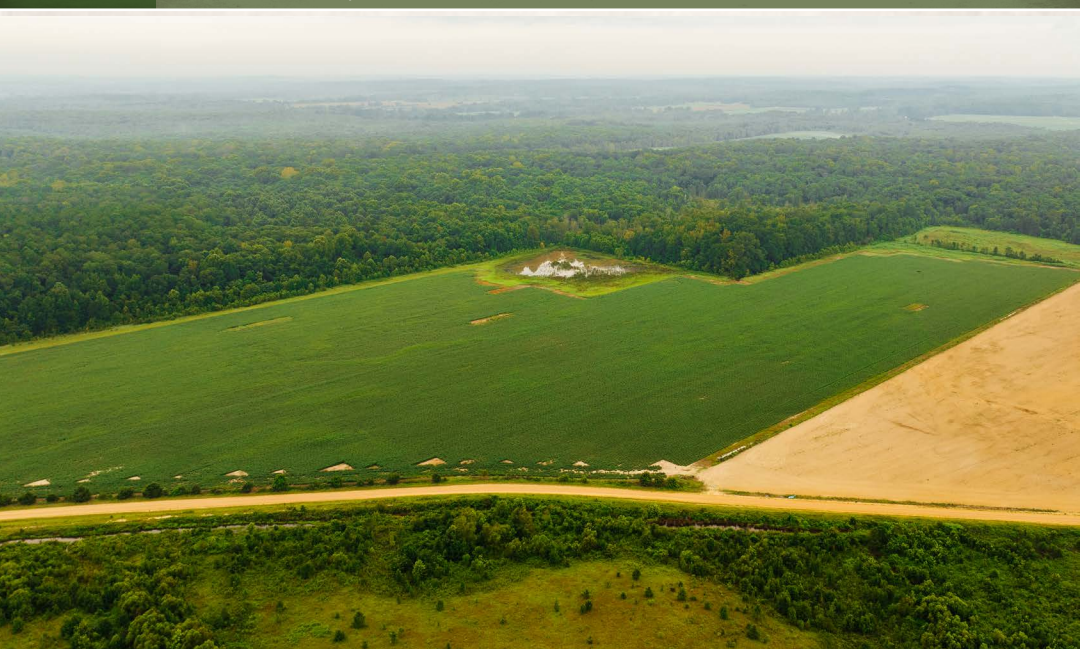
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Information is believed to be accurate but not guaranteed.

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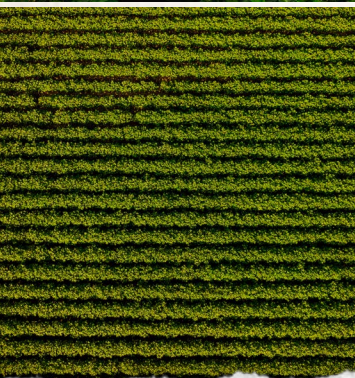
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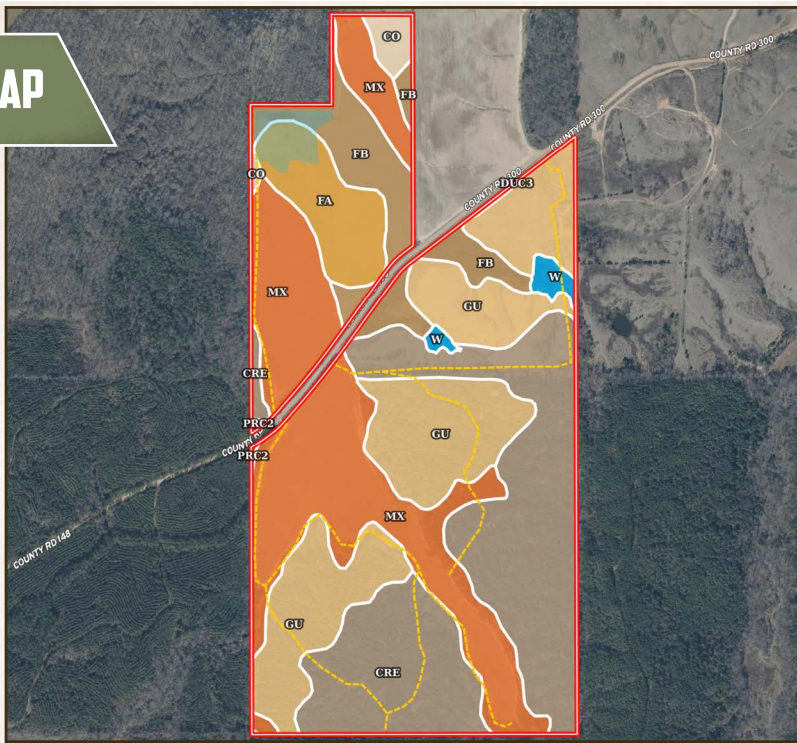


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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
CrE	Cuthbert, Dulac, and Ruston soils, 12 to 35 percent slopes (sweatman, providence and smithdale)	80.93	30.85	0	43	7e
Mx	Mixed alluvial land	71.24	27.16	0	-	3e
Gu	Gulled land	64.69	24.66	0	-	7e
Fb	Falaya silt loam, local alluvium (oaklimer)	23.19	8.84	0	79	2w
Fa	Falaya silt loam (oaklimer)	15.73	6.0	0	79	2w
Co	Collins silt loam (oaklimer)	3.49	1.33	0	79	2w
W	Water	2.7	1.03	0	-	-
PrC2	Providence silt loam, 5 to 8 percent slopes, moderately eroded	0.32	0.12	0	36	3e
DuC3	Dulac silt loam, 5 to 8 percent slopes, severely eroded	0.04	0.02	0	29	4e
TOTALS		262.3	100%	-	26.08	5.08



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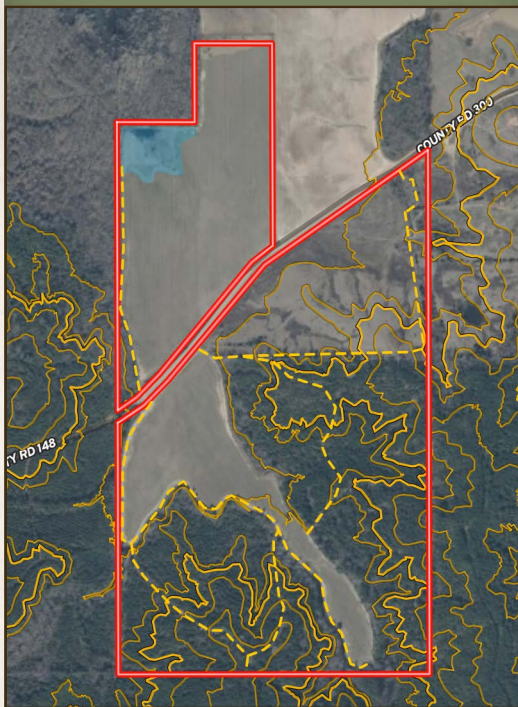


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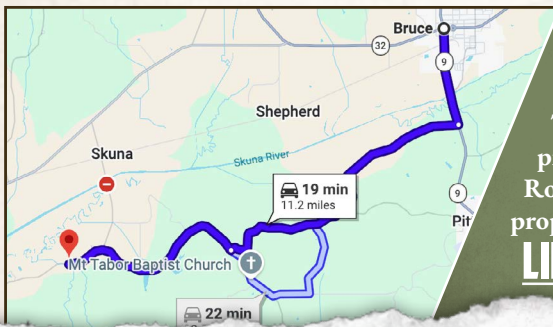
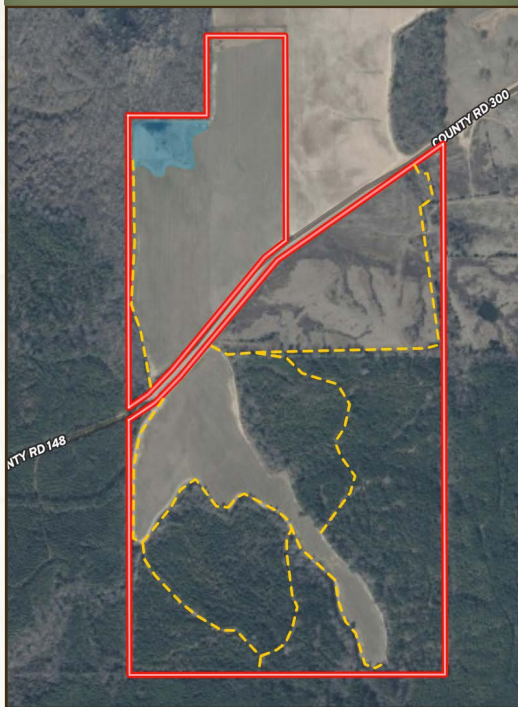
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TOPOGRAPHY MAP



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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