SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

428.12± ACRES
CARROLL COUNTY, MS

$984,676



OFFICE (769) 888-2522 | WWW.SMALLTOWNPROPERTIES.COM

THE CARROLL 428.12

PROPERTY PROFILE

LOCATION:

- County Road 144
  Coila, MS 38923
- Carroll County
- 5± Miles SE of Coila
- 8± Miles NE of Black Hawk
- 12± Miles W of I-55 in Vaiden

COORDINATES:

- 33.366081, -89.936025

PROPERTY USE:

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

PROPERTY INFORMATION:

- 428.12± Acres
- 2± Year-Old Cutover
- Internal Trail System
- Multiple Food Plots
- 4 Shooting Houses
- Rolling to Steep Terrain
- Dry Creek & Seasonal Ditches

TAX INFORMATION:

- 136-01-0004000 - $415
- 136-02-0001000 - $488
- 091-36-0005000 - $255
- Total: $1,158





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/20,000+ Followers

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Information is believed to be accurate but not guaranteed.

WELCOME TO THE CARROLL 428.12

WELCOME TO THE CARROLL 428.12. Located in Carroll County, Mississippi, this 428.12± acre recreational tract offers an excellent opportunity for those looking to enjoy deer and turkey hunting while having the option to further develop the property or establish a future timber investment. The property features frontage along County Road 144 and is situated approximately five miles southeast of Coila, 8± miles northeast of Black Hawk, and 12 miles west of Interstate 55 at Vaiden.

The land features rolling to steep terrain, complemented by Dry Creek and several seasonal drainage ditches. Approximately 240 acres were replanted in pine two years ago, with an additional 160 acres planted last year, providing a strong foundation for future timber investment. The combination of young planted pines and natural regeneration has created exceptional wildlife habitat, offering thick cover and bedding areas for deer and other wildlife. The trail camera pictures speak for themselves!





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MORE ABOUT THE CARROLL 428.12

An established internal trail system provides access throughout the property, including four established food plots with shooting houses already in place. The combination of varied terrain, natural cover, water sources, and established hunting locations makes this tract an attractive option for the recreational buyer. With water and electricity available along County Road 144, there is also an opportunity for the next owner to establish a campsite or build a hunting camp to enjoy weekends and extended stays on the property, subject to utility connections and any applicable approvals.

One of the Carroll 428.12's greatest features is the opportunity to make it your own. In many ways, the property offers a blank slate for the next owner. Whether your vision is to further develop the property into a hunting getaway, establish additional food plots and wildlife habitat, or replant timber for a long-term investment, the possibilities are there.

If you've been searching for a sizable recreational tract with established hunting infrastructure and room to make it your own, the Carroll 428.12 is worth a look.

Call Adam Hester today to schedule a private showing and experience #TheSmallTownWay!





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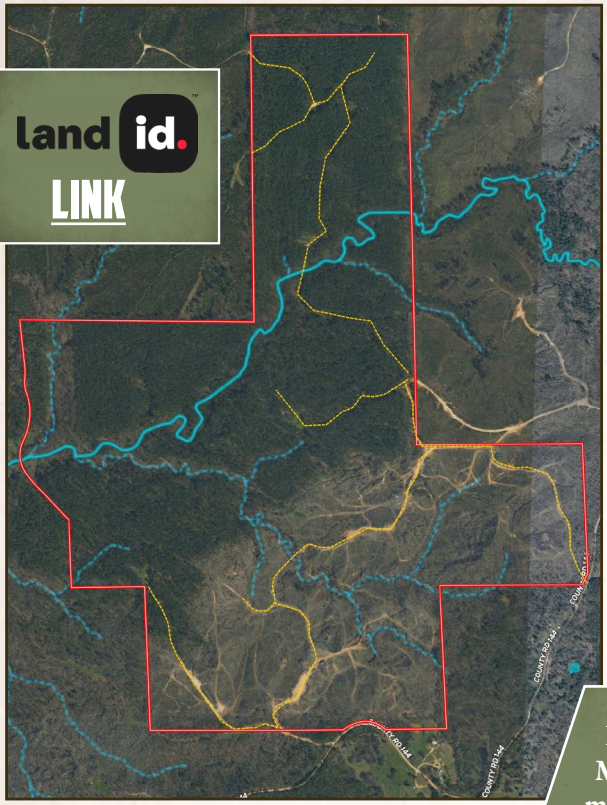



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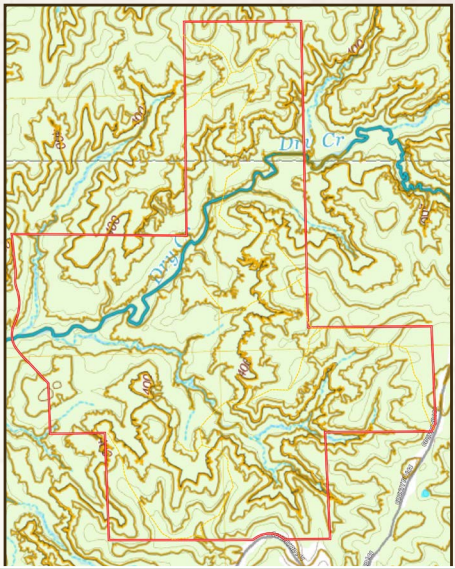
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TOPOGRAPHY MAP





Directions from I-55 in Vaiden, MS: Travel west on MS-35 for 0.3 miles, and then turn left onto MS-430. Continue west for 9.8 miles, and then turn right onto County Road 163. Proceed 2 miles, and then turn right onto County Road 144. In 0.5 miles, the property will be on the left.

LINK TO GOOGLE MAP DIRECTIONS



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