

**58± ACRES**  
**CARROLL COUNTY, MS**  
**\$156,600**



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**OFFICE (769) 760-0005**



# THE CARROLL 58

## PROPERTY PROFILE

### LOCATION:

- County Road 163  
Carrollton, MS 38917
- Coila/Black Hawk Area
- Carroll County
- 25.4± Miles SE of Greenwood
- 34± Miles NW of Kosciusko
- 75.5± Miles N of Madison

### COORDINATES:

- 33.36808, -89.90713

### PROPERTY USE:

- Recreational
- Hunting
- Timber Investment

### PROPERTY INFORMATION:

- 58± Total Acres
- Hardwoods Mixed with Pines
- Towering Oaks
- Rolling Hills
- Established ATV Trail System
- Deer/Turkey/Small Game

### TAX INFORMATION:

- 2024 - \$172.59
- Parcel 129-05-0005000



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**DEREK EAVES**

LAND SPECIALIST

C: 662-803-2001

O: 769-760-0005

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2121 5th St., Suite 206 - Meridian, MS 39301

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.

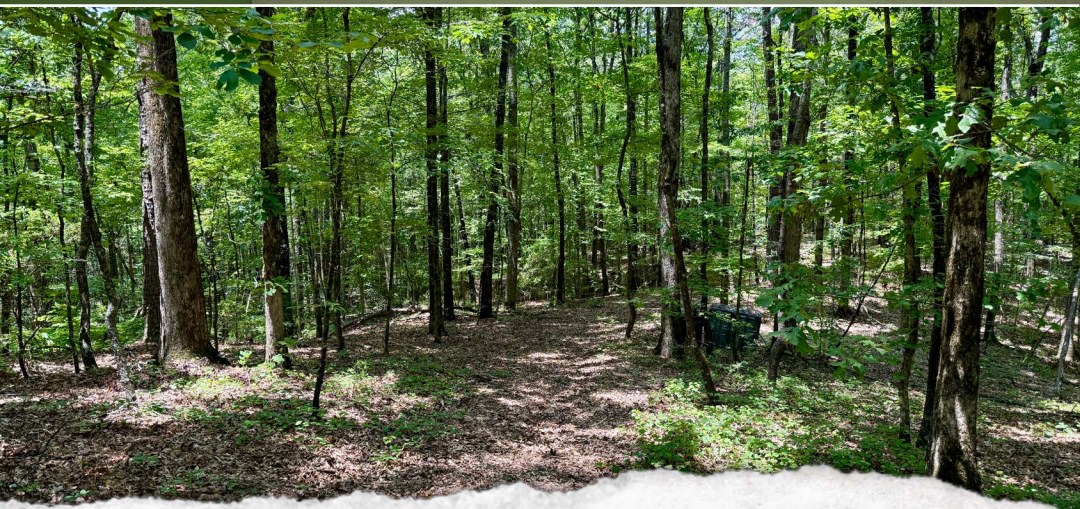


# WELCOME TO THE CARROLL 58

NESTLED IN THE SCENIC COILA/BLACK HAWK AREA OF CARROLL COUNTY, MISSISSIPPI, THIS 58± ACRE TRACT OFFERS THE PERFECT BLEND OF NATURAL BEAUTY AND OUTDOOR ADVENTURE. Conveniently located just 77± miles north of Madison, 25.4± miles southeast of Greenwood, and 34± miles northwest of Kosciusko, with access via County Road 163, this property is ideally situated for a quick weekend retreat or long-term investment. The landscape features a harmonious mix of mature hardwoods and pines, including majestic, towering oaks scattered across gently rolling hills. Outdoor enthusiasts will appreciate the established ATV trail system and abundant wildlife—deer, turkey, and small game make this an excellent hunting destination. Whether you're seeking a private recreational haven or a strategic timber investment, this property promises both immediate enjoyment and long-term value.

Take advantage of the opportunity to own a versatile tract in a well-established and sought-after area of Carroll County.

**Call Derek Eaves today to schedule  
a private showing of the Carroll 58.**



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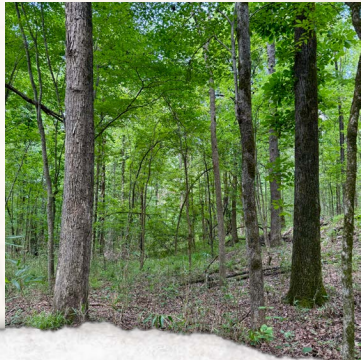
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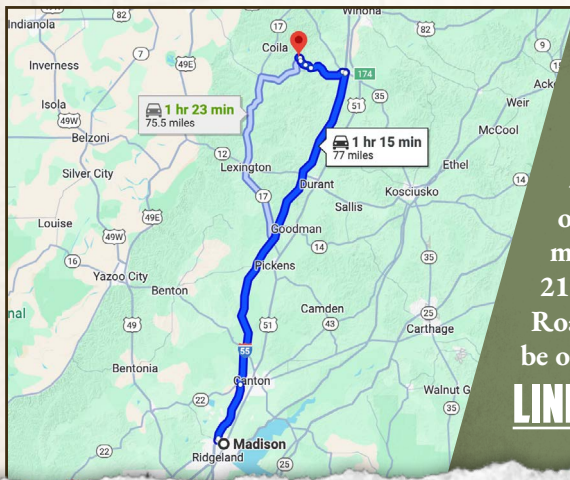
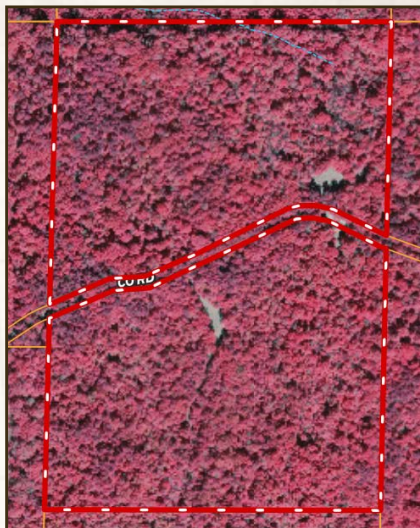
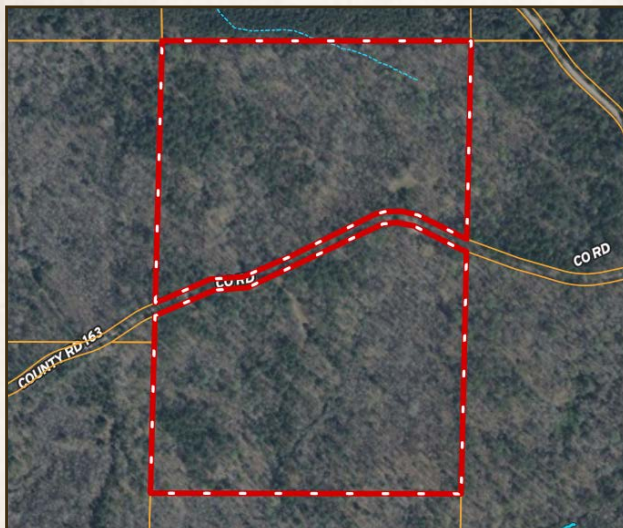


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**land id. LINK**

**INFRARED MAP**



**Directions from Madison, MS:**  
Travel 67.2 miles north on I-55 to exit #174. Travel 0.6 miles west on Highway 35. Turn left onto Highway 430 and continue 5.9 miles. Turn right onto County Road 52 and proceed 3.1 miles. Stay straight onto County Road 211 and in 1.7 miles turn left on County Road 163. In 0.2 miles, the property will be on both sides of the road.

**[LINK TO GOOGLE MAP DIRECTIONS](#)**



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