



386+/- Acres in Carroll County, MS *\$1,524,700*

Take a look at this 386+/- acre tract located in the Mississippi Delta, right on the edge of the hills in Carroll County, MS. The property features deer and duck hunting and 151+/- acres of CRP land that produces \$14,675 a year, planted with various types of oak trees. The 15-16-year-old CRP provides excellent deer thickets throughout the property. The site has three structures: a 22,500-square-foot metal building, a 500-square-foot metal building, and a 4,000-square-foot pole barn. The larger metal building would be ideal for building a barndominium or camphouse. If you prefer not to build, there is a 16x80 (1,280 square foot) trailer located under the larger building. The trailer is in new condition and features a living room, three bedrooms, and two bathrooms. The property includes a 20+/-acre bean field planted for food plots, along with over 20+/- acres of established food plots. Each food plot is equipped with stands, and there are approximately 45+/- acres that could be planted for additional crops. A designated deer cleaning area, with a deer cooler to store your game, is also present. Utilities, including water, are available on the property, and a small pond exists. Additionally, there is a front gate providing access to your future camp! Call Anthony today for a private showing!



**ANTHONY
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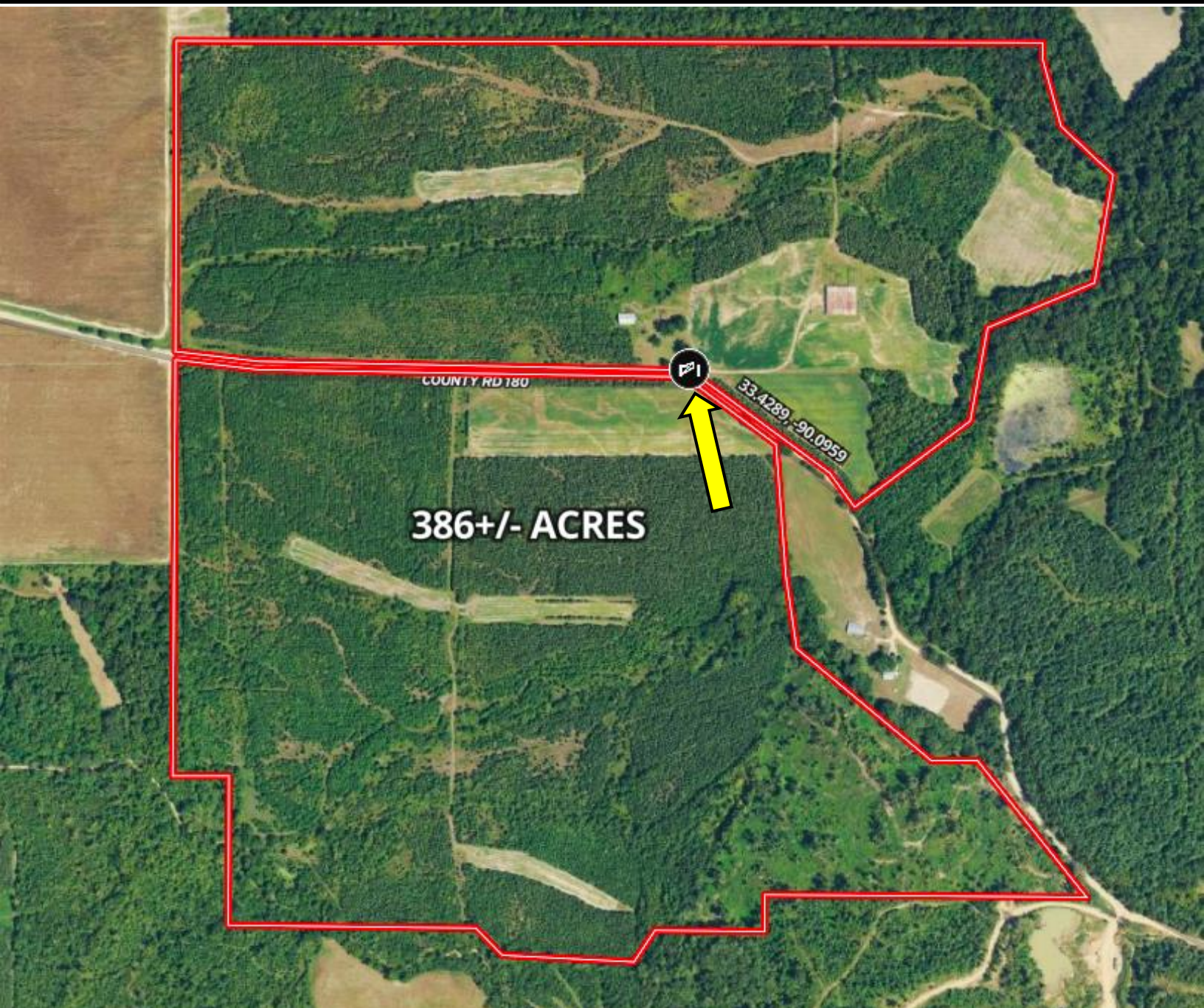
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AERIAL MAP

[Click for the Interactive Map](#)



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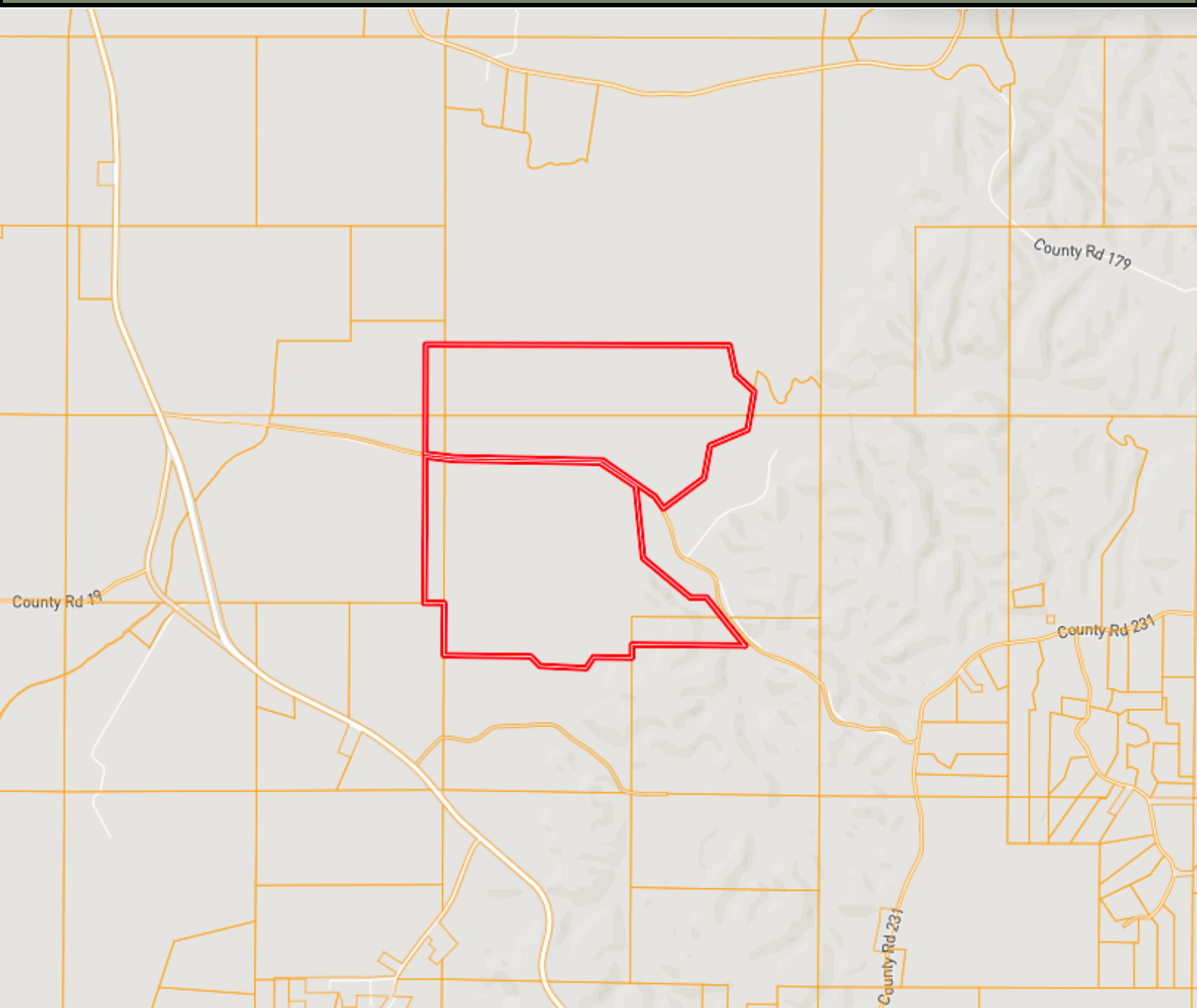


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OWNERSHIP MAP



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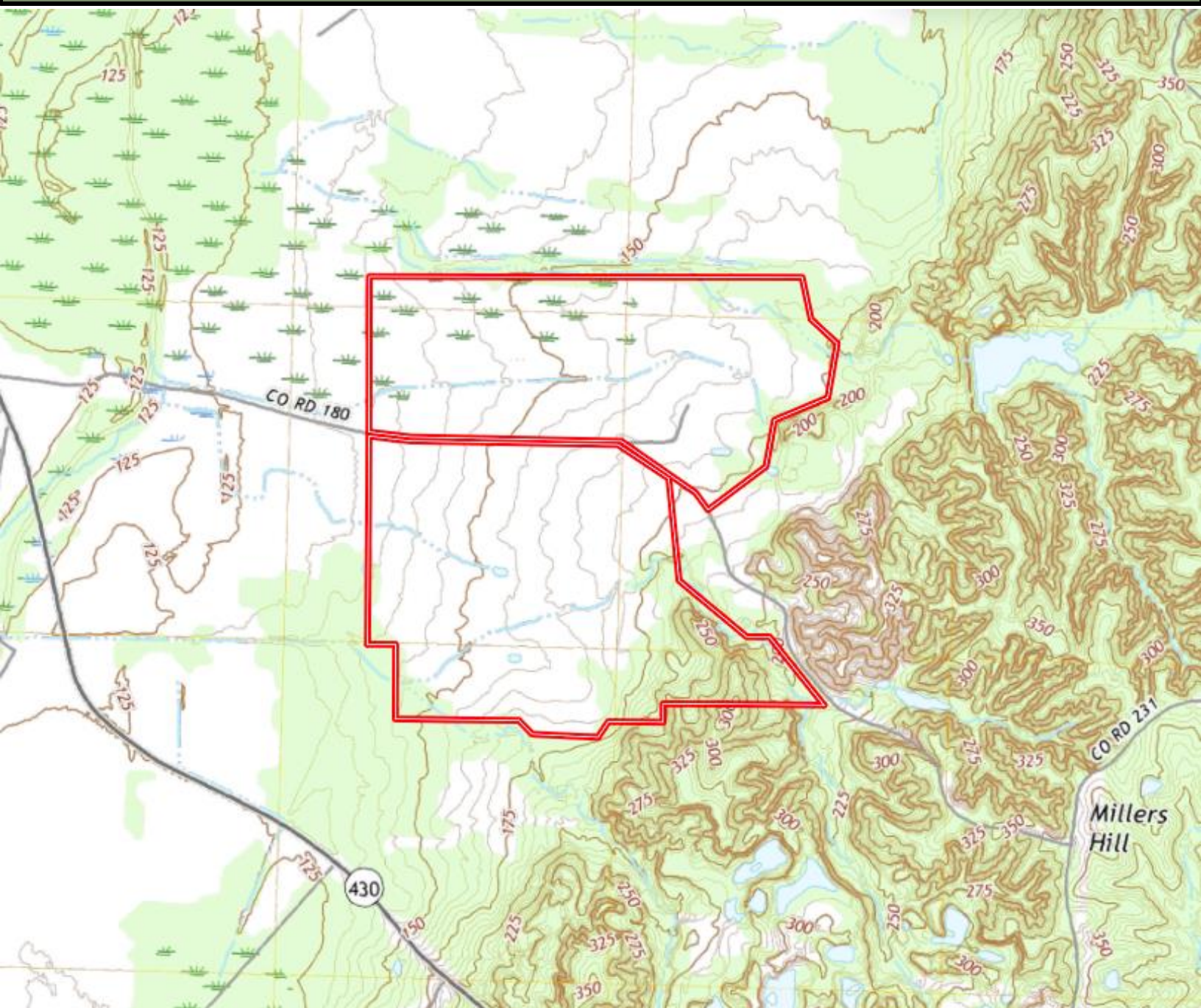


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TOPOGRAPHY MAP



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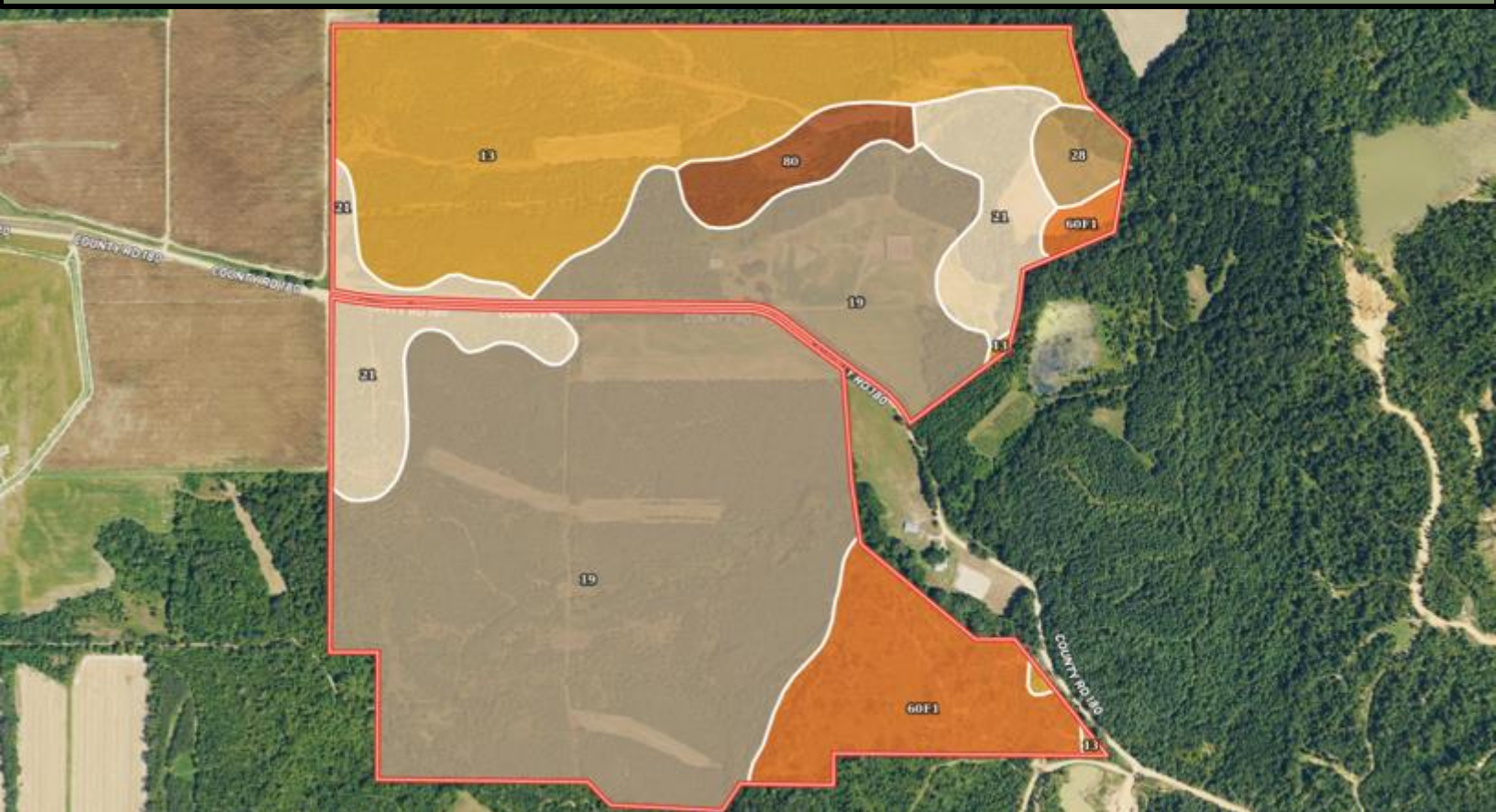
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LandReport
2011-2024
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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
19	Bruno-Tutwiler complex	204.08	54.04	0	62	3s
13	Bruno sandy loam, occasionally flooded	87.46	23.16	0	32	3s
21	Adler silt loam, occasionally flooded	36.39	9.64	0	86	2w
60F1	Natchez-Saffell association, hilly	33.72	8.93	0	17	7e
80	Bonn silt loam, occasionally flooded	10.33	2.74	0	65	4s
28	Ariel silt, occasionally flooded	5.68	1.5	0	90	2w
TOTALS		377.66(*)	100%	-	53.85	3.27

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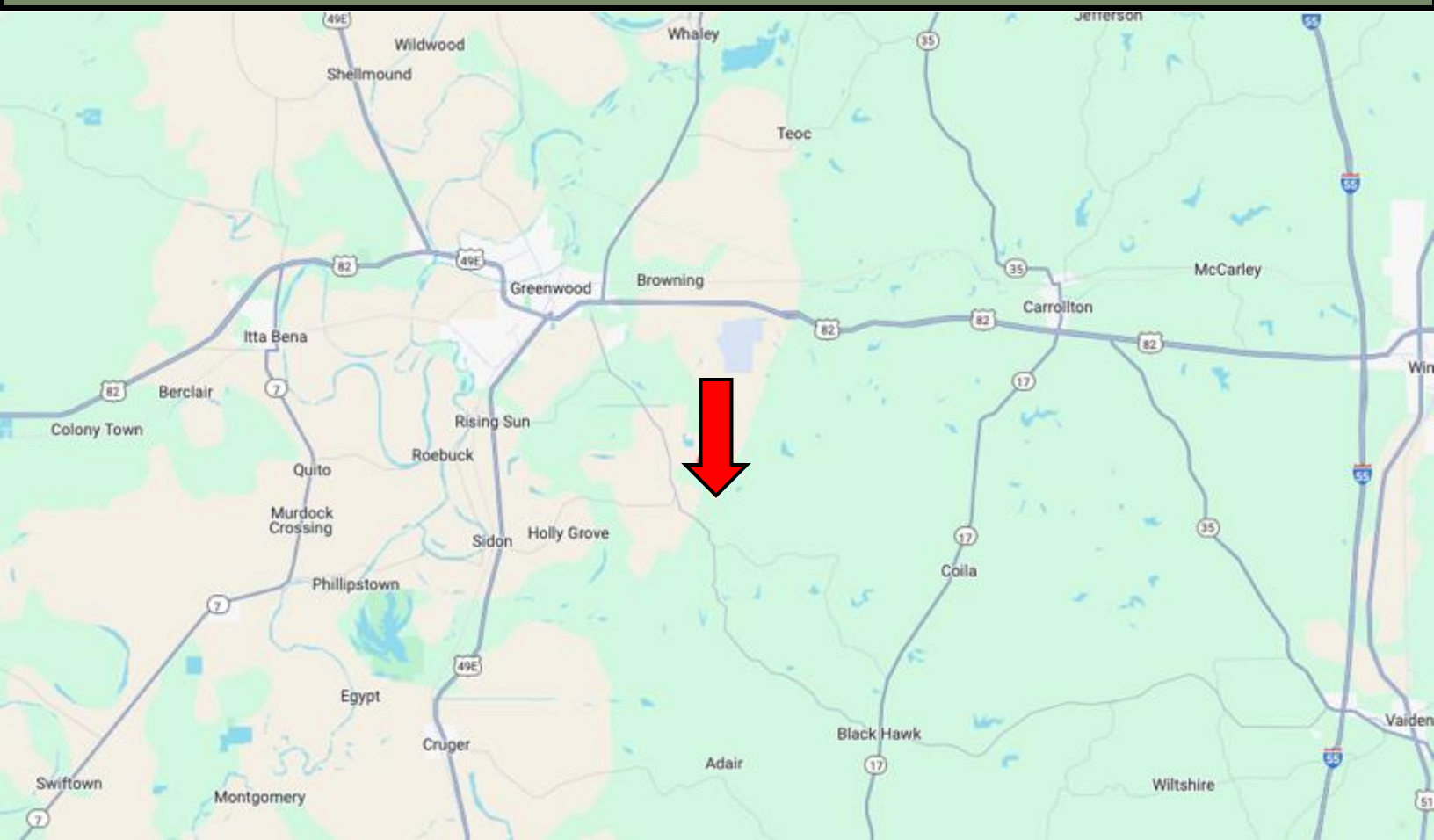


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DIRECTIONAL MAP



Address: Co Rd 180, Greenwood, MS 38930

Directions from Greenwood, MS: Travel East on US 82 for approximately 1.2 miles. Turn right onto Hwy 430 and travel 6.3 miles. Turn left onto Co. Rd. 180. After 1.2 miles, the property will be on both sides of the road. [Google Map Link](#)



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