SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

74.33± ACRES
CALHOUN COUNTY, MS

$297,350

OFFICE (662) 338-2027 | WWW.SMALLTOWNPROPERTIES.COM

THE CALHOUN 74.33

PROPERTY PROFILE

LOCATION:

- 56 County Road 123
  Houlka, MS 38850
- Calhoun County
- 13± Miles NE of Bruce
- 23± Miles SW of Pontotoc
- 43± Miles SE of Oxford
- 50± Miles NE of Grenada

COORDINATES:

- 34.0119, -89.18025

TAX INFORMATION:

- Part of Parcel ID
  190500-003-00-22
  (2025 - Tax amount $567.19)
- Part of Parcel ID
  190800-002-00-27
  (2025 - Tax amount $277.95)

PROPERTY USE:

- Hunting
- Investment
- Recreational
- Potential Home/Cabin Site

PROPERTY INFORMATION:

- 74.33± Total Acres
- 7.58± Acres in CRP
- 5.89± Acres of Open Pasture
- Steel Bridge with Wooden Decking
- Utilities Available Nearby
- Paved Road Frontage
- Mixed Timber
- Deer & Turkey

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AMEILA SANSING
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501 Hwy 12 W Ste. 150B - Starkville, MS 39759
smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE CALHOUN 74.33

INTRODUCING THE CALHOUN 74.33 IN HOULKA, MISSISSIPPI! If you've been looking for a property that offers a mix of pasture, timber, and recreational opportunity, this 74.33± acre tract in Calhoun County deserves a look. With paved road frontage and utilities available at the road, the property offers convenient access while maintaining the natural character and privacy that comes with owning acreage.

As you make your way across the property, you'll find 5.89± acres of open pasture, providing a nice complement to the mixed timber found throughout the remainder of the tract. An additional 7.58± acres consists of pine plantation enrolled in the Conservation Reserve Program (CRP), with the current contract including an annual payment of $361 and extending through September 30, 2029. The combination of open ground, planted pines, and mixed timber creates a diverse landscape with plenty of potential for recreation and future use.

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MORE ABOUT THE CALHOUN 74.33

The Calhoun 74.33 also offers a strong recreational component, with deer and turkey utilizing the varied habitat. The open pasture provides flexibility for a number of uses, while the wooded acreage offers natural cover and a setting well suited for hunting and enjoying the outdoors. The existing mix of land types also creates potential locations for a future home or cabin, allowing the property to serve as both a recreational tract and a place to build over time.

With its combination of pasture, pine plantation, mixed timber, wildlife, paved road frontage, and utilities available at the road, the Calhoun 74.33 offers a versatile opportunity for recreation, a future homesite, or simply enjoying the land for years to come.

Call Ameila Sansing today to schedule a private showing and experience #TheSmallTownWay!

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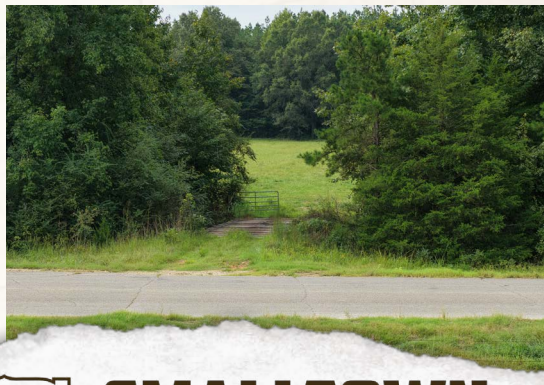

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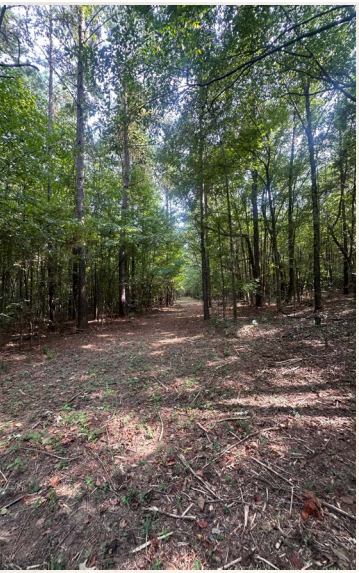
74.33± ACRES CALHOUN COUNTY, MISSISSIPPI



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74.33± ACRES | CALHOUN COUNTY, MISSISSIPPI

land id. LINK

Directions From Bruce, MS: Travel east on Highway 32 for 4.3 miles. Turn right onto Rocky Mount Road and continue for 6.4 miles. Turn left onto MS-4 and travel north for 1 mile. Turn right onto County Road 261 and proceed 0.6 miles to the property on the right.

LINK TO GOOGLE MAP DIRECTIONS

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