67± Acre Recreational Tract

Carroll County, MS

Carrollton, MS 38917



$275,000



Tom Smith LAND AND HOMES

BRUCE WEST
MANAGING BROKER, ALC®
O: 662.441.2500 | C: 662.873.3007
Bruce@TomSmithLand.com

CLINT RUSSELL
REALTOR®
O: 662.441.2500 | C: 636.299.4360
Clint@TomSmithLand.com

Expect More. Get More. *The Real Estate Experts You Can Trust!*

2011-2026 BEST BROKERAGES

TomSmithLandandHomes.com **Office: 601.898.2772**

Property Information

Location:

- 20 Minutes from Greenwood
- 30 Minutues from Grenada

Coordinates:

- 33.63610, -90.04310

Property Use:

- Recreational
- Hunting
- Homesite Potential

Property Highlights

- 67± Acres
- Road Frontage along Carroll County Road 41
- Located Where the Mississippi Delta Meets the Hills
- Rolling Terrain with Several Acres of Flat Ground
- Predominantly Wooded with some Open Areas
- Deer & Turkey Hunting Opportunities
- Potential Homesites or Cabin Locations

BRUCE WEST
MANAGING BROKER, ALC®
O: 662.441.2500 | C: 662.873.3007
Bruce@TomSmithLand.com

Tom Smith LAND AND HOMES

CLINT RUSSELL
REALTOR®
O: 662.441.2500 | C: 636.299.4360
Clint@TomSmithLand.com

Information is believed to be accurate but not guaranteed.

The Property

67± Acres

Situated where the Mississippi Delta meets the hills, this 67± acre property in Carroll County, Mississippi, offers an excellent combination of recreational opportunities, hunting, and potential homesites. Located along Carroll County Road 41, the property features rolling terrain, predominantly wooded acreage, and several acres of flat, open ground. The diverse landscape provides an attractive setting for deer and turkey hunting, a weekend retreat, or a private country home. The rolling hills offer natural character and privacy, while the flatter areas provide potential locations for a homesite, cabin, or recreational improvements. Conveniently located approximately 20 minutes north of Greenwood and 30 minutes southwest of Grenada, this property offers the peace and quiet of country living while remaining within easy reach of nearby towns. Whether you're searching for a hunting retreat, a recreational getaway, or a place to build your dream home, this versatile Carroll County property offers a variety of possibilities.





BRUCE WEST
MANAGING BROKER, ALC®
O: 662.441.2500 | C: 662.873.3007
Bruce@TomSmithLand.com

Tom Smith LAND AND HOMES

CLINT RUSSELL
REALTOR®
O: 662.441.2500 | C: 636.299.4360
Clint@TomSmithLand.com

Expect More. Get More. *The Real Estate Experts You Can Trust!*

2011-2026 BEST BROKERAGES

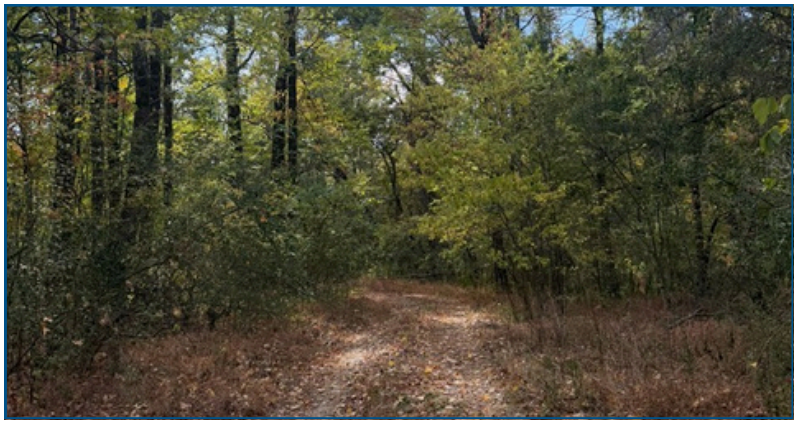
TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

The Property








BRUCE WEST
MANAGING BROKER, ALC®
O: 662.441.2500 | C: 662.873.3007
Bruce@TomSmithLand.com

Tom Smith LAND AND HOMES

CLINT RUSSELL
REALTOR®
O: 662.441.2500 | C: 636.299.4360
Clint@TomSmithLand.com

Information is believed to be accurate but not guaranteed.

The Property








BRUCE WEST
MANAGING BROKER, ALC®
O: 662.441.2500 | C: 662.873.3007
Bruce@TomSmithLand.com

Tom Smith LAND AND HOMES

CLINT RUSSELL
REALTOR®
O: 662.441.2500 | C: 636.299.4360
Clint@TomSmithLand.com

Information is believed to be accurate but not guaranteed.

Aerial Photos








BRUCE WEST
MANAGING BROKER, ALC®
O: 662.441.2500 | C: 662.873.3007
Bruce@TomSmithLand.com

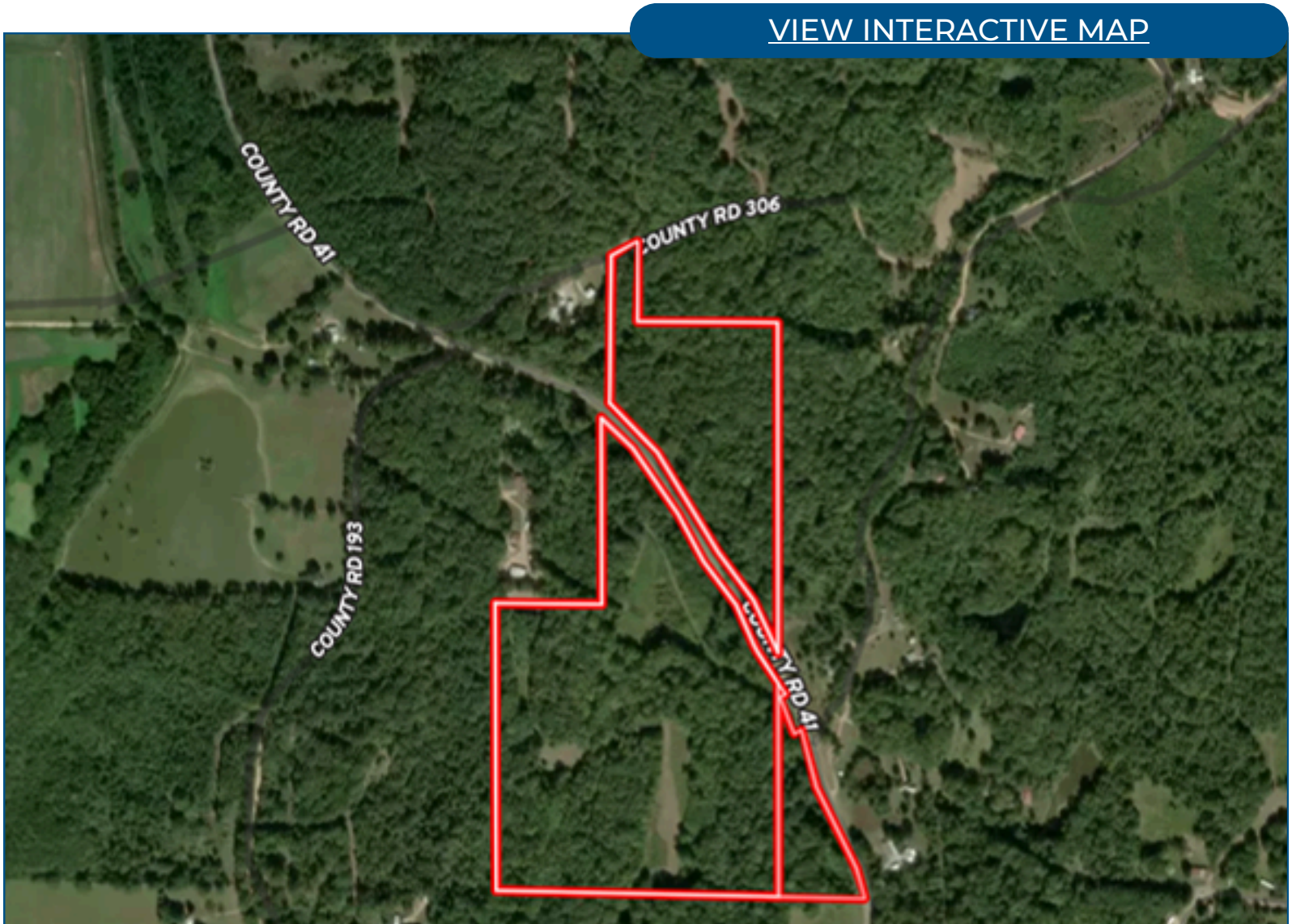
Tom Smith LAND AND HOMES

CLINT RUSSELL
REALTOR®
O: 662.441.2500 | C: 636.299.4360
Clint@TomSmithLand.com

Information is believed to be accurate but not guaranteed.

Aerial Map

VIEW INTERACTIVE MAP



BRUCE WEST
MANAGING BROKER, ALC®
O: 662.441.2500 | C: 662.873.3007
Bruce@TomSmithLand.com

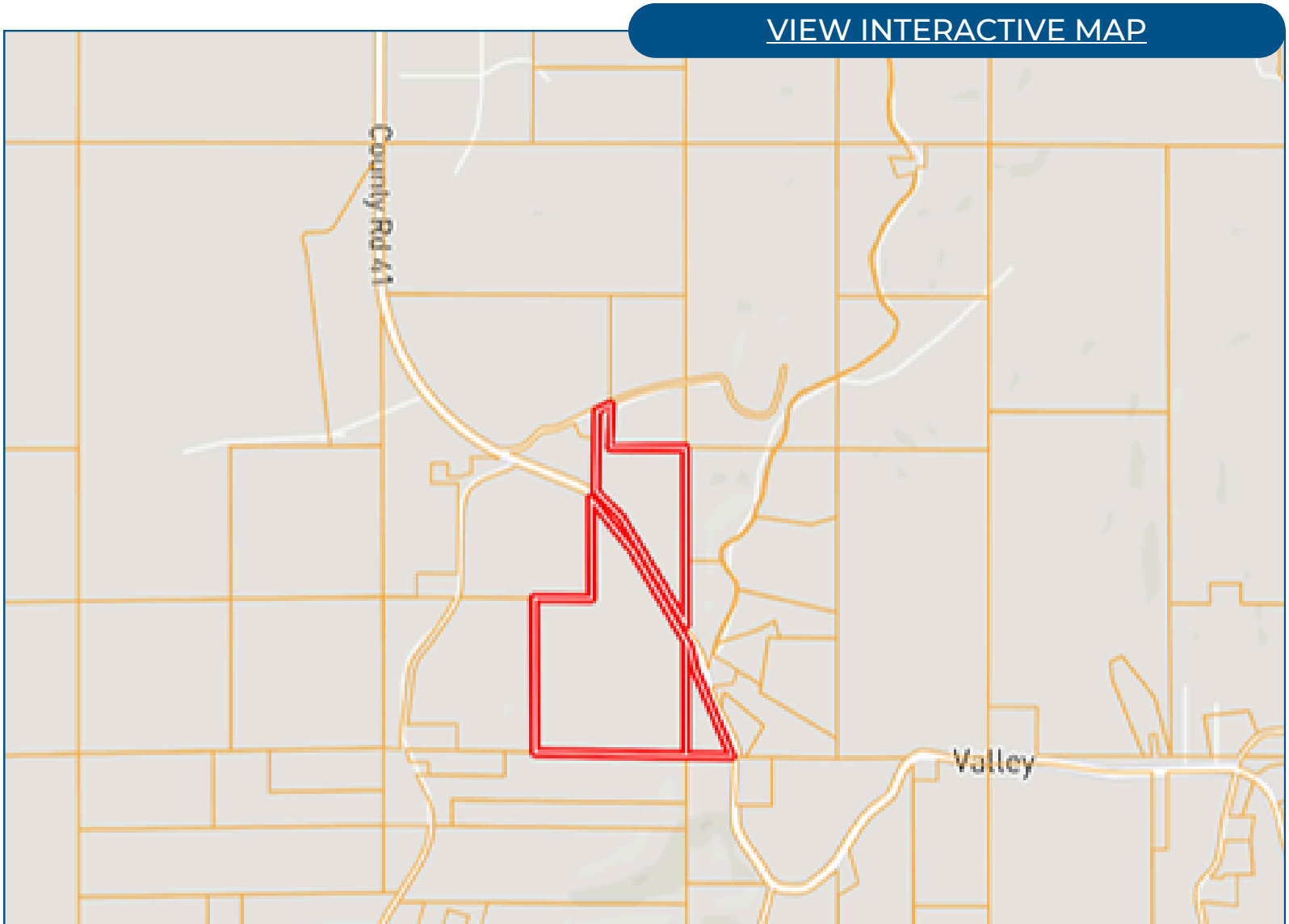
Tom Smith LAND AND HOMES

CLINT RUSSELL
REALTOR®
O: 662.441.2500 | C: 636.299.4360
Clint@TomSmithLand.com

Information is believed to be accurate but not guaranteed.

Ownership Map

VIEW INTERACTIVE MAP



BRUCE WEST
MANAGING BROKER, ALC®
O: 662.441.2500 | C: 662.873.3007
Bruce@TomSmithLand.com

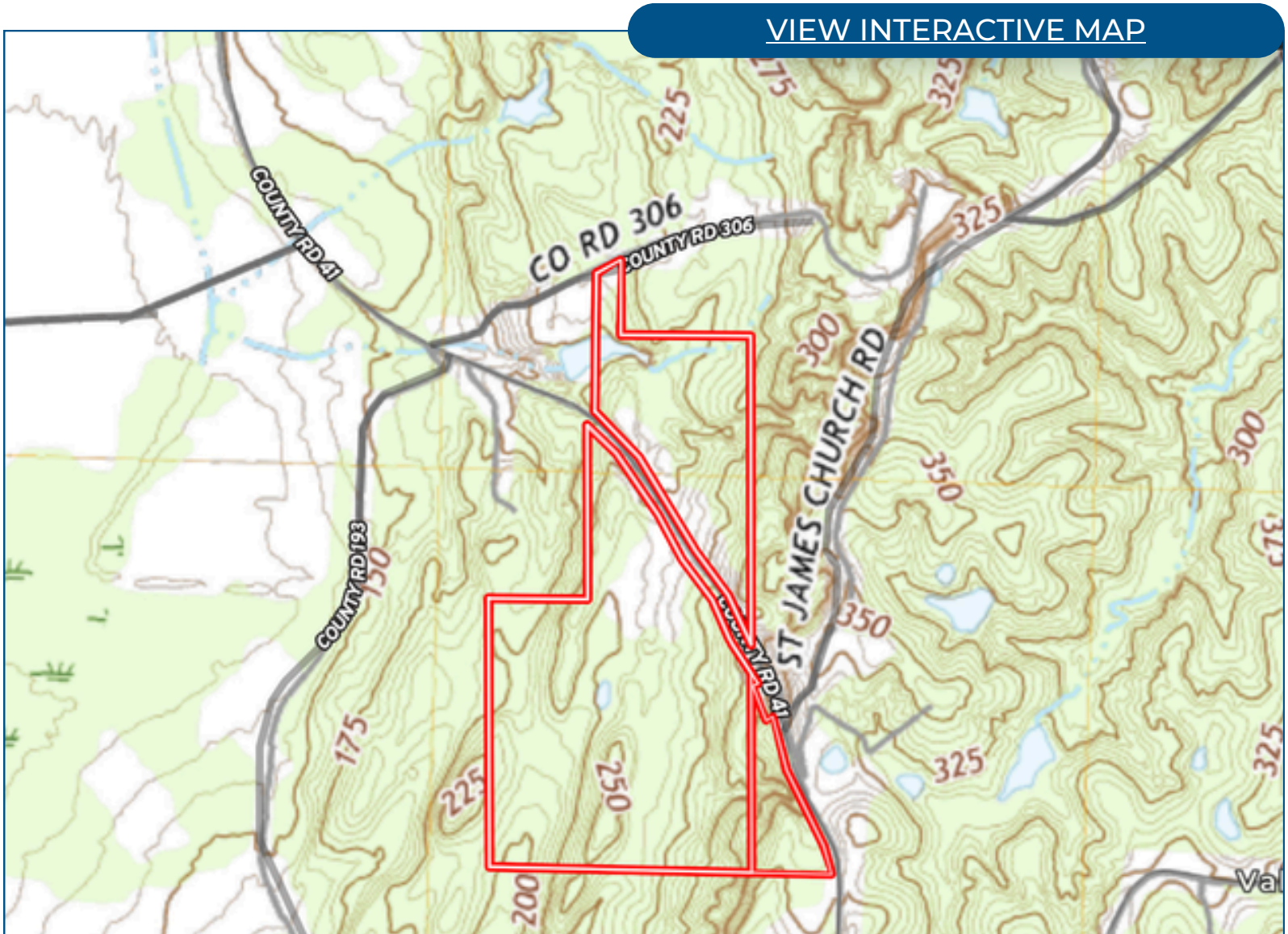
Tom Smith LAND AND HOMES

CLINT RUSSELL
REALTOR®
O: 662.441.2500 | C: 636.299.4360
Clint@TomSmithLand.com

Information is believed to be accurate but not guaranteed.

Topo Map

VIEW INTERACTIVE MAP



BRUCE WEST
MANAGING BROKER, ALC®
O: 662.441.2500 | C: 662.873.3007
Bruce@TomSmithLand.com

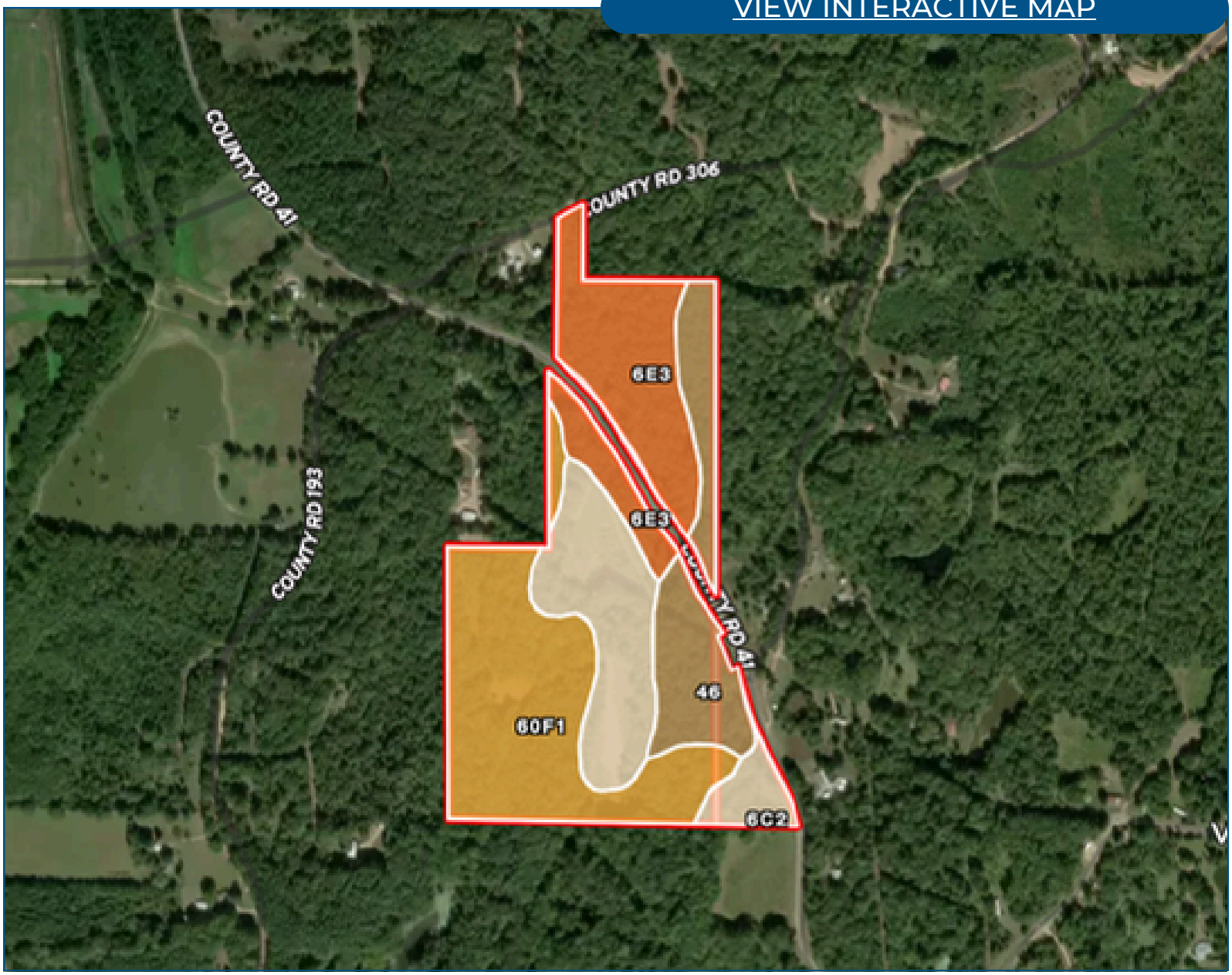
Tom Smith LAND AND HOMES

CLINT RUSSELL
REALTOR®
O: 662.441.2500 | C: 636.299.4360
Clint@TomSmithLand.com

Information is believed to be accurate but not guaranteed.

Soil Map

VIEW INTERACTIVE MAP



BRUCE WEST
MANAGING BROKER, ALC®
O: 662.441.2500 | C: 662.873.3007
Bruce@TomSmithLand.com

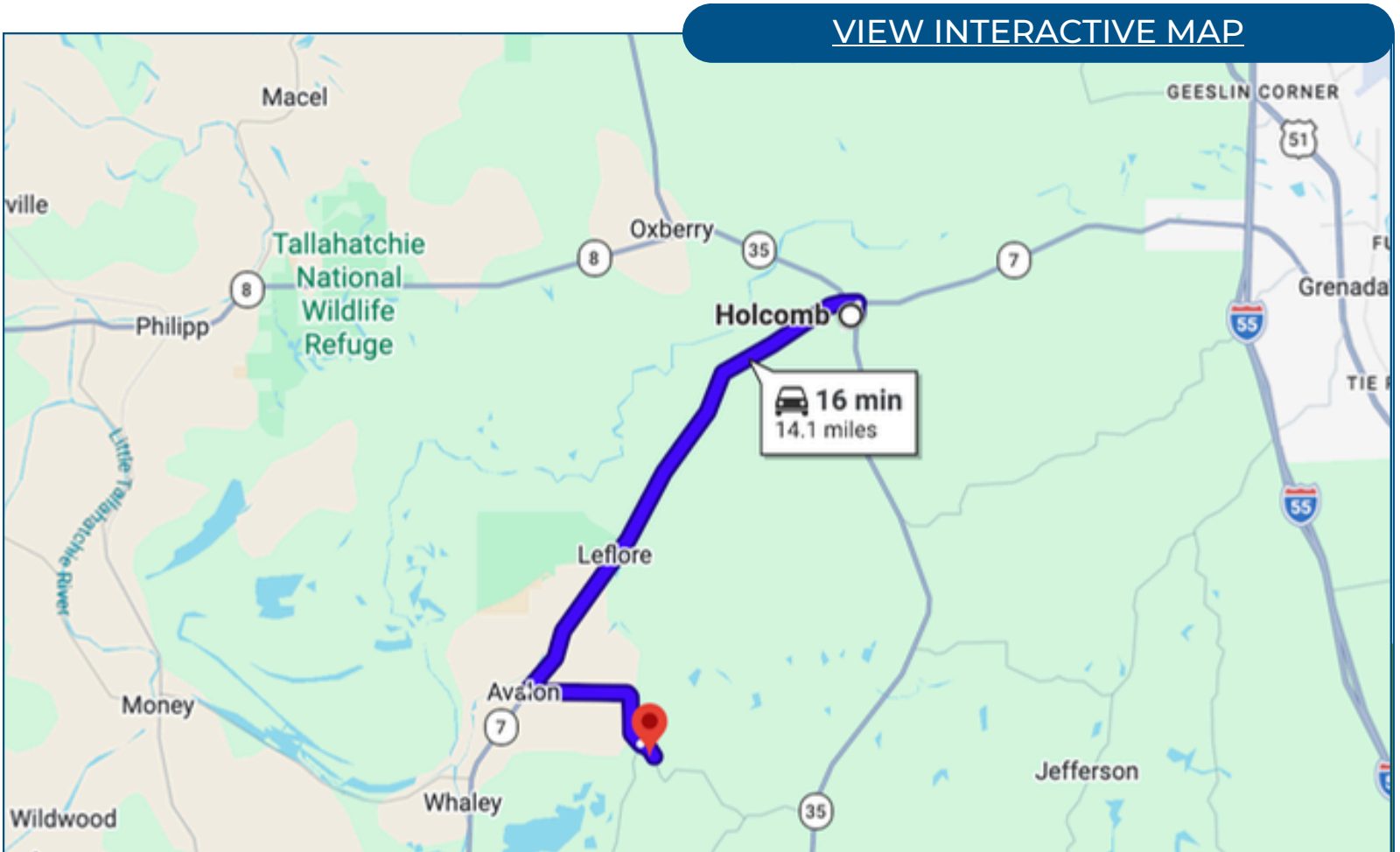
Tom Smith LAND AND HOMES

CLINT RUSSELL
REALTOR®
O: 662.441.2500 | C: 636.299.4360
Clint@TomSmithLand.com

Information is believed to be accurate but not guaranteed.

Directional Map

VIEW INTERACTIVE MAP



Directions from Holcomb, MS:

Head toward MS-35 S for 0.1 miles, then turn left onto MS 35 N in 0.2 miles. Turn left onto MS-35N, and continue to follow MS-7 S for 10.4 miles. Turn left onto Co Rd 41, and continue to follow Co Rd 41 for 3.1 miles. Continue onto Co Rd 306. The destination will be on both sides of the road.

BRUCE WEST
MANAGING BROKER, ALC®
O: 662.441.2500 | C: 662.873.3007
Bruce@TomSmithLand.com

Tom Smith LAND AND HOMES

CLINT RUSSELL
REALTOR®
O: 662.441.2500 | C: 636.299.4360
Clint@TomSmithLand.com

Information is believed to be accurate but not guaranteed.