



Expect More. Get More.

# Small Recreational Timber Tract

**39.8± ACRES IN  
CARROLL COUNTY, MS  
\$105,750**



**Have you been looking for your next hunting tract or timber investment? Then look no further than this 39.8+/- acres located in the foothills of the Mississippi Delta. This property consists of mixed hardwoods and pines with road frontage along Pine Bluff Road, just minutes from wildlife paradise. This property offers an excellent opportunity for your next hunting spot, as well as a timber investment with water and power available. This property is 25 minutes from Greenwood, 31 minutes from Lexington, and 38 minutes from Carrollton. Whether you're a hunter looking for their next private getaway or an investor looking for their next property, these 39.8+/- acres in Southern Carroll County offers an opportunity for you. Don't hesitate to call Brady to schedule a showing today!**



**BRADY  
RICHARDSON**  
REALTOR®

Office: 601.898.2772

Cell: 662.418.8791

Brady@TomSmithLand.com



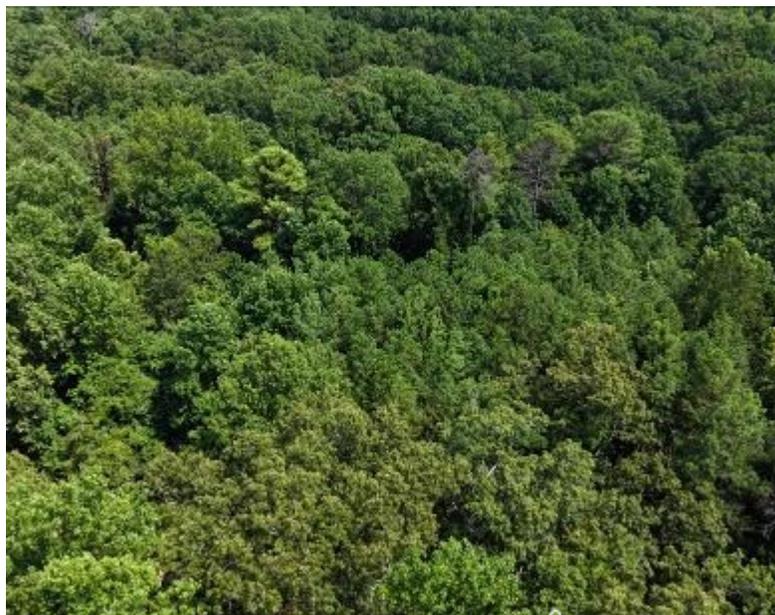
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**A Real Estate Expert You Can Trust**

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





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# Aerial Map



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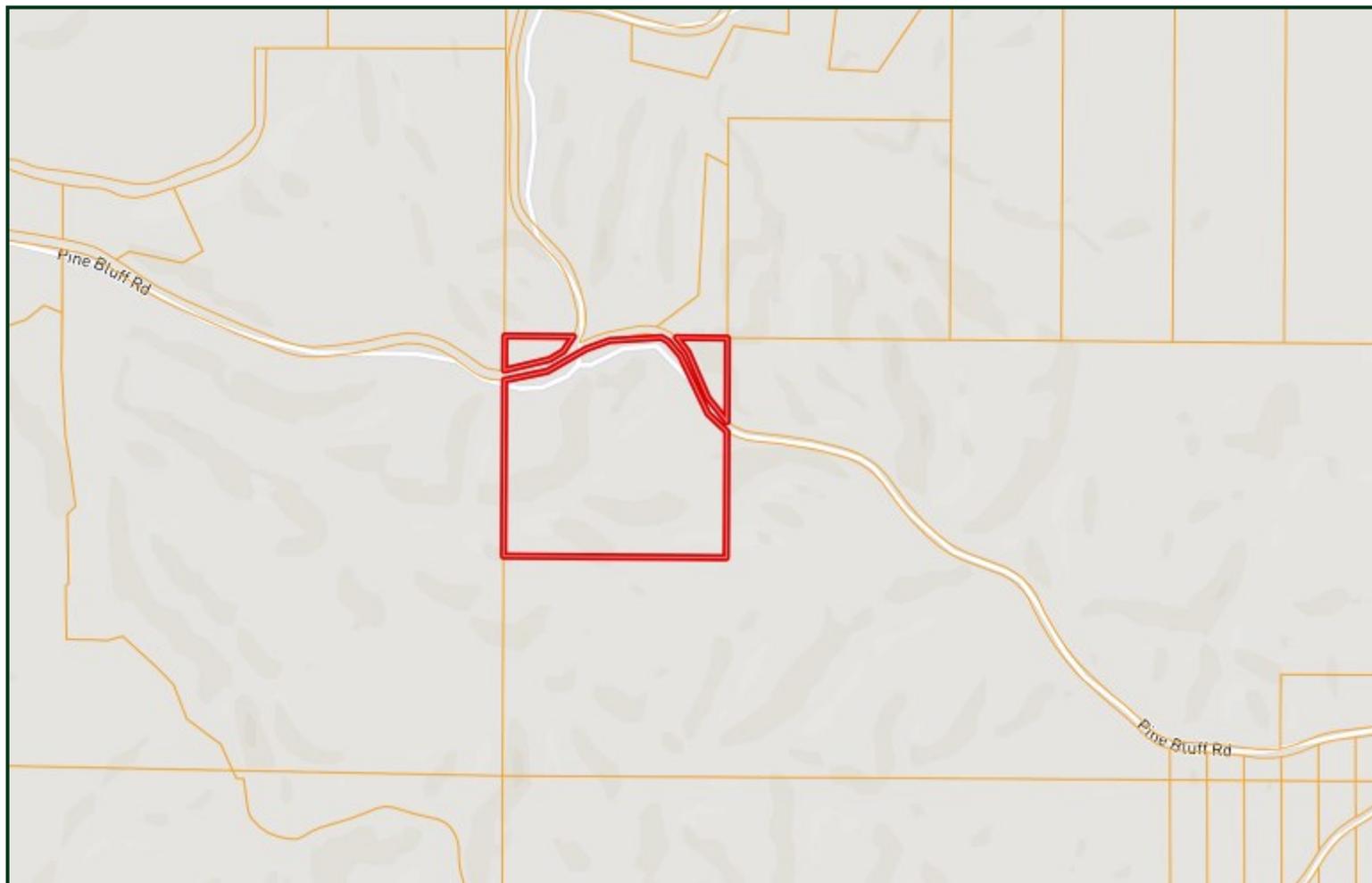


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# Ownership Map



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# Topo Map



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# Directional Map



**Directions from Greenwood, MS: Travel Hwy 49E south for 8.1 miles. Turn left onto Catfish Bayou Rd and travel 3 miles. Continue onto Pine Bluff Rd. After 3.3 miles, the property will be on the right.**  
**[GOOGLE MAP LINK](#)**



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