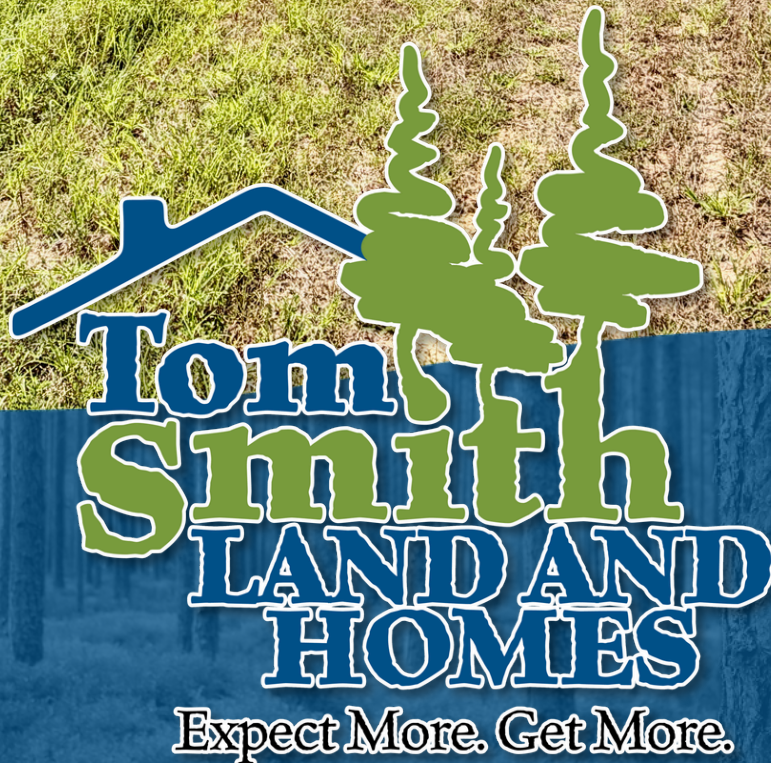


106± Acres
Grenada County

Rounsaville Church Road, Coffeeville, MS, 38922



\$200,000



TomSmithLandandHomes.com

Office: 601.898.2772

Property Information

Location:

- 19 Minutes to Coffeeville, MS (11.9 Miles)

Property Use:

- Hunting
- Recreation

Coordinates:

- 33.84755, -89.637

Property Highlights

- 106± Acres
- Grenada County
- 25± to 30± acres consist of mixed timber that is over 20 years old
- The remaining land was clear-cut more than 12 years ago
- You'll find deer, rabbits, and turkeys
- Two deer food plots
- Several roads for easy access
- 5± miles from Grenada Lake and the Grenada Lake boat ramp



Expect More. Get More.

**ANTHONY
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Anthony@TomSmithLand.com

**A Real Estate Expert
You Can Trust!**



The Property

106± Acres

Are you in search of your own personal recreational hunting tract? Look no further!

This 106± acre property features road frontage and has a lot to offer. Approximately 25± to 30± acres consist of mixed timber that is over 20± years old, while the remaining land was clear-cut more than 12± years ago, providing ample bedding areas for wildlife.

You'll find deer, rabbits, and turkeys here, along with two deer food plots and several roads for easy access.

Additionally, this property is just 5± miles from Grenada Lake and the Grenada Lake boat ramp, where you can launch your boat and fish in the morning before returning to hunt in the afternoons.

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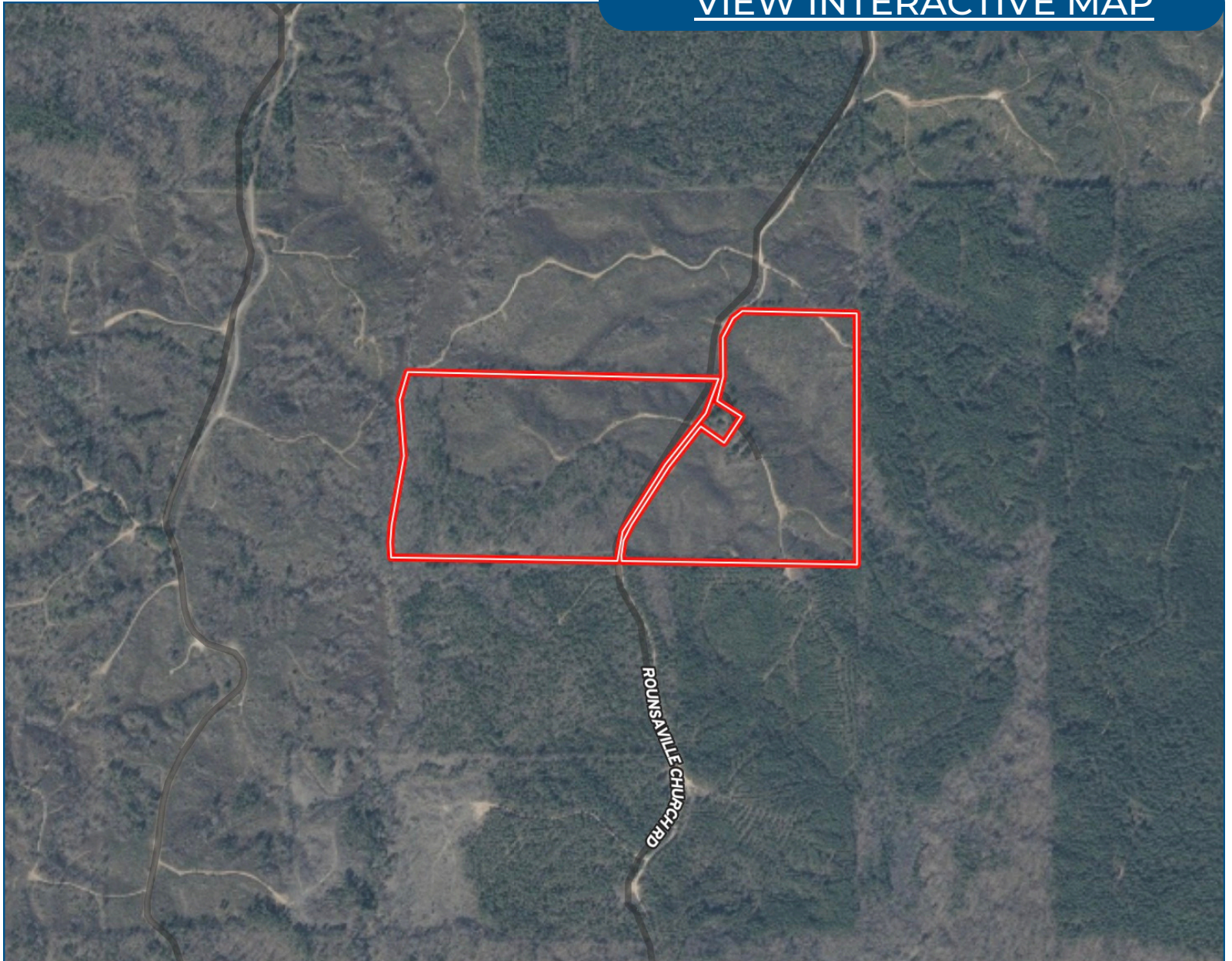
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Aerial Map

[VIEW INTERACTIVE MAP](#)



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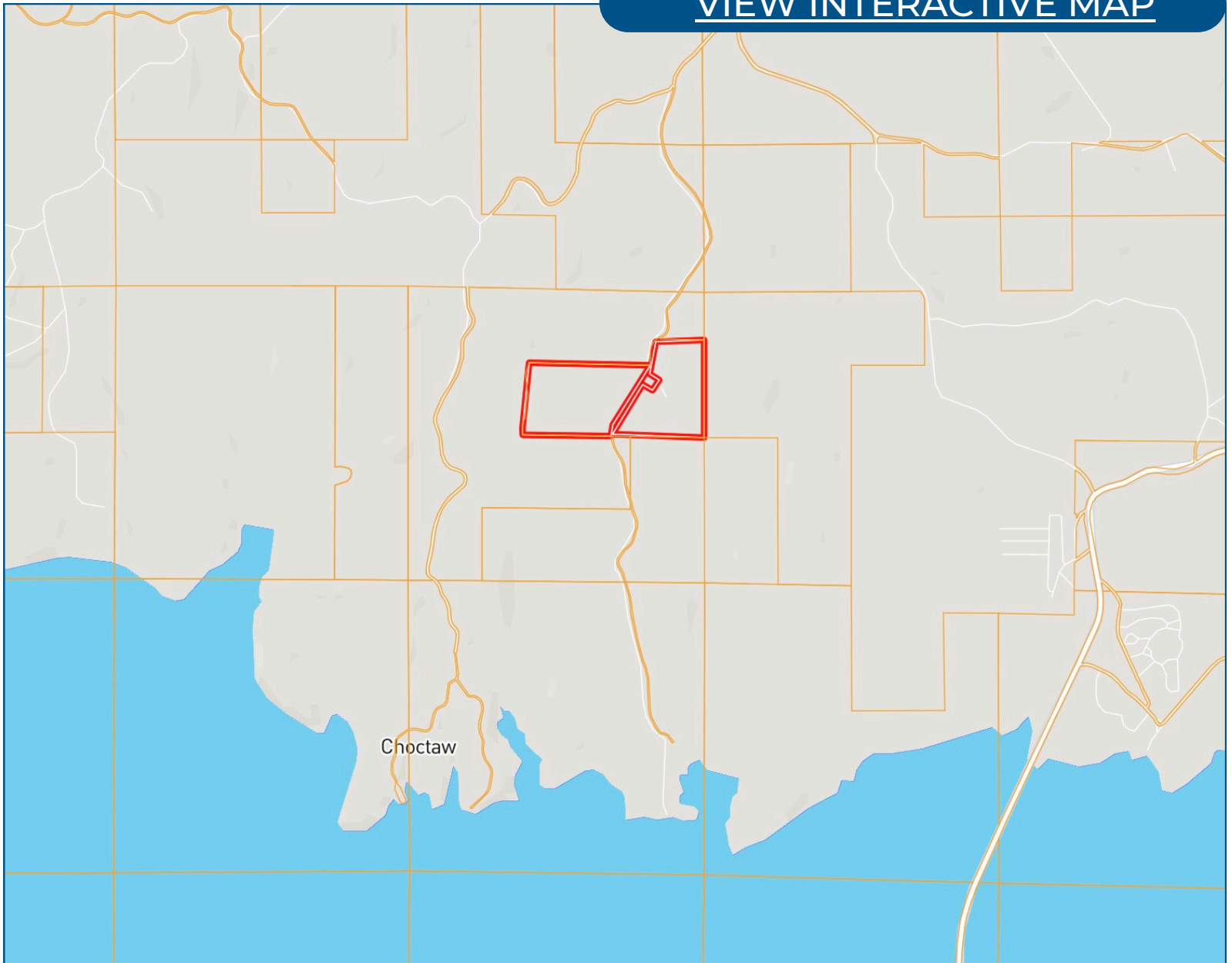
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Ownership Map

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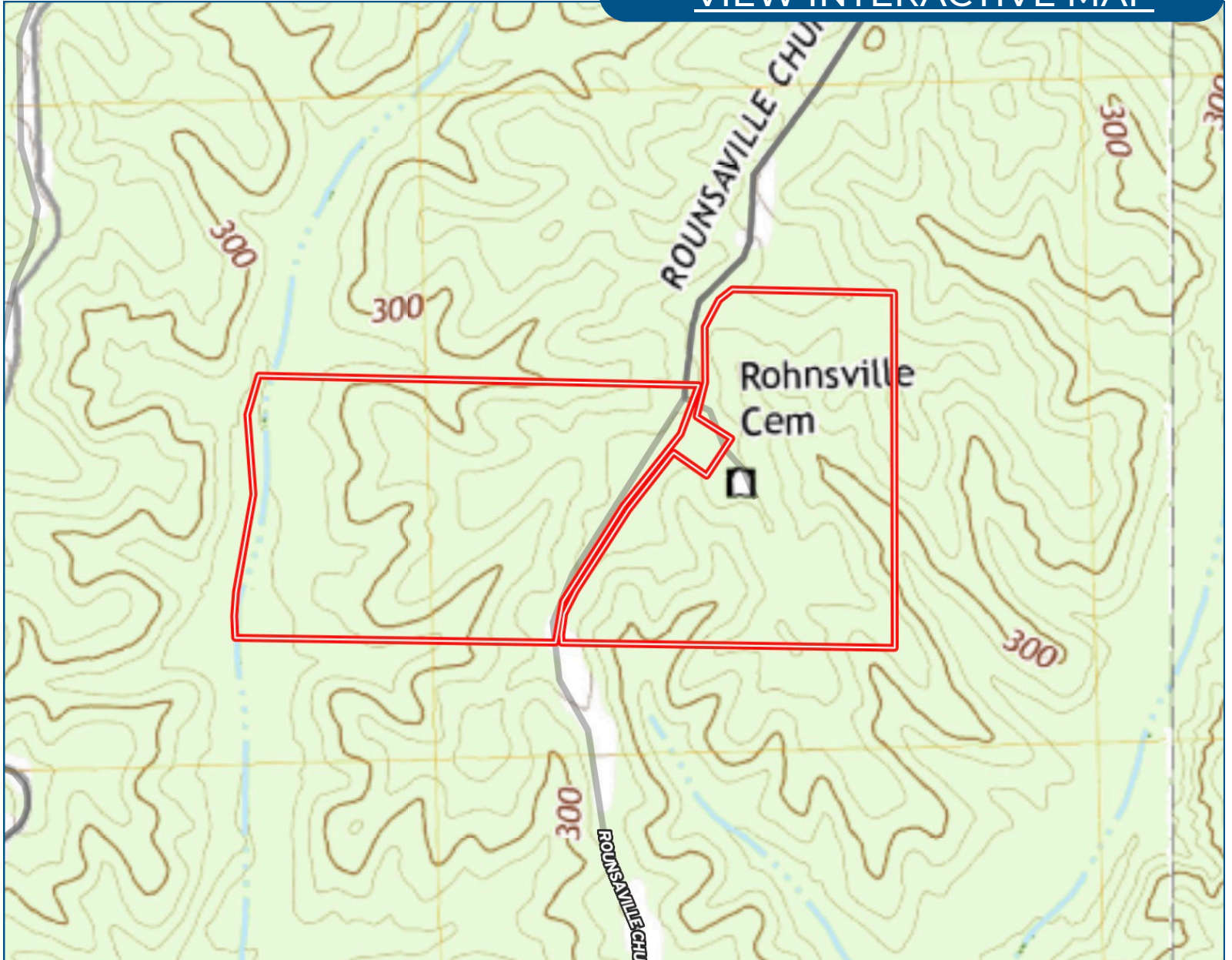
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Topo Map

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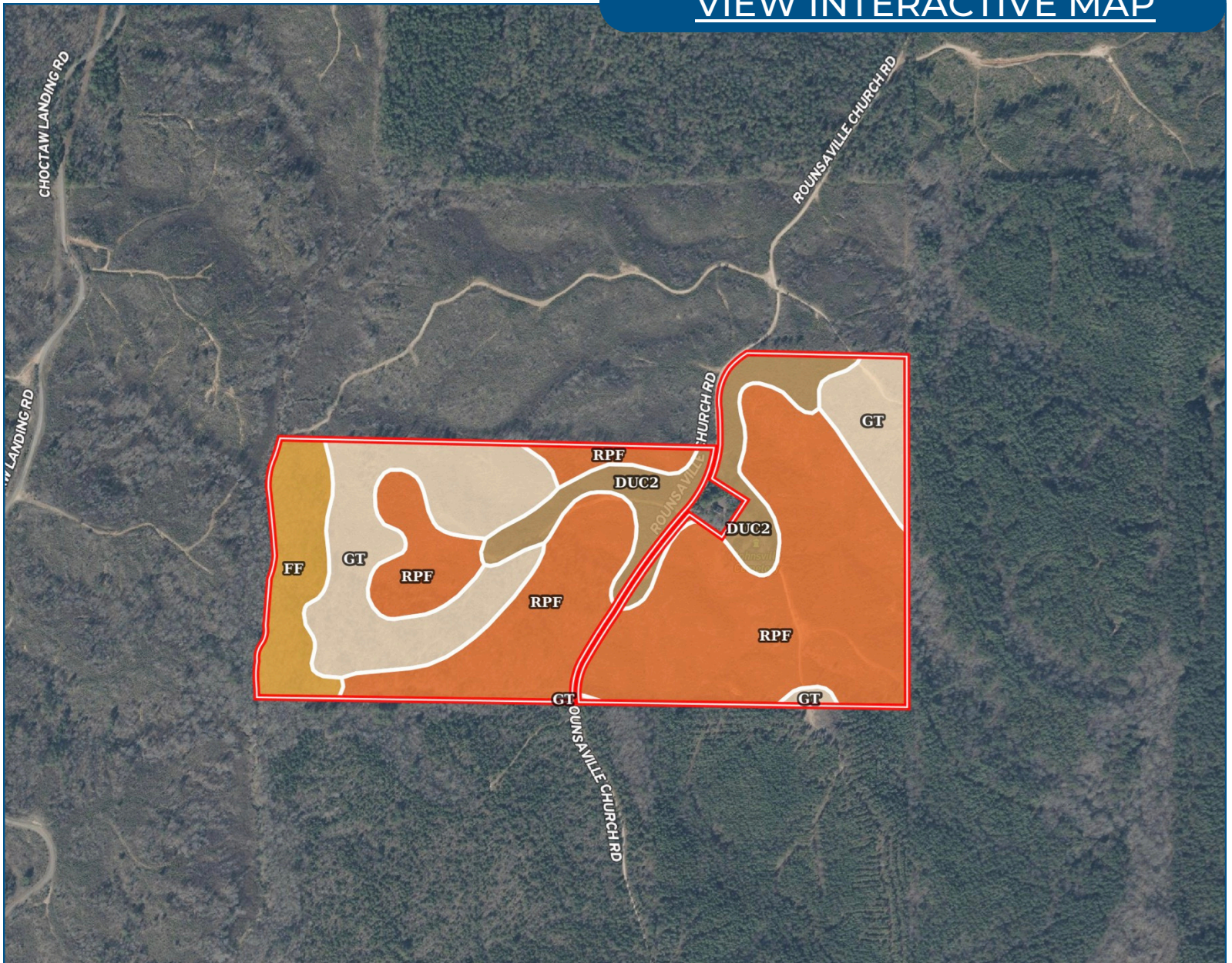
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Soil Map

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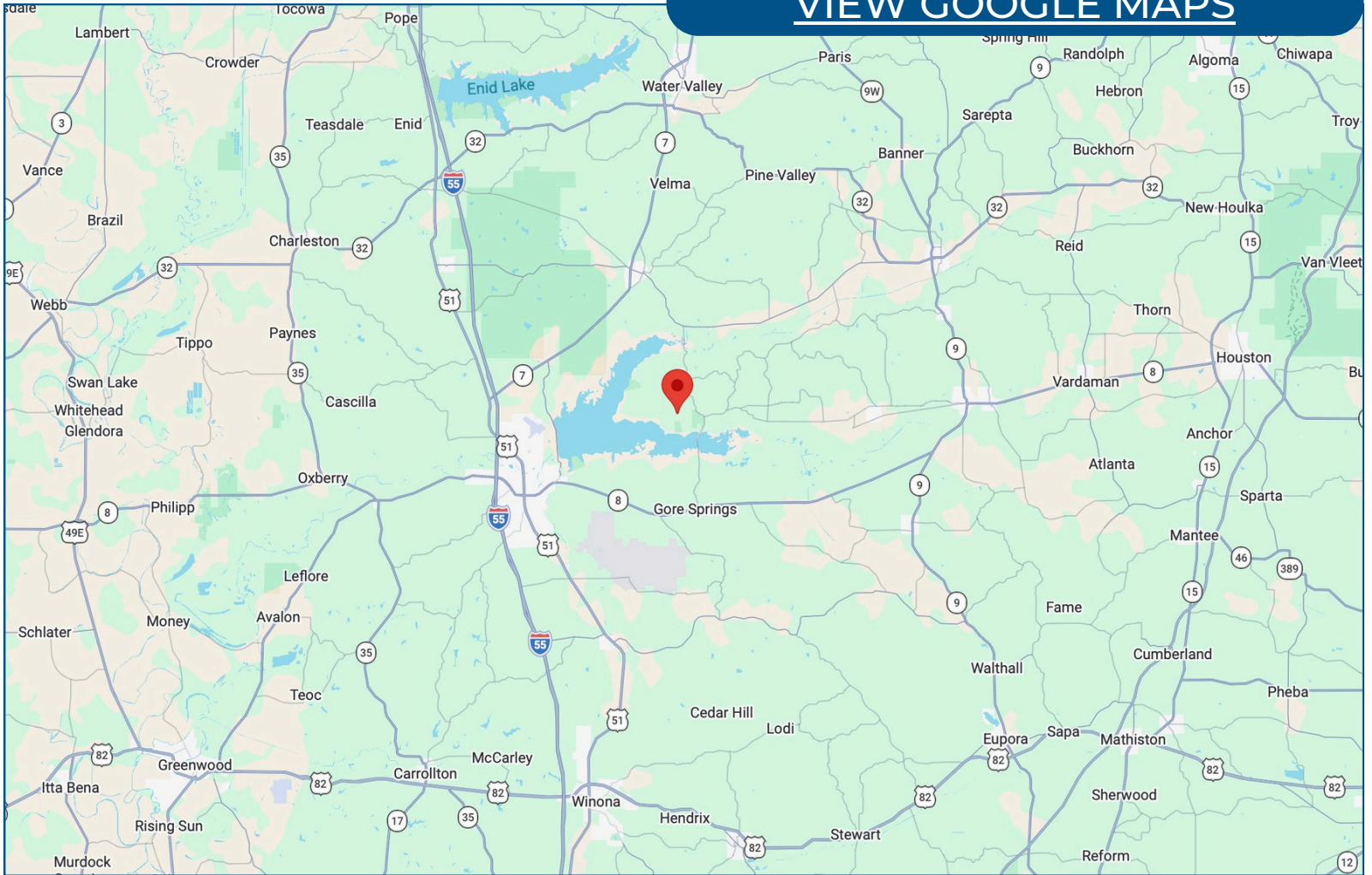
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Directional Map

[VIEW GOOGLE MAPS](#)



Directions from MS-7 & MS-330, Coffeeville, MS 38922

Travel toward Brower Road for .8 miles, then take a left onto Oklahoma Street. After 479 ft, turn right onto MS-330 E and continue for 4.6 miles. Next, take a right onto Elam S Road for 4.6 miles, continue onto Gums Crossing for 279 ft. Take a right onto Rounsaville Church Road, continue for 1.6 miles and the land will be on both sides of the road.

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Listing Agent



Anthony Steen
ALC, Realtor & Land Specialist

Anthony was born in Bolivar County, but his family moved shortly after to Clarksdale, MS. He spent his primary educational and athletic years attending and playing sports at Lee Academy. As a child, he played baseball, football, basketball, soccer and even threw shot put and disc for track. After graduating in 2009, Anthony continued his education and athletic career for the next five years at the University of Alabama on a football scholarship. He majored in Health Environmental Science and completed his bachelor's degree and was a part of two SEC Championship and three National Championship teams with the Crimson Tide. After college, Anthony played for the Arizona Cardinals and the Miami Dolphins in the National Football League for 4 years until he decided to retire and come back to the Mississippi Delta where he grew up.

Growing up, Anthony was an avid hunter and fisherman who loved spending time helping his grandfather on the farm growing cotton and soybeans. His father and grandfather helped instill the importance of and a love for taking care of the land and wildlife around him. He enjoys all types of hunting from deer, duck, and turkey, to hogs, frogs, and pheasant. After retiring from the NFL, Anthony knew he wanted to come back home to the land he loved so much as a child.

Anthony currently resides in Tallahatchie County where he farmed soybeans with his family for a few years. After much deliberation and praying, Anthony knew it was time to start a new career path. He was certain he wanted to find a way to share his passion for the outdoors with others while staying true to his country roots. As a college athlete, Anthony learned hard work, dedication, discipline, trust, and how to work with others. These traits along with Anthony's personality, honesty, and knowledge of the land make him the perfect agent for you.

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**CALL ANTHONY STEEN
TODAY!**

