



86.1+ /- ACRES IN CARROLL COUNTY, MS

Take a look at this fantastic find in Carroll County, MS! With a prime location not far from the West, MS exit of I-55, this 86.1+/- acre property will be perfect for the deer or turkey hunter. You can approach multiple hunting spaces from the many access points, utilizing different wind directions in your favor. There is a mix of young pines providing lots of cover for bedding and nesting areas, and there are also some big timber strips creating ideal hunting spots. There is a small pond that would be a great place to spend the day catching a few fish, and several sites are located far enough from the hunting areas to allow for a future cabin site for you and your family. Additionally, the way this property uniquely combines with the roads offers you the option of selling off a few acres to recoup some of your initial investment while maintaining the original integrity of this hunting haven. Call me today to walk this fantastic property in person!



\$246,900



DAVID
BELDEN
REALTOR®

Office: 601.898.2772
Cell: 601.415.3883
DBelden@TomSmithLand.com



A Real Estate Expert You Can Trust

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





DAVID BELDEN

REALTOR®

Office: 601.898.2772

Cell: 601.415.3883

DBelden@TomSmithLand.com



A Real Estate Expert You Can Trust

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





AERIAL MAP



[Click HERE for Interactive Map](#)

DAVID BELDEN

REALTOR®

Office: 601.898.2772

Cell: 601.415.3883

DBelden@TomSmithLand.com



A Real Estate Expert You Can Trust

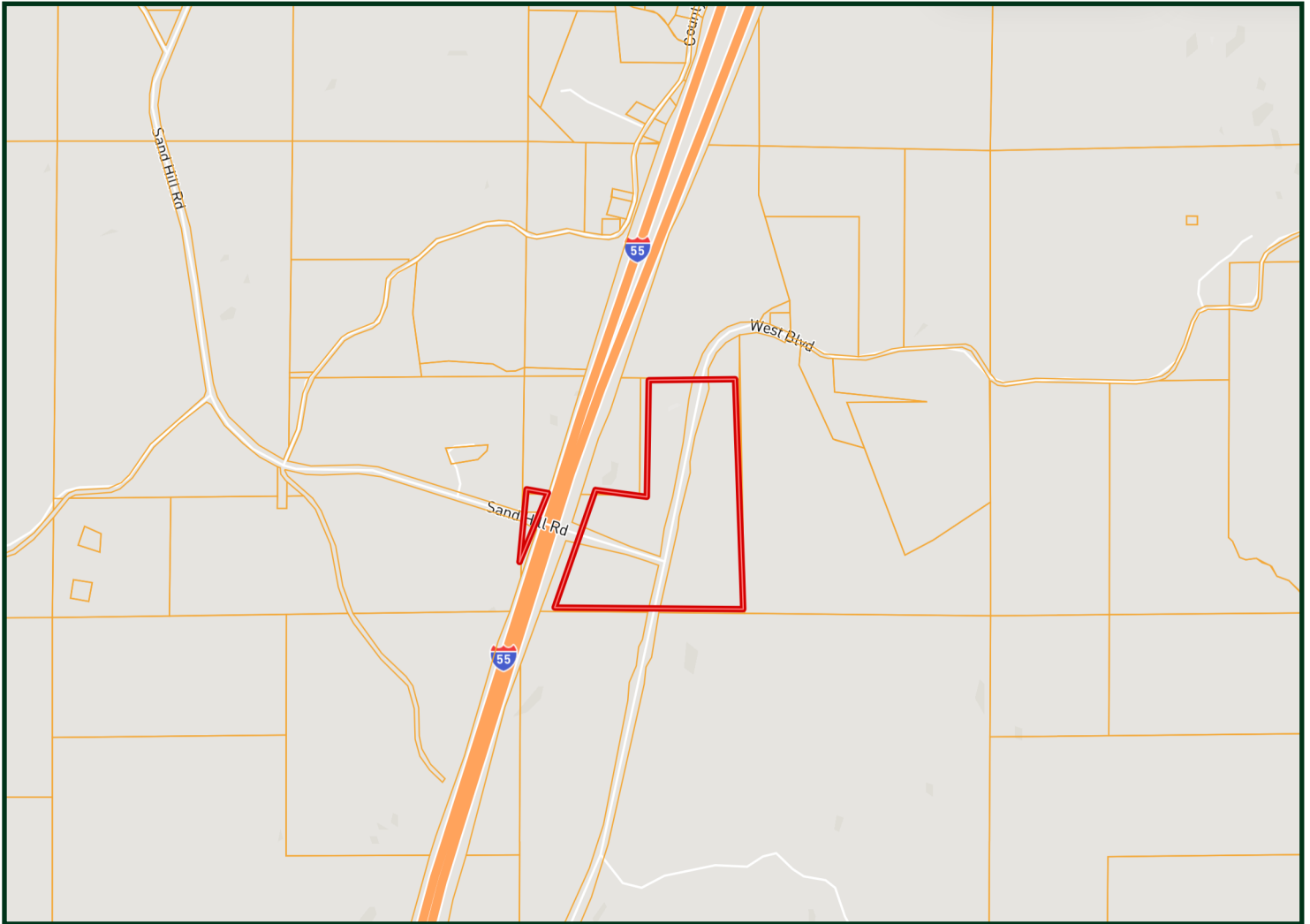
TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

2011-2023
BEST
BROKERAGES



OWNERSHIP MAP



DAVID BELDEN

REALTOR®

Office: 601.898.2772

Cell: 601.415.3883

DBelden@TomSmithLand.com



A Real Estate Expert You Can Trust

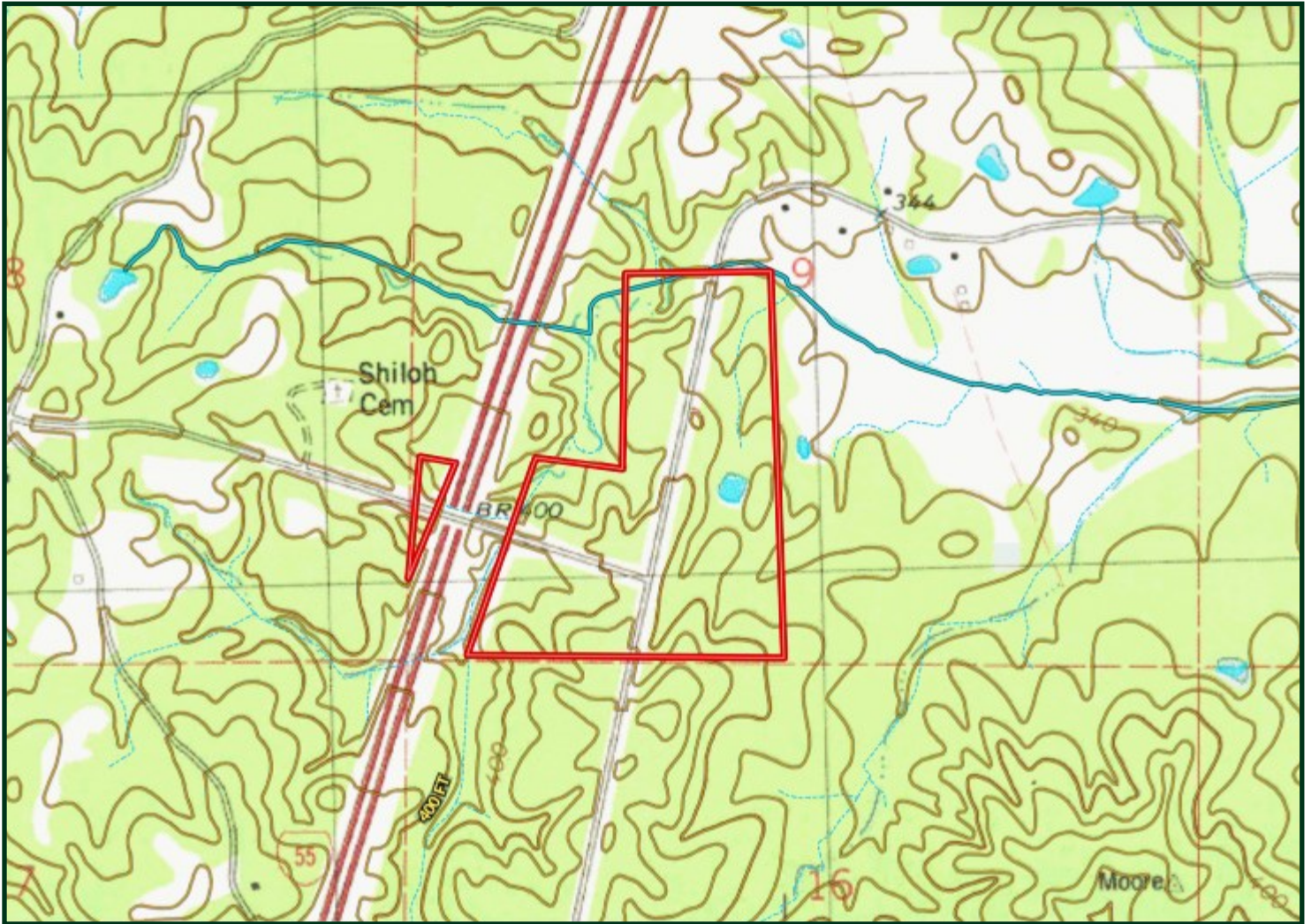
TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

2011-2023
BEST
BROKERAGES



TOPOGRAPHIC MAP



DAVID BELDEN

REALTOR®

Office: 601.898.2772

Cell: 601.415.3883

DBelden@TomSmithLand.com



A Real Estate Expert You Can Trust

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
9F	Smithdale-Providence-Lexington association, hilly	86.15	100.0	0	40	7e

DAVID BELDEN

REALTOR®

Office: 601.898.2772

Cell: 601.415.3883

DBelden@TomSmithLand.com



A Real Estate Expert You Can Trust

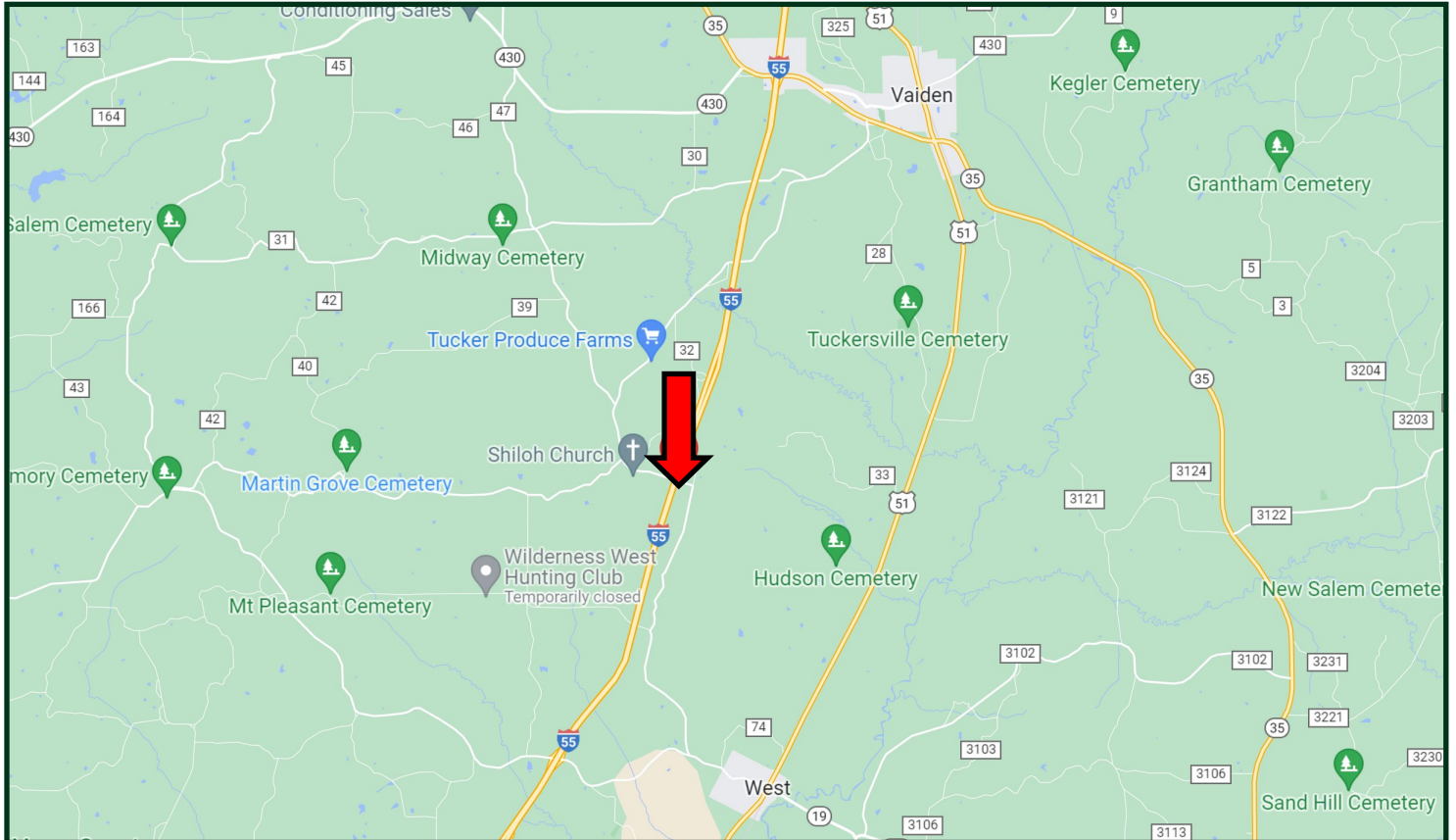
TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





DIRECTIONAL MAP



Directions from I-55 North in West, MS: Take exit 164 toward Emory Rd. Keep right at the fork and follow the signs for West and merge onto Emory Rd. Travel 2.1 miles then turn left onto Race Track Rd. Travel approximately 4 miles. The property will be on both sides of the road. [GOOGLE MAP LINK](#)



DAVID BELDEN
REALTOR®

Office: 601.898.2772
Cell: 601.415.3883
DBelden@TomSmithLand.com



A Real Estate Expert You Can Trust

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

