

621.5± ACRES
GRENADA COUNTY, MS
\$1,562,200



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (769) 888-2522

THE GRENADA 621.5

PROPERTY PROFILE

LOCATION:

- Highway 7
Coffeenville, MS 38922
- Grenada County
- Frontage on Highway 7
& County Road 72
- 15± Minutes North of Grenada

COORDINATES:

- 33.89321, -89.79984

PROPERTY USE:

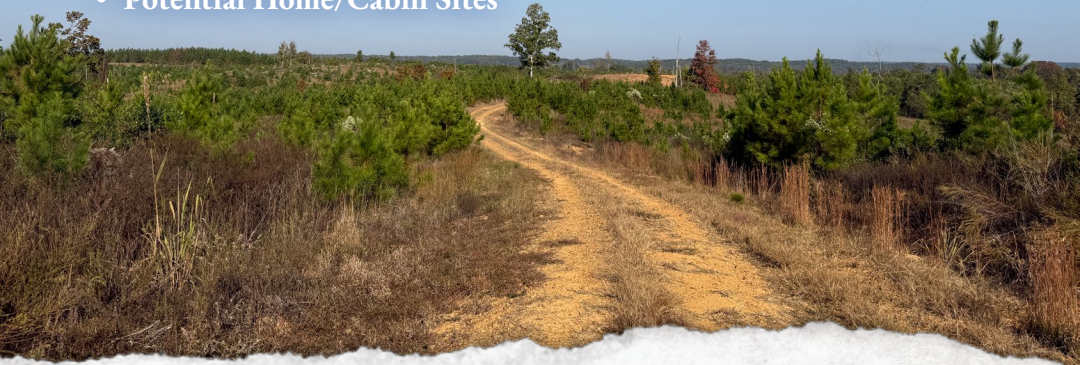
- Timber Investment
- Recreation
- Deer and Turkey Hunting
- Potential Home/Cabin Sites

PROPERTY INFORMATION:

- 621.5± Total Acres
- 215± Acres of 8± Year Old
Plantation Pines
- Stream Management Zones
- Internal Trail System
- Seasonal Creek
- Rolling Terrain
- Various Food Plot Locations

TAX INFORMATION:

- 2023 - \$1,685.49



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ADAM HESTER, ALC

ASSOCIATE BROKER

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4848 Main St. - Flora, MS 39071

smalltownproperties.com

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Information is believed to be accurate but not guaranteed.

WELCOME TO THE GRENADA 621.5

INTRODUCING THE GRENADA 621.5 - AN APPEALING INVESTMENT FOR OUTDOOR ENTHUSIASTS. This Grenada County, MS property offers excellent potential for recreational use with future timber income! Located along Highway 7 with additional frontage on County Road 72, this 621.5± acre property is just a 15-minute drive north of Grenada.

Currently, the property includes nearly 215 acres of 8± year old plantation pine, complemented by newly planted pine and designated Stream Management Zones. An established trail system allows for easy access from both the north and south ends. For avid deer and turkey hunters, this tract features a high transmission line stretching approximately 1.25 miles, along with two pipelines covering 1.25 and 1.5 miles, respectively. These are prime locations for planting food plots, creating bedding areas, and establishing transition zones for wildlife. The rolling terrain, abundant habitat, and seasonal creek provide an excellent environment for creating a thriving wildlife haven.

If you are considering building your dream home or cabin, there are several ideal, secluded sites with utilities nearby, ready for verification with local providers. The Grenada 621.5 presents a great chance to own recreational and investment property in a sought-after area.

**Contact Adam Hester for more
information and to schedule a viewing.**



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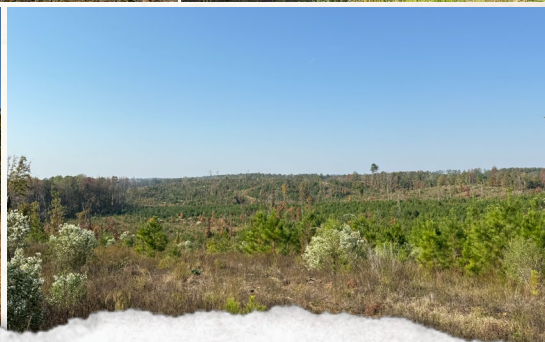
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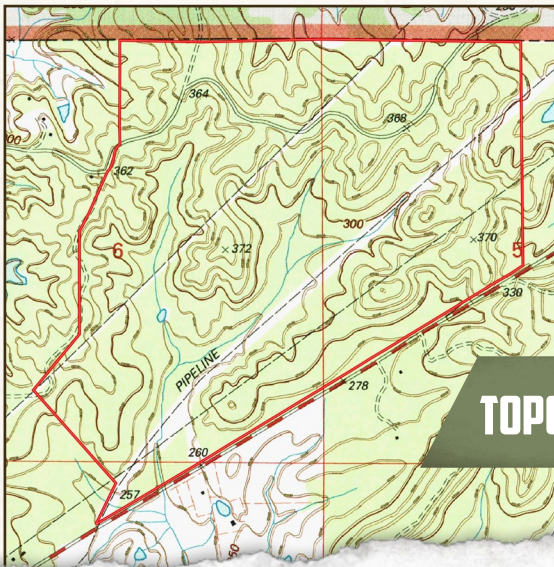
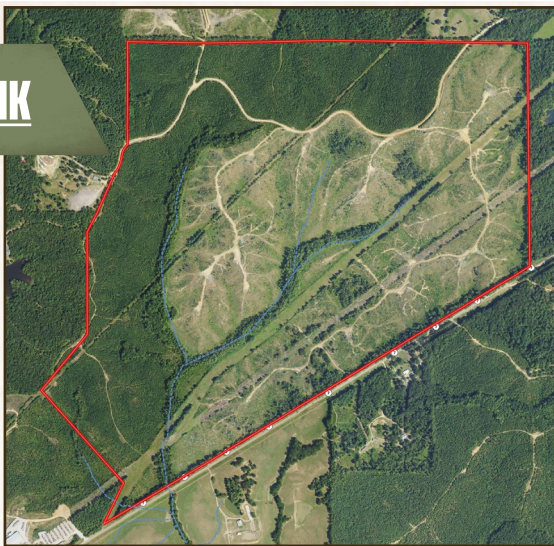
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land id. LINK



TOPOGRAPHY MAP



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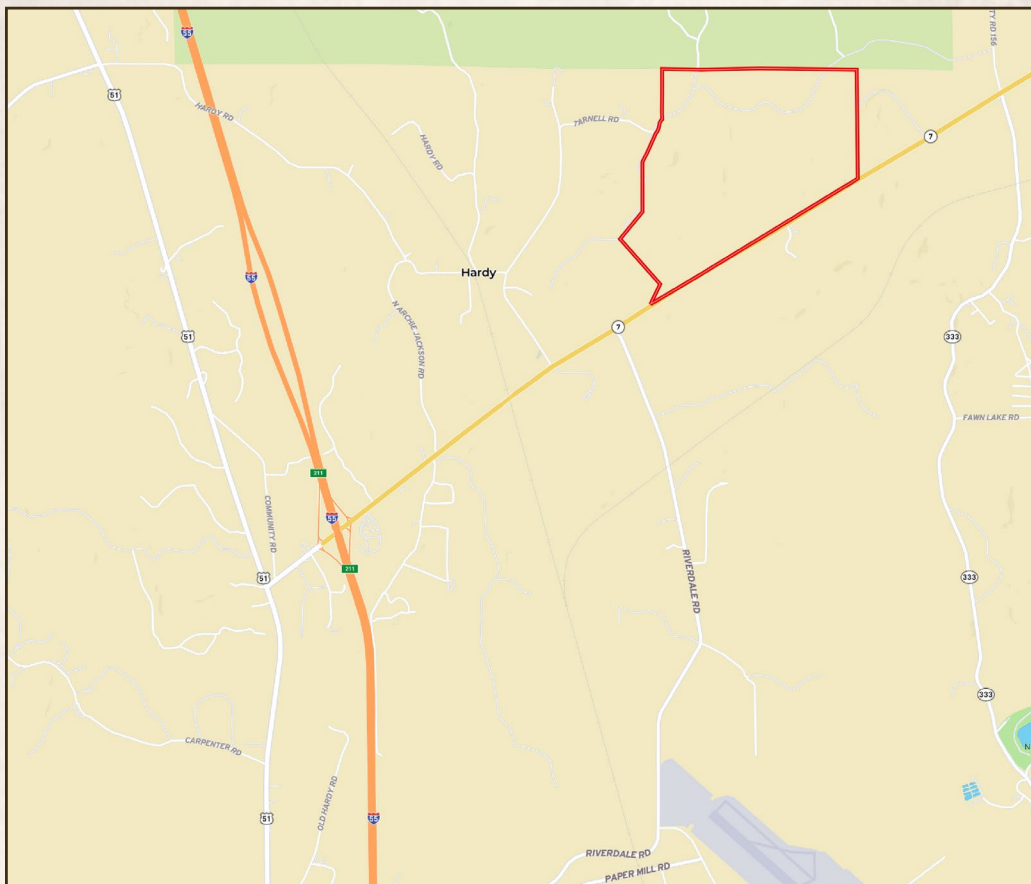
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Directions From I-55 North at Grenada: Travel north for approximately 15 minutes to the Hwy 7 Exit. Go east for 2.5 miles and the property will be on your left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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