



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

155± ACRES
CALHOUN COUNTY, MS
\$620,000



OFFICE (662) 238-4077 | WWW.SMALLTOWNPROPERTIES.COM

THE CALHOUN 155

PROPERTY PROFILE

LOCATION:

- 1037 County Road 300
Big Creek, MS 38914
- Calhoun County
- 700± Yards SE of the Skuna River
- 10± Miles SW of Bruce
- 13.8± Miles E of the Gums
Crossing Boat Ramp
- 15± Miles Ne of Grenada Lake
- 16.1± Miles NW of Calhoun City
- 29.7± Miles NE of Grenada
- 40± Miles S of Oxford

COORDINATES:

- 33.93040, -89.46910

PROPERTY USE:

- Hunting
- Agricultural
- Investment
- Recreational
- Income-Producing

PROPERTY INFORMATION:

- 155± Total Acres
- 103.5± Tillable Acres
- 915± SqFt Home
 - 2 Bedrooms/1 Bath
 - Sold As-Is
- Gently Rolling Terrain
- Deer/Turkey/Dove Hunting
- Internal Road System
- Skuna River Bottom Frontage
- 0.52± Miles of County Road
Frontage
- Utilities On-Site
- Additional Acreage Available

TAX INFORMATION:

- Parcel #1: 040500-013-00-21
- 2025 Taxes: TBD at closing



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WELCOME TO THE CALHOUN 155

THE CALHOUN 155 OFFERS PHENOMENAL HUNTING AND PRODUCTIVE TILLABLE ACREAGE IN THE SKUNA RIVER BOTTOM OF BIG CREEK, MISSISSIPPI. The 155± acre tract consists of tillable acreage, gently rolling terrain, and an internal road system. The Calhoun County property offers an excellent combination of hunting, recreation, income production, and agricultural opportunities.

The property features excellent river bottom soils and 103.5± acres of tillable ground, currently leased to a farmer for \$150 per acre, providing an opportunity for agricultural income while enjoying everything this tract has to offer.

The hunting throughout the Skuna River bottom is outstanding, with excellent opportunities to pursue deer, turkey, and dove. Whether you're looking for a place to chase whitetails, enjoy spring turkey season, or spend afternoons dove hunting, the Calhoun 155 offers the kind of outdoor experience that makes owning hunting land truly special. With Skuna River bottom frontage and a diverse mix of terrain, this tract has plenty to offer hunters and outdoor enthusiasts alike.



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Information is believed to be accurate but not guaranteed.

MORE ABOUT THE CALHOUN 155

Adding to the property's appeal is a 915± square-foot home featuring two bedrooms and one bathroom. The home does need some work, and with the right improvements it offers great potential to be transformed into the perfect hunting camp or a full-time residence. The home is being sold AS IS, giving the next owner the opportunity to make it their own. Utilities are already on-site, and approximately 0.52± miles of county road frontage provide convenient access.

Whether you're searching for your next hunting getaway, a recreational retreat, or a property with agricultural potential and a place to call home, the Calhoun 155 deserves your attention. With phenomenal hunting in the Skuna River bottom, substantial tillable acreage, and a home ready for your vision, the possibilities are endless! Additional acreage is available.

Contact Hunter Robison or Luke Gossett today to learn more and experience #TheSmallTownWay!



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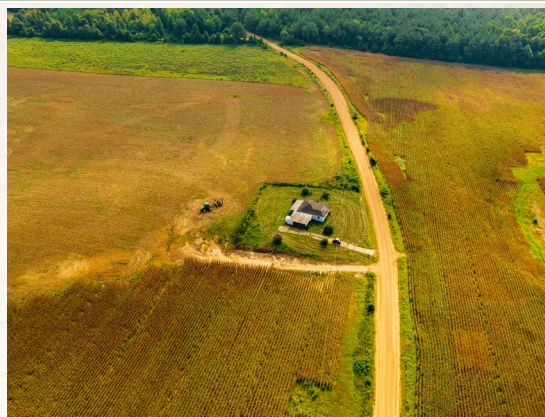
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TOPOGRAPHY MAP

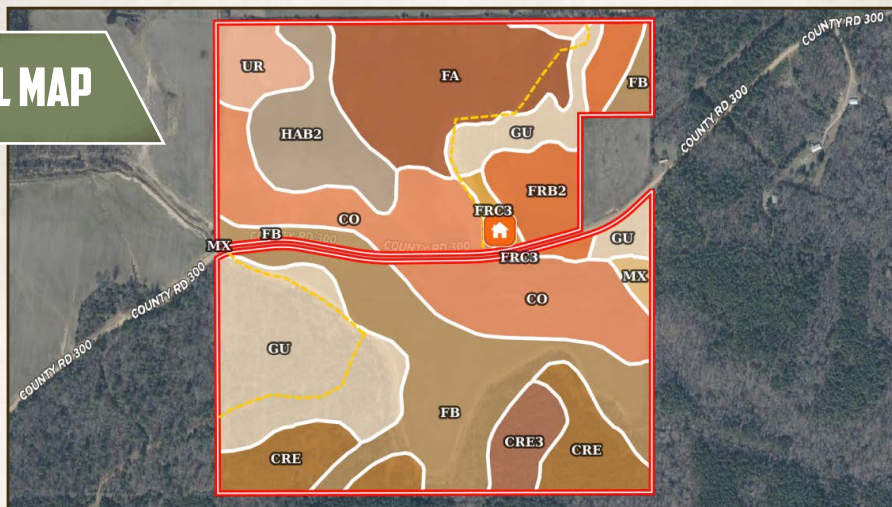


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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Fb	Falaya silt loam, local alluvium (oaklimeter)	29.51	19.34	0	79	2w
Gu	Gullied land	28.72	18.83	0	-	7e
Co	Collins silt loam (oaklimeter)	26.88	17.62	0	79	2w
Fa	Falaya silt loam (oaklimeter)	20.39	13.37	0	79	2w
CrE	Cuthbert, Dulac, and Ruston soils, 12 to 35 percent slopes (sweetman, providence and smithdale)	13.99	9.17	0	43	7e
HaB2	Hatchie silt loam, 2 to 5 percent slopes, eroded (bude)	10.81	7.09	0	54	3e
FrB2	Freeland silt loam, 2 to 5 percent slopes, eroded (providence)	9.34	6.12	0	49	2e
Ur	Urbo silty clay loam, 0 to 2 percent slopes, occasionally flooded	5.55	3.64	0	50	2w
CrE3	Cuthbert, Dulac, and Ruston soils, 12 to 35 percent slopes. severely eroded (sweetman, providence and smithdale)	4.62	3.03	0	35	7e
FrC3	Freeland silt loam, 5 to 8 percent slopes, severely eroded (providence)	1.62	1.06	0	44	4e
Mx	Mixed alluvial land	1.13	0.74	0	-	3e
TOTALS		152.56(*)	100%	-	53.87	3.65



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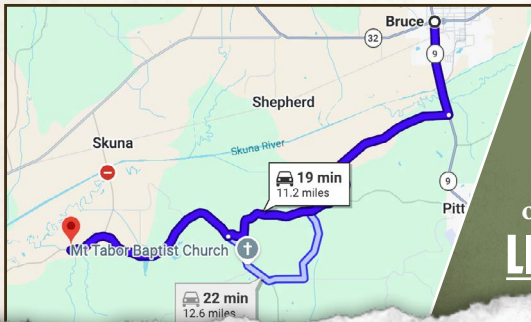


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land id. LINK



Directions From Bruce, MS: Travel west on Hwy 32 for 2.9 miles. Turn left onto MS-330 and continue west for 4.1 miles. Turn left again onto County Road 245 and proceed for 2.3 miles. Turn right onto County Road 300 and continue for 0.7 miles to the property on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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