

SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM



194± ACRES WITH A HOME
CARROLL COUNTY, MS
\$1,300,000



OFFICE (662) 846-1425 | WWW.SMALLTOWNPROPERTIES.COM

THE CARROLL 194

PROPERTY PROFILE

LOCATION:

- 1948 CR 83
McCarley, MS 38943
- Carroll County
- 13± Miles NW of Winona
- 87± Miles N of Madison

PROPERTY USE:

- Residential
- Recreational
- Hunting

TAX INFORMATION:

- Total Taxes for 2025: \$4,119
- Parcel 041-36-0026001: \$3,481
- Parcel 041-36-0026000: \$638

COORDINATES:

- 33.54820, -89.83385

PROPERTY INFORMATION:

- 194± Total Acres
- 17± Acres of Pastureland
- 6,500± SqFt Custom-Built Home
- 4 Bedrooms/3.5 Baths
- 3-Car Garage
- 30' x 40' Metal Shop
- 6 Established Food Plots
- Access to Lake Traderhorn
- Primarily Hardwood Timber
- Deer, Turkey & Small Game



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WILSON BRITT | LAND SPECIALIST
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Information is believed to be accurate but not guaranteed.

TYLER ALLDREAD | MANAGING BROKER
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701 W. Sunflower Rd - Cleveland, MS 38732
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WELCOME TO THE CARROLL 194

WELCOME TO THE CARROLL 194, A RECREATIONAL AND RESIDENTIAL PROPERTY LOCATED ON COUNTY ROAD 83 NEAR MCCARLEY, MISSISSIPPI. With a custom-built home, mature hardwood timber, open pastureland, established food plots, and access to Lake Traderhorn, this 194± acre property in Carroll County offers an ideal combination of country living and year-round recreation.

At the center of the property is a custom-built, 6,500± square-foot brick home featuring four bedrooms, three-and-a-half bathrooms, and a three-car garage. The home offers plenty of space for family and guests, whether used as a full-time residence or a weekend retreat. A long, private entrance provides privacy and a quiet setting away from the main road. A 30' x 40' metal shop provides additional space for equipment, recreational vehicles, and storage.

CLICK HERE OR SCAN THE CODE TO WATCH A VIDEO



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MORE ABOUT THE CARROLL 194

The 194± acres feature gently rolling terrain with approximately 17 acres of open pastureland and primarily mature hardwood timber, including red and white oaks. Six established food plots are located throughout the property, creating excellent hunting opportunities for whitetail deer, turkey, and small game.

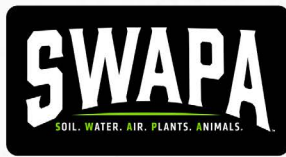
One of the standout features is access to Lake Traderhorn, an approximately 100-acre lake that adds another dimension to recreational opportunities. Whether fishing, boating, spending time on the water, hunting, managing livestock, or simply enjoying the property with family and friends, there is something to enjoy throughout the year.

Located 13± miles northwest of Winona and 87± miles north of Madison, the Carroll 194 offers convenient paved-road access while maintaining the privacy and quiet of the Carroll County countryside. With its combination of acreage, mature hardwoods, pastureland, lake access, hunting opportunities, and a substantial residence, the Carroll 194 is well suited for a full-time country home, family retreat, or recreational property.

**Call Wilson Britt or Tyler Alldread today
to learn more and schedule a private showing.**



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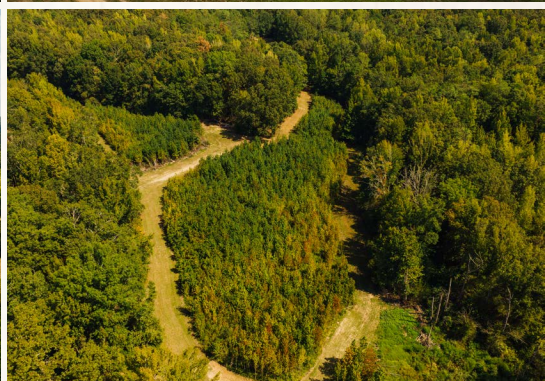
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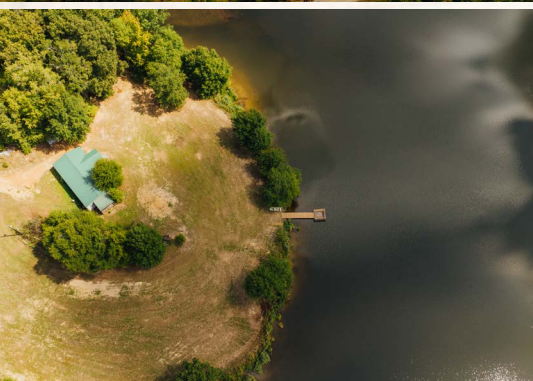
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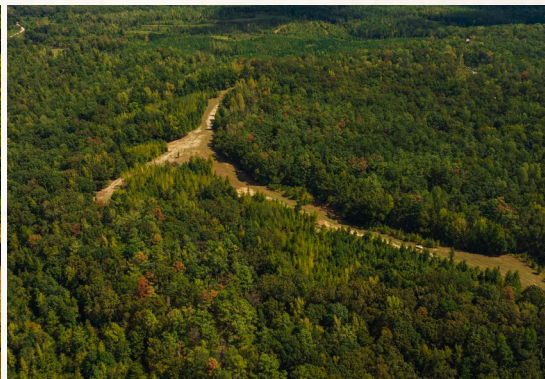
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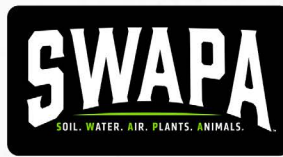
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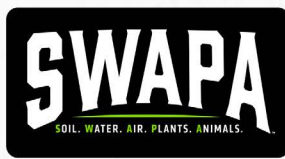
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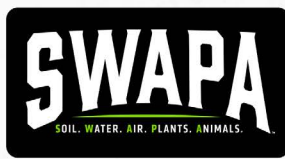
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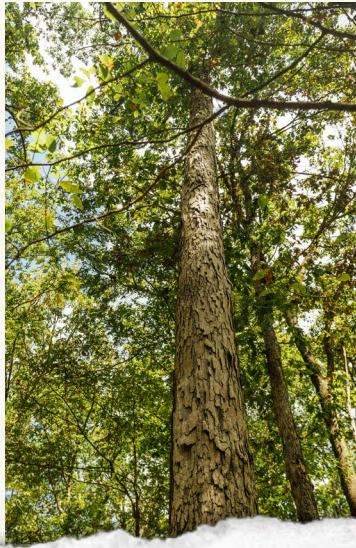
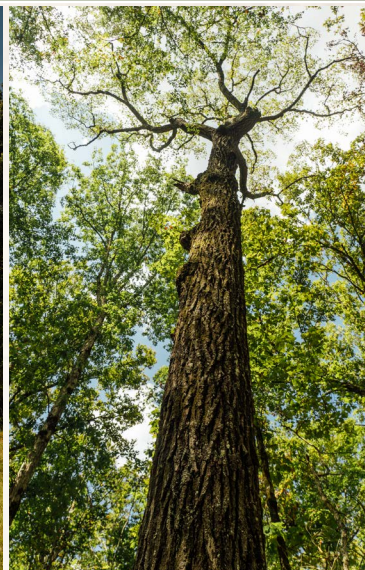
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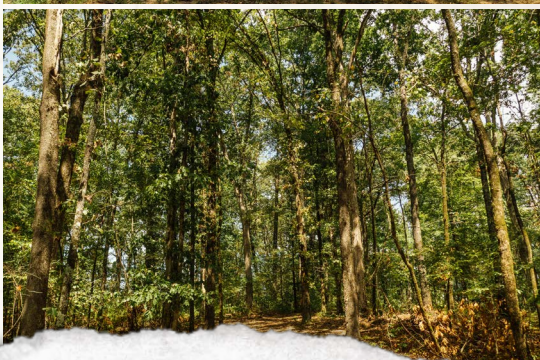
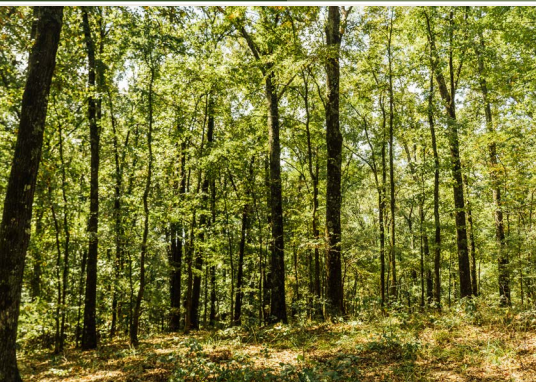
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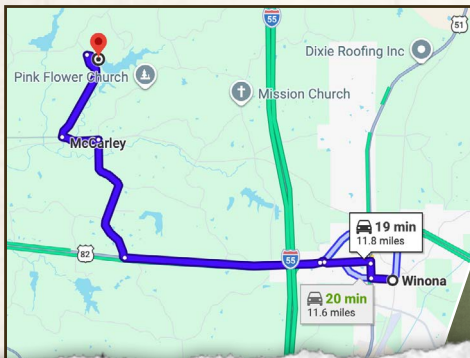
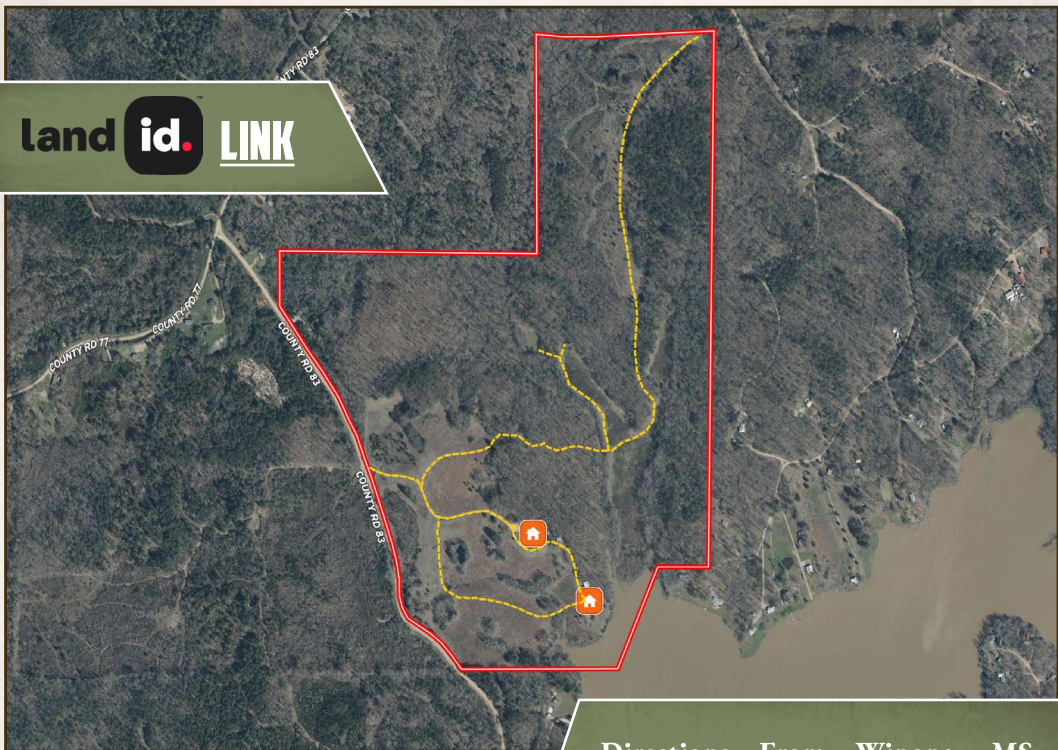
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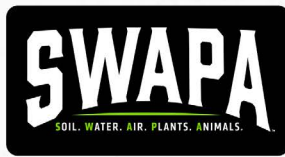


Directions From Winona, MS:
Travel west on US-82 for 4.1 miles.
Turn right onto McCarley Road and
continue for 2.8 miles. Turn left onto
Winona Road and proceed for 2.2 miles.
Turn right onto County Road 83. Travel
for 2 miles and then take a slight right to
arrive at the property on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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