

50± ACRES IN CALHOUN COUNTY, MS

\$199,999



**SMALLTOWN**

HUNTING PROPERTIES  
& REAL ESTATE

Office 769-888-2522



# Property Profile

## Country Homesite Waiting For You

### Location:

- Calhoun County, MS
- County Road 283
- Approximately 20 Minutes From Oxford

### Coordinates:

- 34.1429, -89.3854

### Property Information:

- 50± Acres
- Owner Currently Planting Trees
- Suitable Topography for High Views and Bottomland Hunting
- Abundant Deer and Turkey Tracks
- Light Restrictions in Place

### Property Use:

- Recreational
- Hunting
- Camping
- Homesite

### Tax Information:

- Parcel 1 #: Part of 070200-005-00-03
- Parcel 2#: 070200-006-00-10
- Taxes Estimated at Closing



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**MICHAEL OSWALT**

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P.O. Box K - Flora, MS 39071





Welcome to the country with several possible building sites or development with recreation just out your backdoor in Calhoun County, MS. The utility providers in this area include Mt Comfort Water Association (in the works) and Pontotoc EPA for electricity. Easy access being just a mile or so off Highway 9 on the south side of County Road 283. Light restrictions in place (1,800 SF Minimum, no manufactured or mobile homes, no subdividing.)



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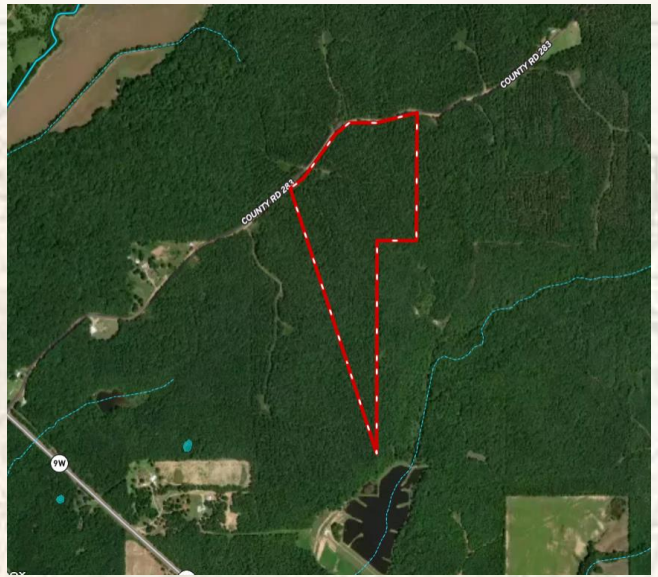
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**f/15,000+ Followers**

Information is believed to be accurate but not guaranteed.





Click [HERE](#) for Interactive Map

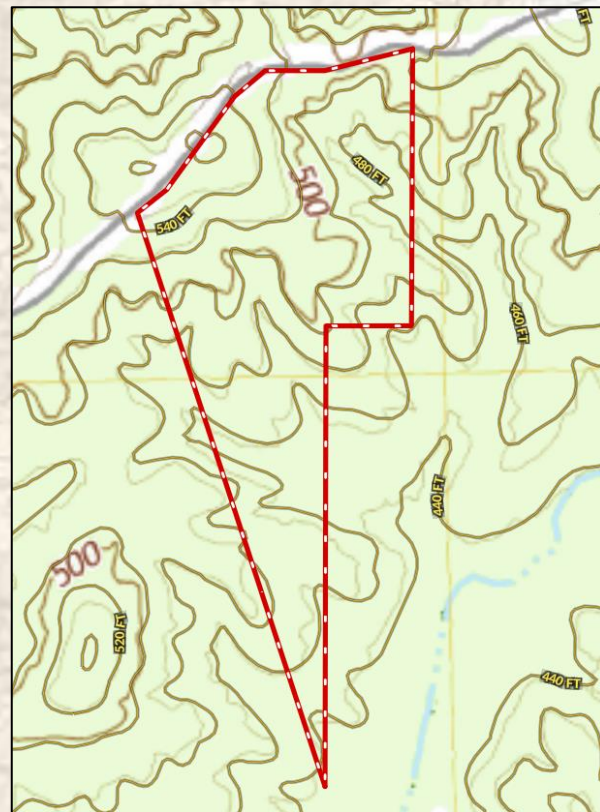
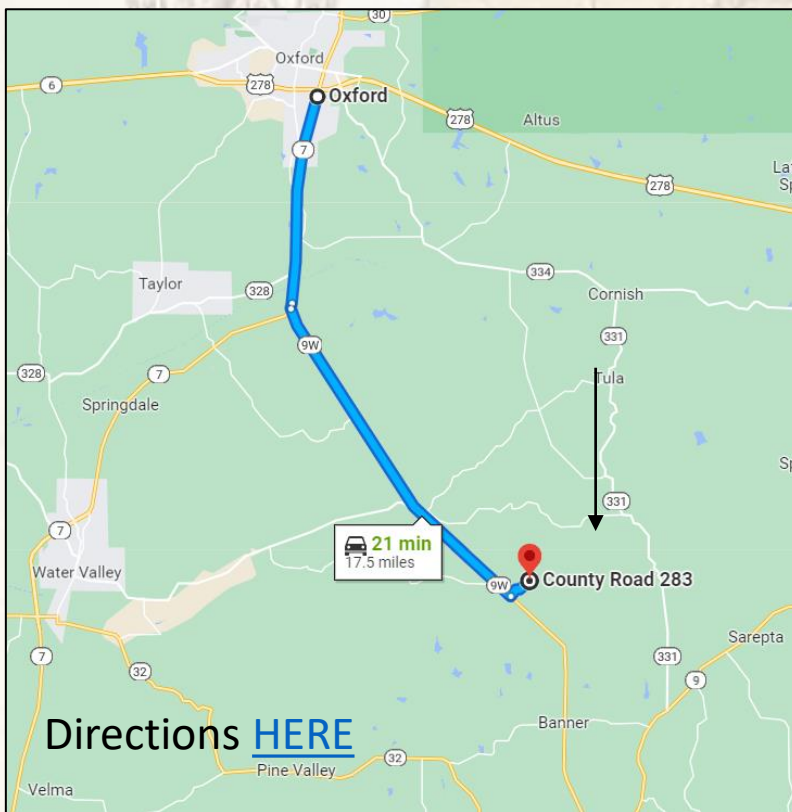
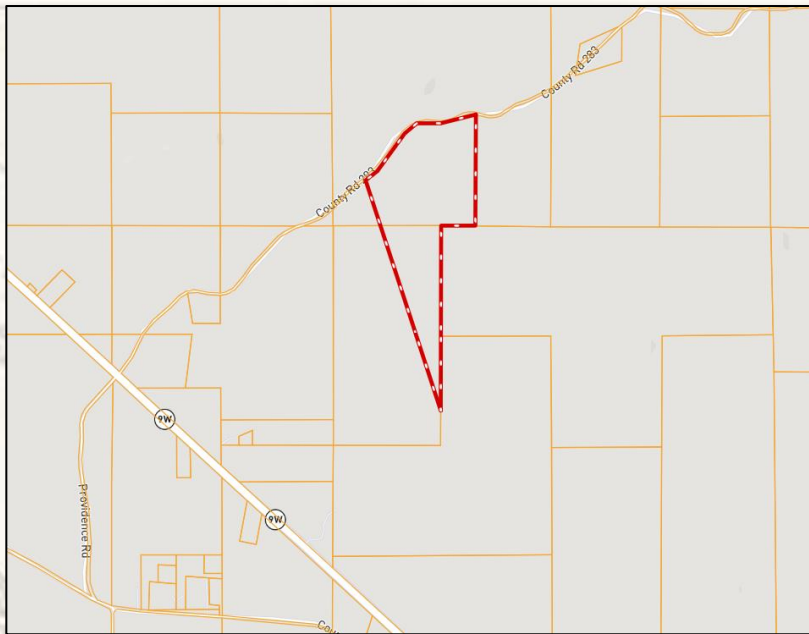
SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
CrE	Cuthbert, Dulac, and Ruston soils, 12 to 35 percent slopes (sweatman, providence and smithdale)	42.02	82.78	0	43	7e
Gu	Gullied land	5.7	11.23	0	-	7e
Fa	Falaya silt loam (oaklimeter)	2.74	5.4	0	79	2w
DuD3	Dulac silt loam, 8 to 12 percent slopes, severely eroded	0.29	0.57	0	42	6e
TOTALS		50.76( )	100%	-	40.1	6.72



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