

114.4± Acres in Carroll County, MS
\$429,500



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE™

769-888-2522 office

Property Profile

The Carroll 114

Location:

- Carroll County, MS
- Frontage on Highway 430
- Frontage on County Road 52
- 7± Miles West of Vaiden
- 75± Miles North of Madison

Coordinates:

- 33.343551, -89.877598

Property Information:

- 114.4± Acres
- 7± Acre Fishing Lake
- 9± Acres of Pasture
- Hardwood-Pine Mixture
- Established Trails
- Outstanding Deer and Turkey Population

Improvements:

- Covered Pavilion
- Pier

Property Use:

- Hunting
- Fishing
- Home and Cabin Sites

Tax Information:

- Parcel 128090008000: \$222 for 2022
- Parcel 128100006001: \$117 for 2022



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ADAM HESTER

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P.O. Box K - Flora, MS 39071

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Information is believed to be accurate but not guaranteed.



I believe the phrase "Pretty as a Picture" may have been inspired by properties like the Carroll 114. Located in Carroll County, MS, this 114.4± acre tract is the perfect spot for anyone looking to build their forever home or a weekend retreat. Situated just a short 10-minute drive west of Vaiden and a little over an hour north of Madison, the property offers road frontage along Highway 430 and is traversed by County Road 52.





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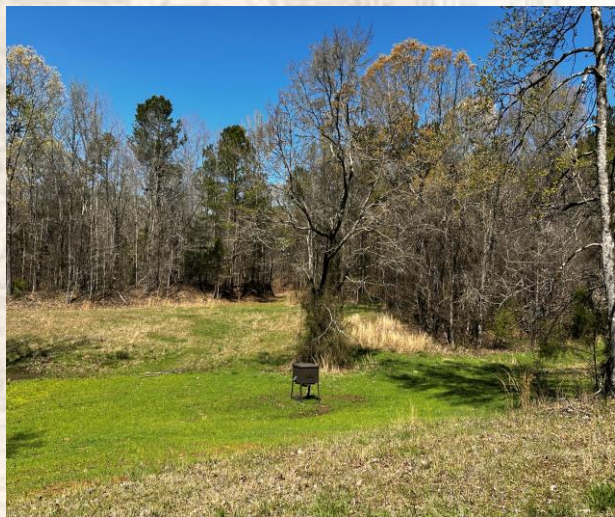
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The southern section of the land offers 9± acres of pasture, a mix of pine and hardwood timber, and the main focal point: a 7± acre fishing lake complete with a covered pavilion and pier. There is an ideal home/cabin site overlooking the lake that will rival any view this state has to offer. Water is on site and power is nearby. A small wooden pole barn is tucked back in the pasture to help keep your equipment out of the elements.



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Moving to the northern portion, the land transitions into a solid mix of pine and hardwood trees spread across gently rolling terrain. For the deer and turkey hunters, this side of the tract will get you excited with the established trail system, two food plots, and a small creek. Upon the initial property inspection, deer and turkey were seen, a fresh deer shed was found, and turkey scratching was everywhere!



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This truly is a rare find in Carroll County. Whether you are looking to set down roots in the country, or have that special escape/weekend getaway, the Carroll 114 is worth a look!



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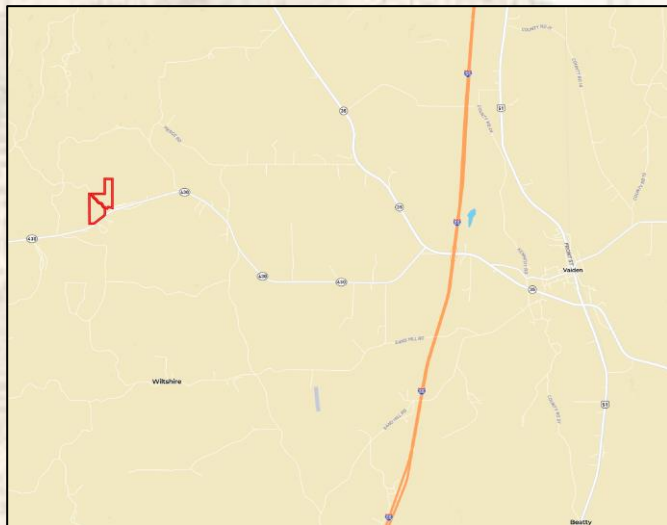
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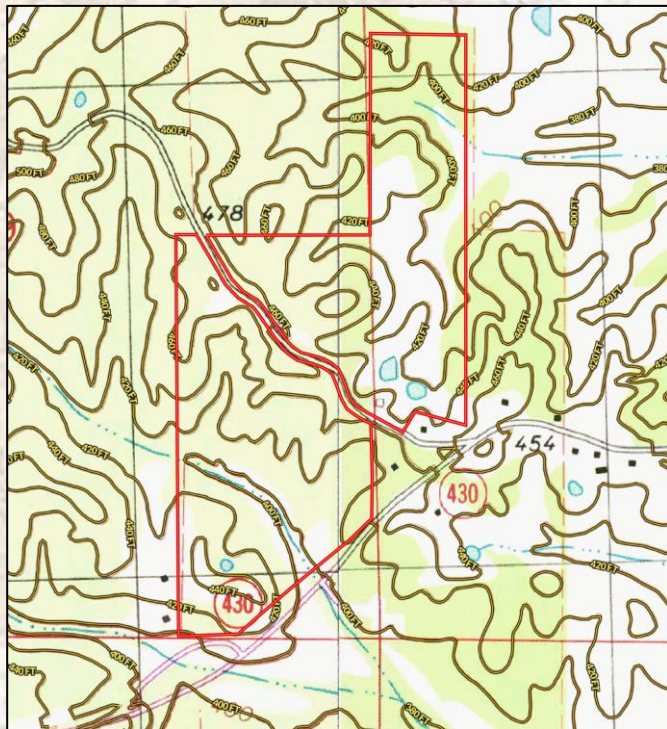
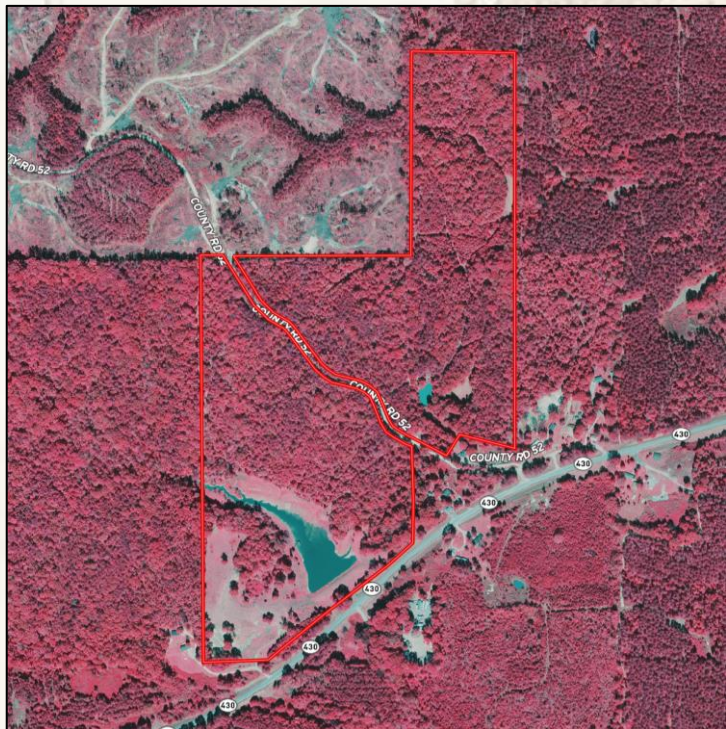
- Boundary Consists of 114.4± Acres
- 7± Acre Fishing Lake
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[Interactive Map Link](#)



[Google Map Link](#)



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