

**136± Acres in Carroll County, MS**  
**\$406,640**



**SMALLTOWN**

HUNTING PROPERTIES  
& REAL ESTATE

Office 662-846-1425

# Property Profile

## The Carroll 136

### Location:

- Carroll County, MS
- 23± Miles Southeast of Greenwood, MS
- 70± Miles North of Madison, MS
- 1 Mile off Highway 430

### Coordinates:

- 33.308929, -89.963199

### Property Information:

- 136± Acres
- Four Existing Open Pastures
- Mature Mixed Hardwoods
- 1.5+/- Acre Pond
- Murdock Creek Borders to the North
- Utilities Available

### Property Use:

- Recreational
- Deer, Turkey, and Small Game Hunting
- Hay Production
- Potential Cattle Farm/Horse Pasture
- Potential Cabin or Home Site

### Tax Information:

- Total Taxes: \$693 for 2022



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**WILSON BRITT**

LAND SPECIALIST

C: 662-299-2367

O: 662-846-1425

[wilson@smalltownproperties.com](mailto:wilson@smalltownproperties.com)

701 W. Sunflower Rd - Cleveland, MS 38732

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.

Opportunity awaits here on The Carroll 136! Whether you are looking for a cattle or horse farm, a prime hunting spot, or just a quiet homestead, look no further than this 136± acre multi-use property in Carroll County, MS. Conveniently located just outside of Blackhawk, this property is easily accessible from Highway 430.



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An established framework for a livestock environment currently exists. Take advantage of the rolling grasslands vital for raising cattle or horses. A fence encompasses most of the land, with multiple pastures for herding. The native pastureland is an ideal set up for grazing livestock, with the main vegetation being grass and non-woody plants. Hay production is an additional benefit of this property.



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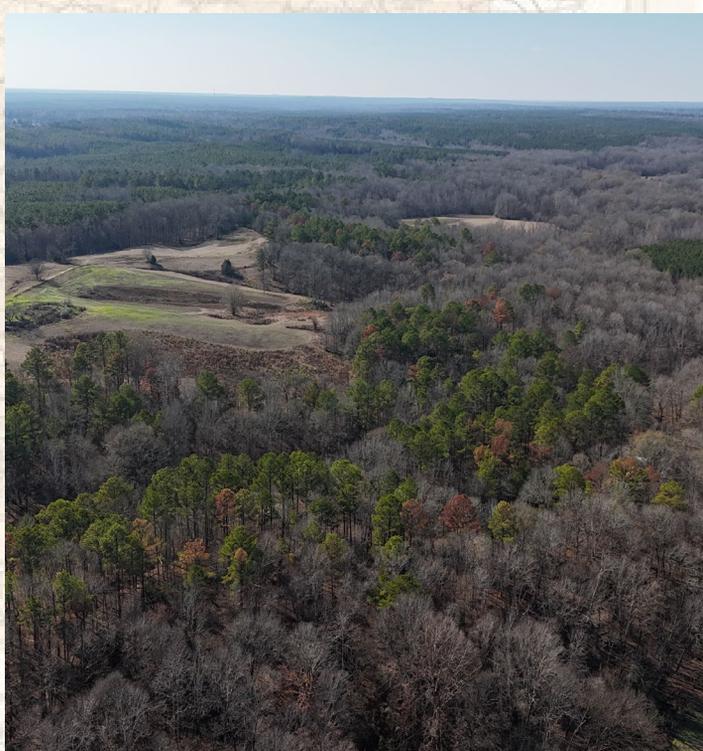
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If cattle aren't your style, the 43± acres of pastureland serves as a blank slate for a managed wildlife plan. Vegetation and trees can be left to grow, which will allow for more bedding and nesting areas. The pastures can also be converted into food plots for deer and turkey. Upon initial inspection, deer tracks covered the land. While there is not an established dove field, there is a large dove population.



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The remaining 85± acres mainly consists of mature hardwoods and a 1.5± acre pond. Murdock Creek borders the property to the north, providing an excellent water source for all wildlife. Call Wilson Britt today for your private showing of the Carroll 136.



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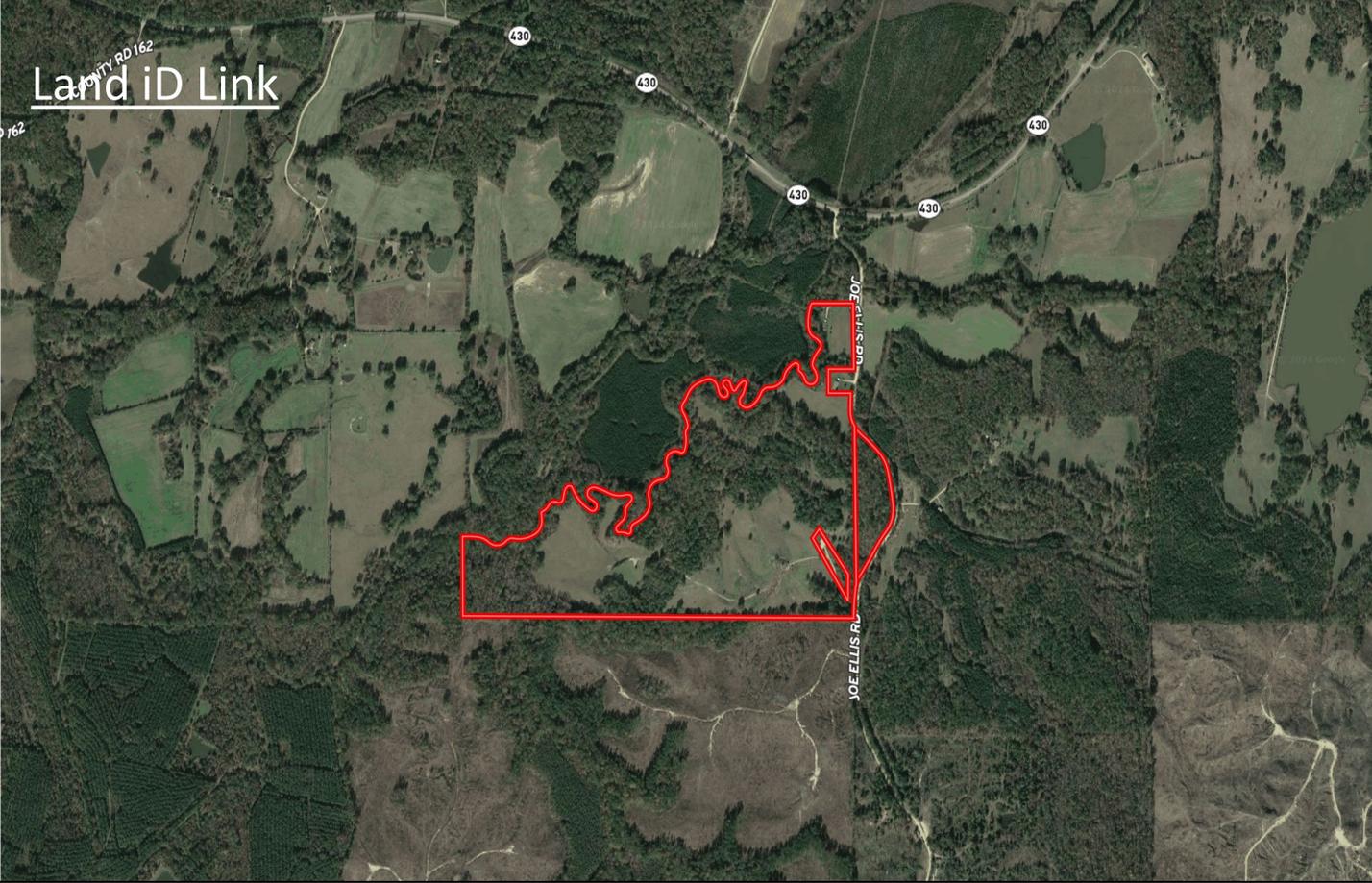
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Land iD Link



Google Map Link



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