

74.5± ACRES
WITH A BARNDOMINIUM
CARROLL COUNTY, MS
\$495,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (662) 846-1425

THE CARROLL 74.5

PROPERTY PROFILE

LOCATION:

- 3971 County Road 186
Carrollton, MS 38917
- Carroll County
- 13± Miles E of Greenwood
- 94± Miles N of Madison

COORDINATES:

- 33.53587, -90.03437

PROPERTY USE:

- Residential
- Recreational
- Hunting
- Mixed Timber

PROPERTY INFORMATION:

- 74.5± Acres
- 2,430± SF Barndominium
- 3 Bed/3 Bath
- 288± SF Workshop
- Three Car Garage
- Two Stocked Fishing Ponds

TAX INFORMATION:

- 2023 - \$902.78
- Parcel 68010014000



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WILSON BRITT

LAND SPECIALIST

C: 662-299-2367

O: 662-846-1425

wilson@smalltownproperties.com

701 W. Sunflower Rd - Cleveland, MS 38732

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE CARROLL 74.5

INTRODUCING THE CARROLL 74.5! NESTLED JUST INSIDE THE HILLS OF CARROLL COUNTY, MISSISSIPPI IS YOUR PERFECT HOMESTEAD AND RECREATIONAL PLAYGROUND. As you enter the property from the west, a secluded gravel driveway takes you to a 2,430± square foot barndominium. Upon entering the rustic home, you are met with the warmth and coziness of hardwood floors and pine ceilings. There is a total of three bedrooms and three bathrooms, with the primary suit being on the first level. The upstairs has two bedrooms and a Jack-and-Jill bathroom. A wrap-around-porch encompasses the home, creating the ideal setting for morning coffee on serene mornings that is complete with an open yard and a fenced-in back yard. A three-car garage and 288± square foot workshop are on site. This place would make an excellent family home or hunting camp for the future owners.



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MORE ABOUT THE CARROLL 74.5

The homestead sits on 74.5± acres with a rolling topography, and activity is bustling during all four seasons. Two small, stocked ponds offer fishing and summertime fun for the whole family. A small gazebo sits near one pond, a perfect setting for picnics and relaxing afternoons. Multiple shooting lanes and food plots are found throughout. Mixed hardwoods encompass most of the property with several openings for food plots. The ponds also serve as a water source for the abundant wildlife. The owners have harvested many mature whitetails through the years; and turkeys were spotted upon initial inspection of the property.

**To schedule a private tour of this
Carrollton gem, call Wilson Britt today!**



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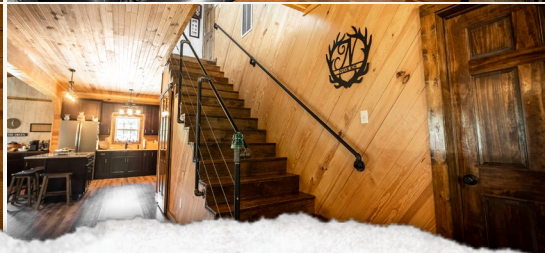
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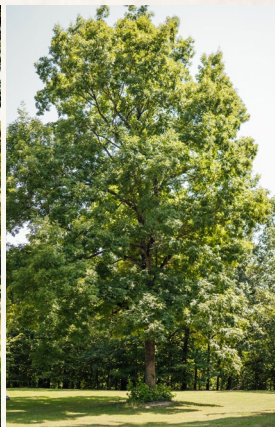
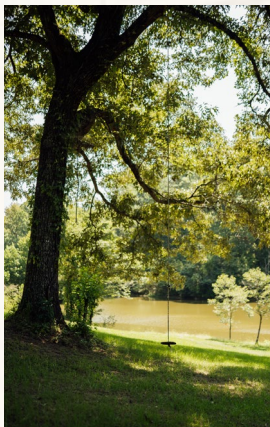
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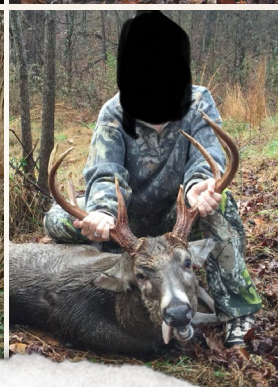
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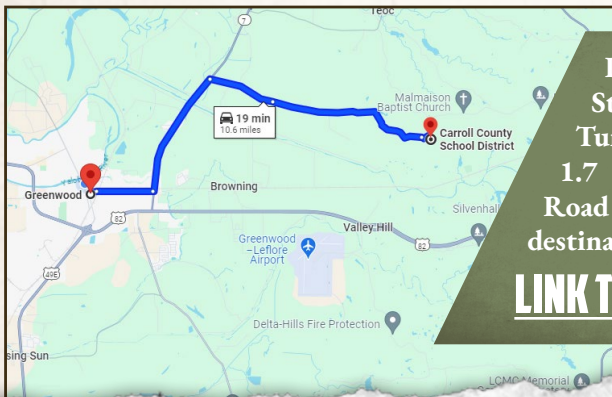
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land id. LINK



Directions From Greenwood, MS:
Start on MS-7 N and drive 3.2 miles.
Turn right onto Co Rd 318 and drive 1.7 miles. Continue onto Malmaison Road for 4.1 miles. Turn right and your destination is 0.2 miles.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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