



**43± ACRES**  
**CARROLL COUNTY, MS**  
**\$145,000**



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**OFFICE (662) 846-1425**



# THE CARROLL 43

## PROPERTY PROFILE

### LOCATION:

- Carroll County, MS
- 26± Miles NE of Greenwood
- 96± Miles N of Madison

### COORDINATES:

- 33.67478, -89.88495

### PROPERTY USE:

- Recreational
- Deer, Turkey, and Small Game Hunting
- Fishing
- Potential Home Site

### PROPERTY INFORMATION:

- 43± Total Acres
- 13± Acre Block of Cutover
- Five Established Food Plots
- 12'x32' Shed
- Small Stocked Pond
- Mixed Hardwoods and Pines
- Utilities Connected

### TAX INFORMATION:

2023 - \$141.45

- Parcel 4210003002



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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.



# WELCOME TO THE CARROLL 43

CONVENIENTLY LOCATED BETWEEN CARROLLTON, MS AND GRENADA, MS, LIES THE PERFECT WEEKEND GETAWAY...THE CARROLL 43! Situated beyond County Road 403 and a private gate, this 43± acre Carroll County property offers seclusion and privacy!

With mixed hardwoods over 33 years old, this is an ideal place for deer bedding and turkey roosting, both seasonally abundant. Five food plots are currently established with three box stands. Upon initial inspection, the property was loaded with deer tracks! Of the 43± total acres, a 13± acre block of cutover has been replanted in oaks and persimmon trees... a whitetail sanctuary!!! Summertime provides loads of fun with a small pond loaded with black crappie, shellcracker, bluegill bream, and largemouth bass! If you are interested in building your dream home or cabin, there are multiple home sites to choose from and utilities are connected. Additionally, a 12'x32' shed is in place, offering electricity, gas and water hook-up. Use this spot to stay dry, take a nap or store your hunting gear. Located approximately 26 miles northeast of Greenwood, you can be hunting within minutes!

**The Carroll 43 is worth considering soon.  
Contact Wilson Britt today to schedule a private showing!**



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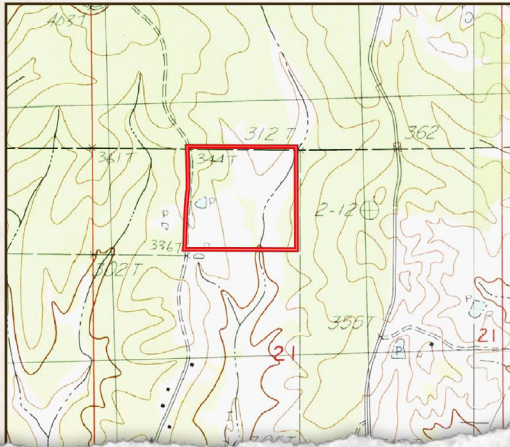
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CARROLL COUNTY, MISSISSIPPI

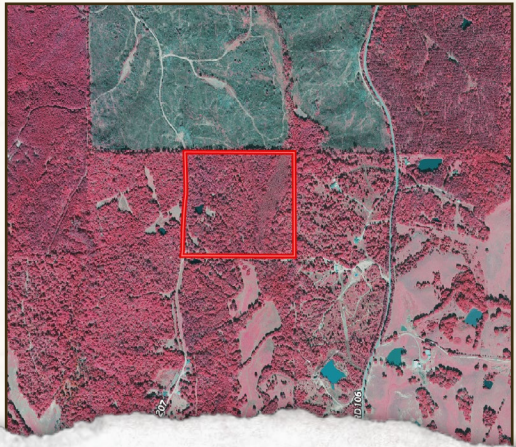
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## TOPOGRAPHY MAP



## INFRARED MAP



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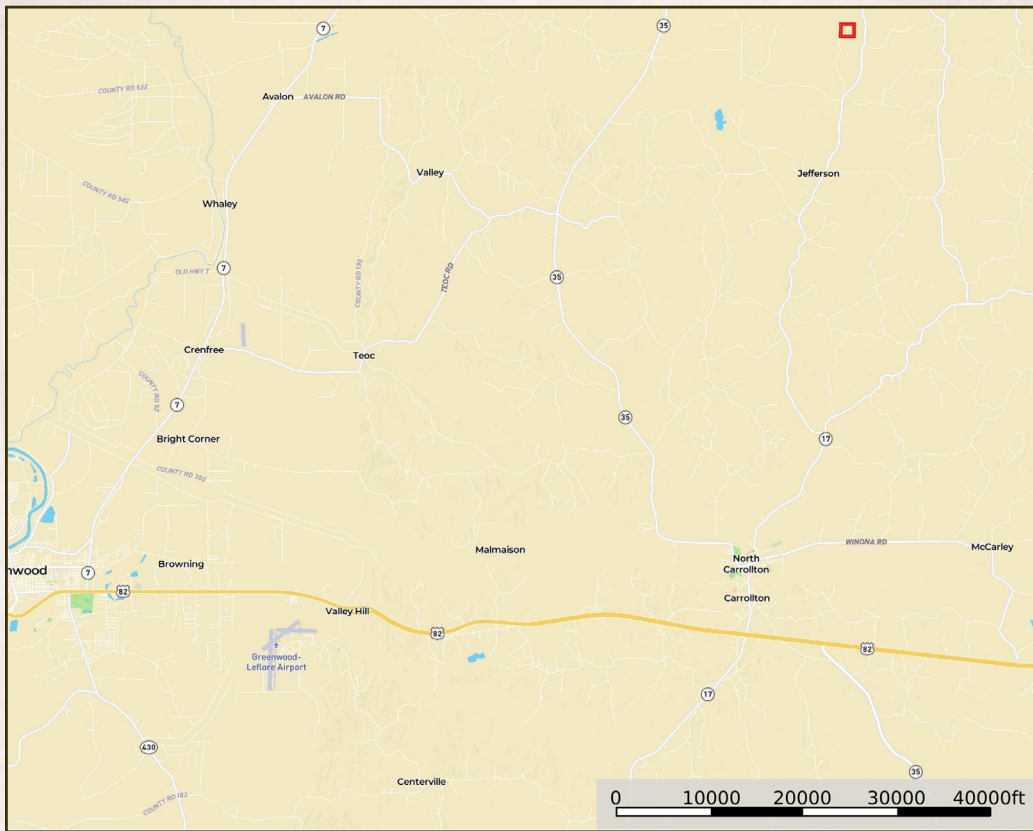
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Directions from Greenwood, MS: Travel Carrollton Avenue to MS-7 N and drive 1.6 miles. Continue on MS-7 N. Take Teoc Road, MS-35 N and County Road 101 to County Road 207 in Carroll County and drive 22.9 miles. Turn left onto County Road 207 and in 1.4 miles the destination will be on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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