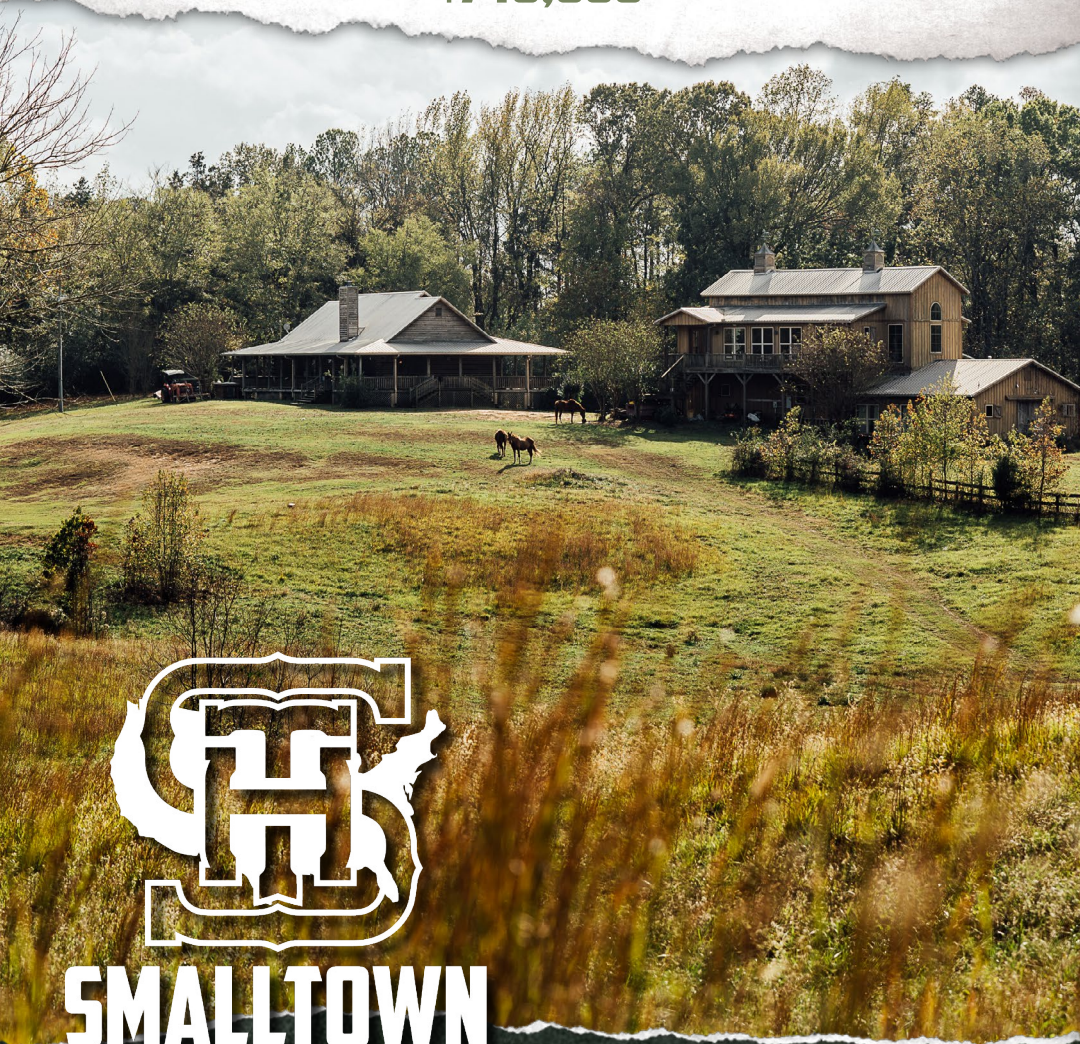


76.2± ACRES

LOG CABIN | CYPRESS BARN | BARNDOMINIUM
CARROLL COUNTY, MS

\$740,000



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (769) 888-2522

THE CARROLL 76.2

PROPERTY PROFILE

LOCATION:

- 4600 CR 23
Coila, MS 38923
- Carroll County
- 5.1± Miles West of Coila
- 17± Miles South of Greenwood

COORDINATES:

- 33.40544, -90.03039

PROPERTY USE:

- Residential
- Recreational
- Equestrian
- Hunting
- Mini-Farm
- Investment

PROPERTY INFORMATION:

- 76.2± Acres
- 4,921± Total SqFt of Living Space
- 3 Bed/3 Bath Log Cabin
- Cypress Barn with 4 Horse Stalls
- 4 Bed/2 Bath Barndominium
- 1.6± Acre Pond
- Rolling Pasture
- Scattered Timber
- Great Deer and Turkey Hunting

TAX INFORMATION:

2023 - \$5059.77

- Parcel #: 088-19-0013000



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Information is believed to be accurate but not guaranteed.

WELCOME TO THE CARROLL 76.2

WELCOME TO THE CARROLL 76.2, LOCATED JUST EAST OF GRAVEL HILL IN CARROLL COUNTY, MISSISSIPPI. This farm is set up for horse lovers looking for a place in the Mississippi Hills. As you pull through the gate, you will notice the rolling pasture and scattered timber with the driveway winding to the log cabin. Constructed in 2009, the cabin offers three bedrooms and three bathrooms, and the interior is all wood with a real wood-burning stone fireplace in the great room. The kitchen features an AGA stove/oven, a farmhouse sink, and a Sub-Zero refrigerator. Outside, you will find a wraparound porch overlooking the 1.6± acre pond and pasture so you can take in beautiful views of your property from every direction. Also, the cabin is equipped with a Generac generator.



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MORE ABOUT THE CARROLL 76.4

In addition to the cabin and land, the Carroll 76.2 features a three-story, 4-stall cypress horse barn with a wash area, a game processing room with a walk-in cooler, and full living quarters above. You will enjoy the open floor plan, full kitchen, four bedrooms (two with built-in bunk beds), two bathrooms, a loft, and a sizable deck overlooking the pasture. The total taxed square footage for the cabin and living quarters above the barn is 4,921± square feet. This property has the capability of sleeping 18 in beds for those with a big family and/or all the friends.

The deer and turkey hunting in this area is great, with the property having a few nice wildlife plots and stand locations in place.

If you have been searching for a place to accommodate horses in the country, give Wilson Britt or Michael Oswalt a call today for your private tour of the Carroll 76.2!



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76.2 ± ACRES WITH A LOG CABIN, CYPRESS BARN AND BARNDOMINIUM

CARROLL COUNTY, MISSISSIPPI



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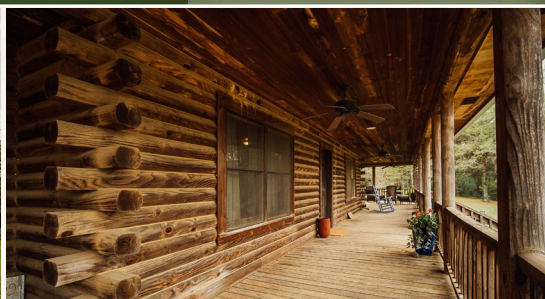
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76.2 ± ACRES WITH A LOG CABIN, CYPRESS BARN AND ESTATE DOMINION

CARROLL COUNTY, MISSISSIPPI



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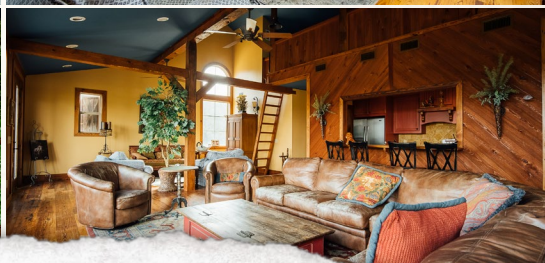
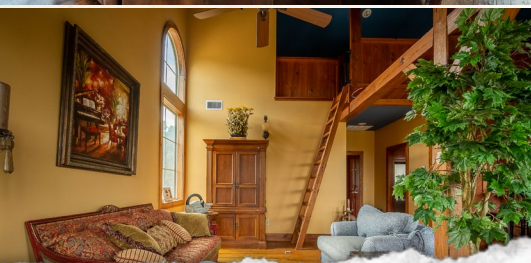
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CARROLL COUNTY, MISSISSIPPI

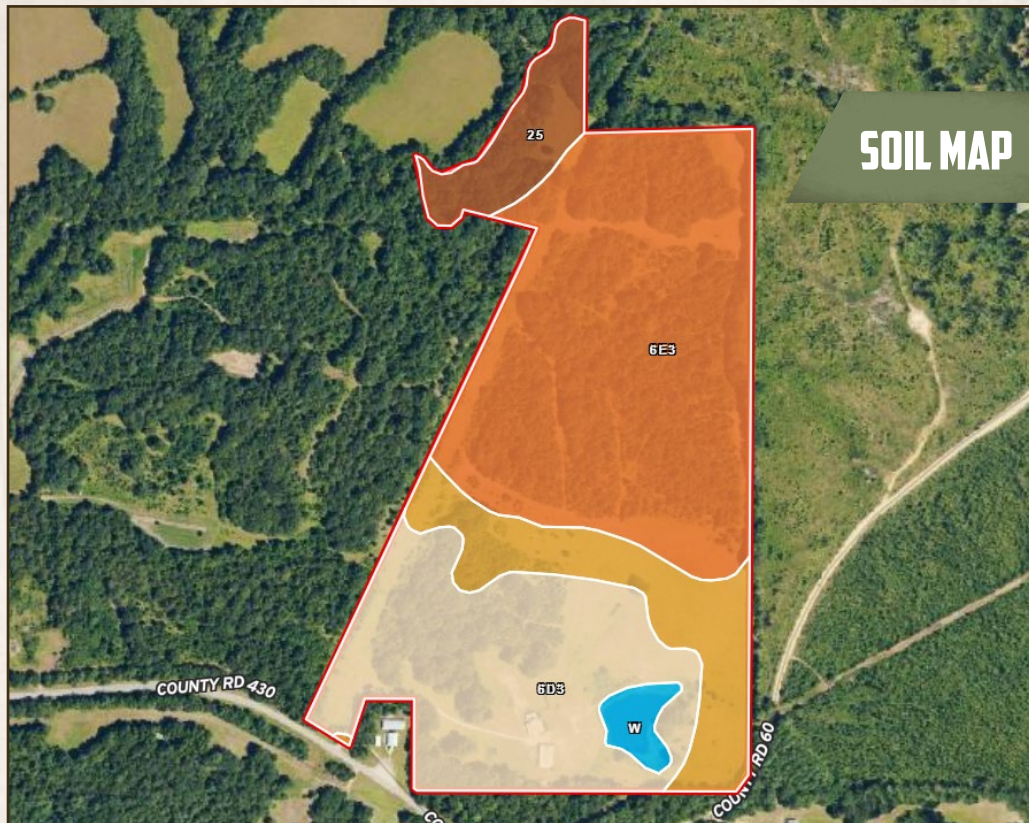


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SOIL MAP

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
6E3	Memphis silt loam, 12 to 40 percent slopes, severely eroded	37.12	48.42	0	18	7e
6D3	Memphis silt loam, 8 to 12 percent slopes, severely eroded	22.72	29.63	0	75	6e
6C3	Memphis silt loam, 5 to 8 percent slopes, severely eroded, south	10.29	13.42	0	77	4e
25	Morganfield silt loam, 0 to 2 percent slopes, occasionally flooded	4.98	6.5	0	77	2w
W	Water	1.56	2.03	0	-	-
TOTALS		76.67	100%	-	46.28	5.95



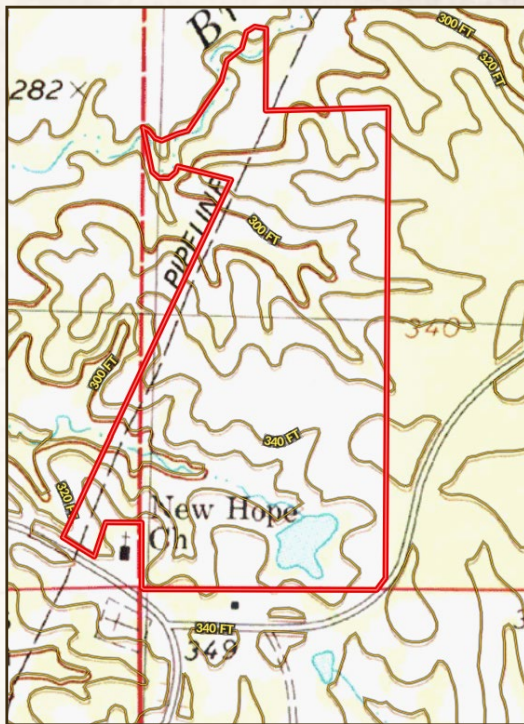
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CARROLL COUNTY, MISSISSIPPI

land **id.** LINK



Directions From MS-17 in Coila, MS:
Travel 0.4 miles north on MS-17 N.
Turn left at the 1st cross street onto Co
RD 60 and proceed 3.0 miles. Turn left
to stay on Co Rd 60 and travel 1.4 miles.
Turn right onto Co Rd 23/Co Rd 430 and
the destination will be on the left.

LINK TO GOOGLE MAP DIRECTIONS



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