

85± ACRES WITH A HOME CALHOUN COUNTY, MS

\$212,500



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (769) 888-2522

THE CALHOUN 85

PROPERTY PROFILE

LOCATION:

- 44 Armstrong Road
Pittsboro, MS 38951
- Calhoun County
- 3± Miles SE of Bruce
- 7± Miles NE of Calhoun City
- 30± Miles SE of Oxford

COORDINATES:

- 33.9716, -89.287

PROPERTY USE:

- Recreational
- Hunting
- Residential

PROPERTY INFORMATION:

- 85± Acres
- 1 Bed/1 Bath Home
- Front Porch and Rear Deck
- Hardwood/Pine Timber Mix
- Thompsons Creek Frontage
- Deer and Turkey Hunting
- Power and Water in Place

TAX INFORMATION:

- 2024 Taxes: \$890.97
- Parcel # 150200-009-00-10



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MICHAEL OSWALT, ALC

PRINCIPAL BROKER

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4848 Main St. - Flora, MS 39071

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Information is believed to be accurate but not guaranteed.

WELCOME TO THE CALHOUN 85

WELCOME TO THE CALHOUN 85, LOCATED JUST THREE MILES SOUTHEAST OF BRUCE, MS. The stage is set for this to be an excellent recreational getaway with an old home, timber, creeks, and great hunting opportunities. This 85± acre Calhoun County property has been dormant for many years and is waiting for a new life.

The 1,319± square foot home was constructed in 1940 and features one bedroom, one bathroom, a kitchen, a living room, a laundry room, and a dog trot. Outside you find a welcoming front porch and rear deck. The utility providers include Pontotoc EPA and the City of Pittsboro for water. The home needs work but would make a fine camp. As you leave the home, the roads have grown up over time and will need some attention. The timber makeup includes a hardwood/pine mix with some older growth scattered around. Traversing the property, you will cross Thompsons Creek and another small tributary. The creeks provide a year-round water source and natural travel corridor for the animals. From a wildlife standpoint, deer sign was plentiful, and most likely there are turkeys galore. The location is convenient, being roughly seven miles northeast of Calhoun City and 30 miles southeast of Oxford, MS.

If you are searching for a project farm with a ton of upside and recreational potential, give Michael Oswalt a call today for your private tour of the Calhoun 85.



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85 ± ACRES WITH A HOME CALHOUN COUNTY, MISSISSIPPI



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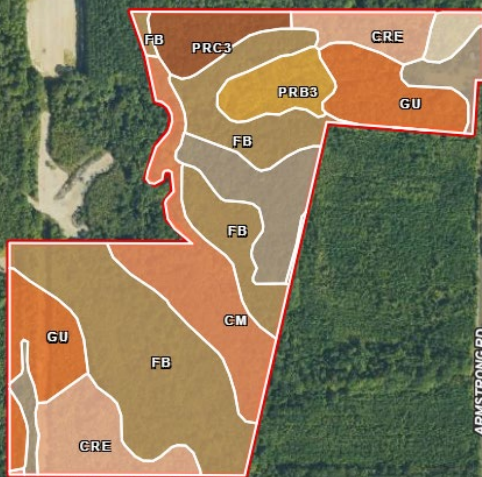
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SOIL MAP



| SOIL CODE | SOIL DESCRIPTION | ACRES | % | CPI | NCCPI | CAP |
|-----------|---|----------|-------|-----|-------|------|
| Fb | Falya silt loam, local alluvium (oaklimer) | 32.85 | 37.39 | 0 | 79 | 2w |
| Gu | Gullied land | 12.41 | 14.12 | 0 | - | 7e |
| Cm | Collins silt loam, local alluvium (oaklimer) | 11.44 | 13.02 | 0 | 79 | 2w |
| CrE | Cuthbert, Dulac, and Ruston soils, 12 to 35 percent slopes (sweatman, providence and smithdale) | 10.44 | 11.88 | 0 | 43 | 7e |
| DuC3 | Dulac silt loam, 5 to 8 percent slopes, severely eroded | 10.41 | 11.85 | 0 | 29 | 4e |
| PrC3 | Providence silt loam, 5 to 8 percent slopes, severely eroded | 4.47 | 5.09 | 0 | 39 | 4e |
| PrB3 | Providence silt loam, 2 to 5 percent slopes, severely eroded | 4.35 | 4.95 | 0 | 38 | 3e |
| DuD3 | Dulac silt loam, 8 to 12 percent slopes, severely eroded | 1.49 | 1.7 | 0 | 42 | 6e |
| TOTALS | | 87.86() | 100% | - | 52.95 | 3.76 |



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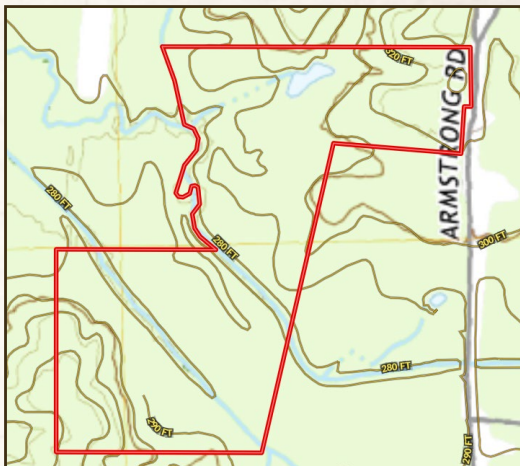
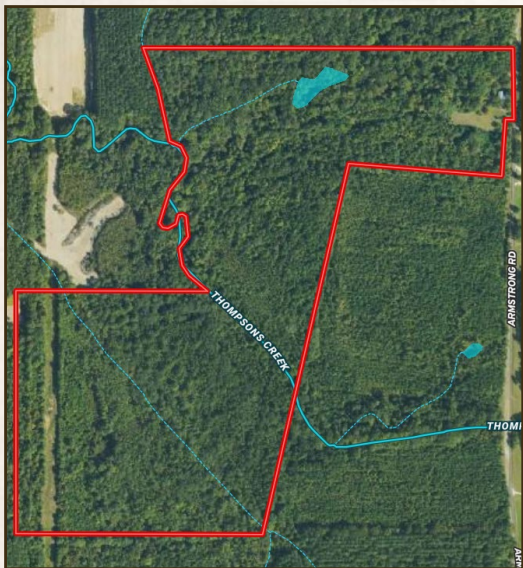
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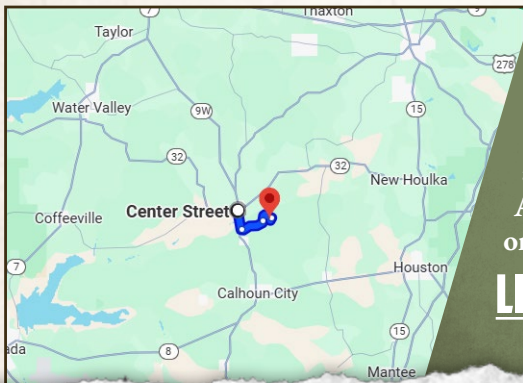
land id. **LINK**

TOPOGRAPHY MAP



Directions from MS-9S in Bruce, MS: Travel south on MS-9S/S Pontotoc Road towards United Drive and continue to follow MS-9 S for 2.2 miles. Turn left onto Old Town Road and proceed 2.9 miles. Continue onto Co Rd 102/Old Town-Lloyd Road and travel 1.5 miles. Turn right onto Armstrong Road and the property will be on the right.

LINK TO GOOGLE MAP DIRECTIONS



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