

57.9± Acres in Carroll County, MS

\$172,500



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE

769-888-2522 office

Property Profile

The Carroll 57.9

Location:

- Carroll County, MS
- Frontage on County Road 52
- 7± Miles West of Vaiden
- 75± Miles North of Madison

Coordinates:

- 33.347797, -89.874722

Property Information:

- 57.9± Surveyed Acres
- Hardwood-Pine Mixture
- Tons of Oaks
- Established Trails
- Outstanding Deer and Turkey Population
- Utilities Nearby

Property Use:

- Hunting
- Potential Cabin Site

Tax Information:

- Parcel 128-10-0005000: \$2.85 for 2022
- Parcel 128-10-0006001: \$113 for 2022
- Part of Parcel 128-09-0008000: Estimated \$45 for 2022



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ADAM HESTER

ASSOCIATE BROKER

C: 601-506-5058

O: 769-888-2522

adam@smalltownproperties.com

P.O. Box K - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.



Turkey, deer and big oaks: the Carroll 57.9 packs a mighty punch! Located in Carroll County, MS, this 57.9± surveyed acre tract is a 10-minute drive west of Vaiden, and just over an hour north of Madison. There is ample frontage along County Road 52 with power and water available nearby. The Carroll 57.9 is an ideal place for the avid deer and turkey hunter. The property features a nice mixture of pine and hardwoods across rolling terrain with an established trail system, seasonal creek, old pond and two food plots.



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If you are a deer hunter, this property gives you options. In addition to the food plots, there are a ton of large red and white oak species. The gentle terrain creates great vantage points over the creek bottom and transition zones from the open canopy timber to the gum and pine thickets. For the turkey nuts, the Carroll 57 has you covered! You will be hard pressed to walk this property and not find dropped feathers or turkey scratching along the hillsides. The large timber, along the creek and hilltops, is an optimal location for your birds to roost.



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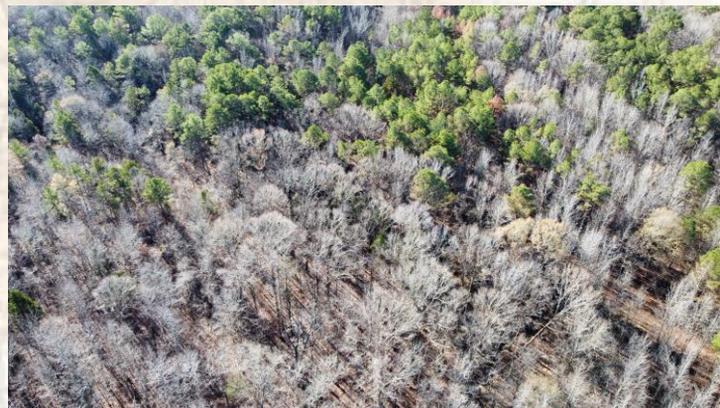
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The Carroll 57.9 checks many boxes. If you are in the market for an outstanding recreational tract with good looking timber, give it a look today!



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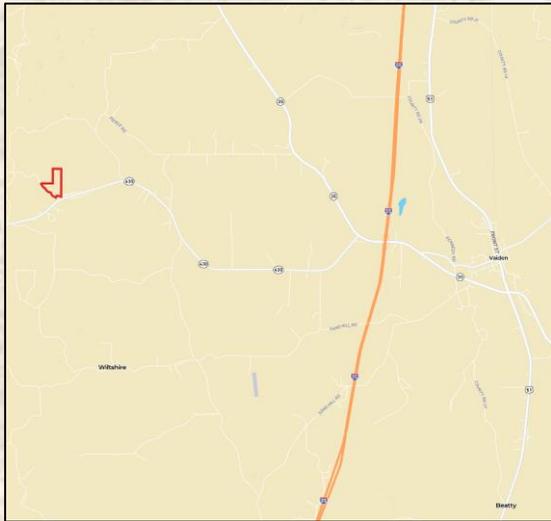
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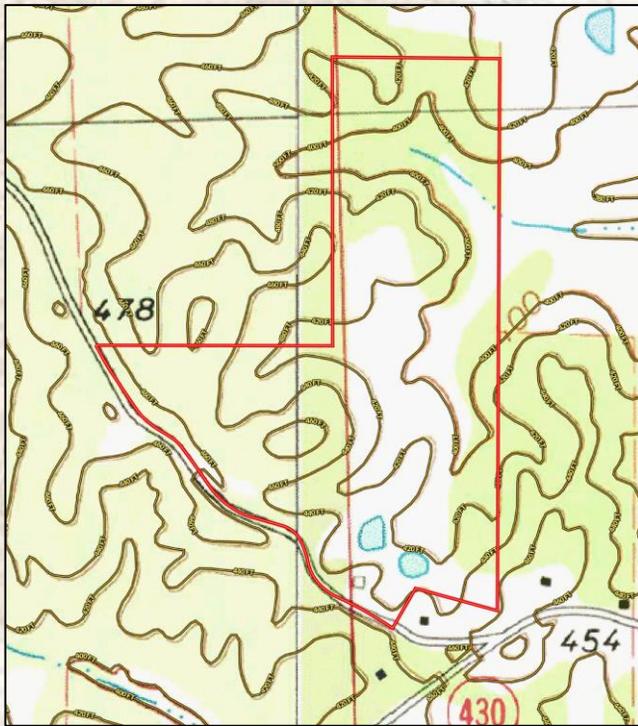
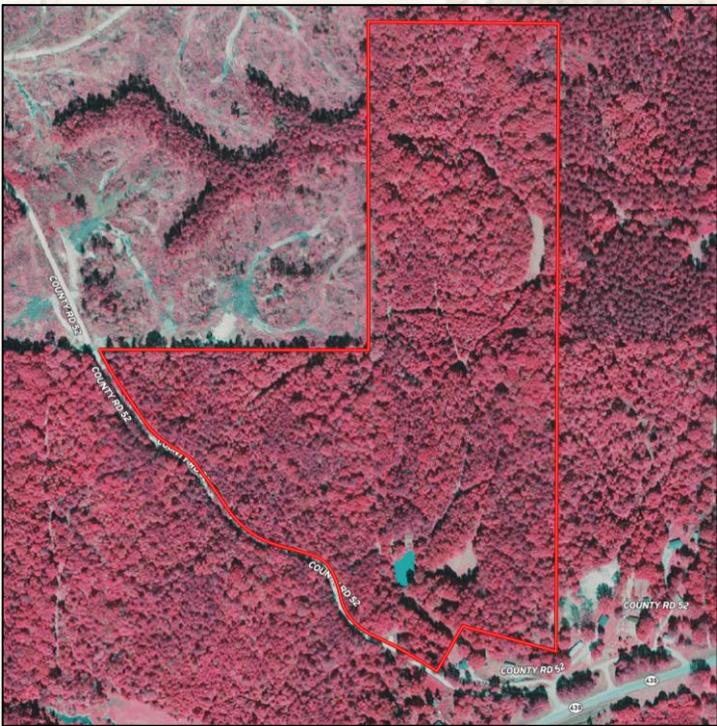
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[Interactive Map Link](#)

[Google Map Link](#)



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