



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

MS FIVE STAR HUNTING CLUB
1,445± ACRES
CARROLL COUNTY, MS
\$7,600,000



OFFICE (662) 846-1425 | WWW.SMALLTOWNPROPERTIES.COM

THE CARROLL 1,445

MS FIVE STAR HUNTING CLUB

PROPERTY PROFILE

PROPERTY INFORMATION:

- 1,445± Total Acres
- 1,000± Acre Tupelo Gum and Cypress Brake
- 50± Acres of Established Food Plots (Deer/Duck)
- Endless Duck Holes
- Numerous Water Control Structures
- 5,000± SF Cabin on Stilts
 - Five Private Suites
 - Common Area with Kitchen and Additional En-Suite
 - Wrap Around Porch
 - Private Well

PROPERTY USE:

- Recreational
- Hunting Club/Outfitter
- Corporate Retreat Space
- Timber Investment
- Deer, Duck, Turkey, and Small Game Hunting

LOCATION:

- Teoc, MS 38917
- Carroll County
- 9± Miles NE of Greenwood
- 70.4± Miles SW of Oxford
- 91± Miles N of Madison
- Accessible from MS Highway 7 N

COORDINATES:

- 33.61442, -90.09319

TAX INFORMATION:

Total Taxes: \$7,495.79 for 2023

- Parcel 22090001000: \$5,276.40
- Parcel 22090003000: \$282.60
- Parcel 22090004000: \$267.08
- Parcel 22100001000: \$1,238.54
- Parcel 2111000800W: \$254.44
- Parcel 21110012000: \$78.91
- Parcel 21110008000: \$97.82



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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 1,445

INTRODUCING THE CARROLL 1,445 – A RARE OPPORTUNITY OF PRIVATE LAND OWNERSHIP. Currently known as MS Five Star Hunting Club, this Carroll County, MS diamond is the complete sportsman package and its wildlife diversity is unmatched, with some trophy harvest evidence to prove it!

Formed in the late 1970s, MS Five Star has been a premier hunting club for over four decades. The 1,445± acre contiguous tract is situated nine miles northeast of Greenwood, on the edge of Carroll and Leflore Counties.

**CLICK HERE
OR SCAN THE CODE
TO WATCH A VIDEO
ABOUT THIS PROPERTY**



WATCH NOW



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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.

THE CARROLL 1,445 SHARKEY BAYOU & DUCK HUTNING

THE CENTER OF THE PROPERTY IS THE SHINING STAR: SHARKEY BAYOU. A natural slough of cypress trees, tupelo gum trees, and buck brush, Sharkey Bayou has been a landmark for waterfowl for hundreds of years. Due to its size of over 1,000 acres, it provides vast opportunities for the avid duck hunter with endless hunting setups, wind directions, and locations. As the water in the bayou gets low, natural grasses grow, giving ducks a natural food source. Access to the Sharkey Bayou proves to be an easy task, as the water floods to a covered boat dock located behind the lodge...a morning boat ride that will never get old.

Through the years, a levee and water control structures were established on the south side of the bayou for the purpose of planting food and flooding green timber that produces acorns to enhance the duck habitat. A well is used to pump these particular holes.



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

WILSON BRITT

LAND SPECIALIST

C: 662-299-2367

O: 662-846-1425

wilson@smalltownproperties.com

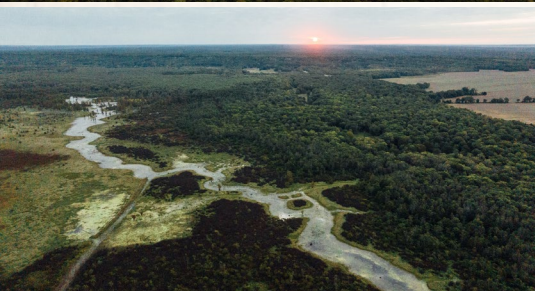
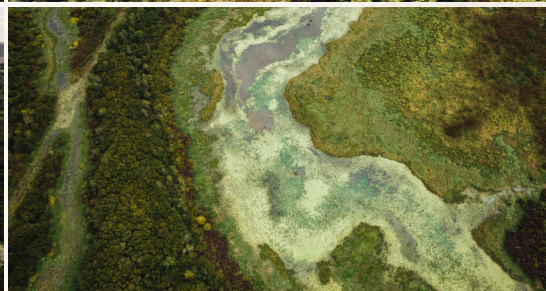
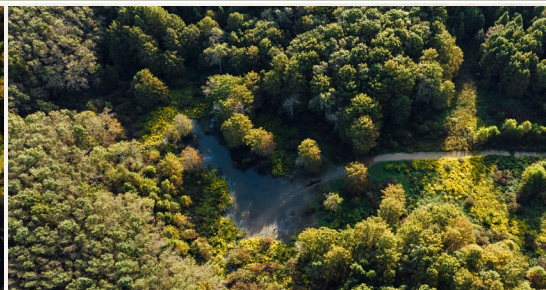
701 W. Sunflower Rd - Cleveland, MS 38732

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

1,445 ± ACRES | MS FIVE STAR HUNTING CLUB

CARROLL COUNTY, MISSISSIPPI



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

WILSON BRITT

LAND SPECIALIST

C: 662-299-2367

O: 662-846-1425

wilson@smalltownproperties.com

701 W. Sunflower Rd - Cleveland, MS 38732

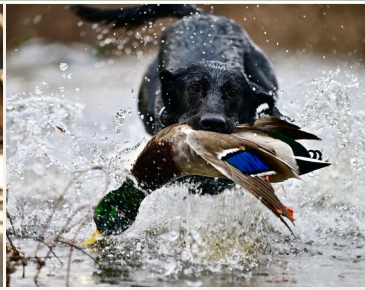
smalltownproperties.com

Information is believed to be accurate but not guaranteed.

1,445 ± ACRES | MS FIVE STAR HUNTING CLUB

CARROLL COUNTY, MISSISSIPPI

DUCKS



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

WILSON BRITT

LAND SPECIALIST

C: 662-299-2367

O: 662-846-1425

wilson@smalltownproperties.com

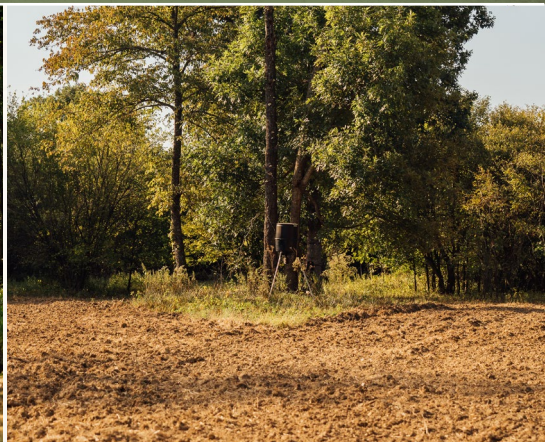
701 W. Sunflower Rd - Cleveland, MS 38732

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

THE CARROLL 1,445 DEER HUNTING

WHILE MS FIVE STAR IS KNOWN FOR WATERFOWL HUNTING, THE DEER GAME IS SOME OF THE BEST IN THE DELTA. Large Mississippi whitetails roam the hundreds of acres of mixed hardwood and cypress trees. Agriculture fields border the property to the south, allowing the deer to feed on high protein crops during the summer months. Approximately ten acres of deer food plots are currently planted. Multiple deer have been seen with each property visit.



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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.

1,445 ± ACRES | MS FIVE STAR HUNTING CLUB

CARROLL COUNTY, MISSISSIPPI

DEER



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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.

THE CARROLL 1,445 THE CABIN & COMMON AREA

AS YOU ENTER THE PROPERTY FROM THE WEST, A GRAVEL ROAD TAKES YOU DIRECTLY TO A 5,000± SQUARE FOOT CABIN. Built on stilts, the cabin features five private suites, and is large enough to host multiple groups. There is a sixth living space connected to a common area with a fireplace and kitchen. This can be utilized for a caretaker or a master suite. Since the cabin is on stilts, there is additional square footage to keep boats, ATVs, and other necessities. Storage and workspace is not an issue, as multiple shops and a pole barn are in place. Additional features include a hunting storage room, a hunting locker room, a cleaning shed, and dog kennels.



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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.

1,445 ± ACRES | MS FIVE STAR HUNTING CLUB

CARROLL COUNTY, MISSISSIPPI

CABIN



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

WILSON BRITT

LAND SPECIALIST

C: 662-299-2367

O: 662-846-1425

wilson@smalltownproperties.com

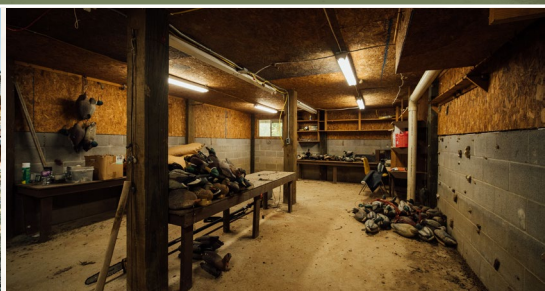
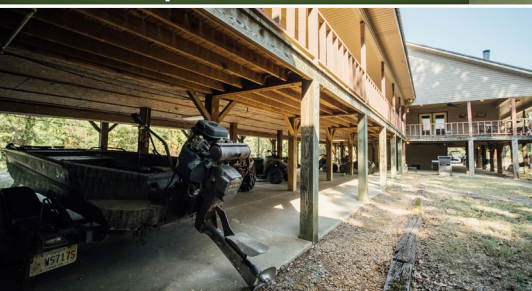
701 W. Sunflower Rd - Cleveland, MS 38732

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

1,445 ± ACRES | MS FIVE STAR HUNTING CLUB

CARROLL COUNTY, MISSISSIPPI



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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.

THE CARROLL 1,445 MORE OPPORTUNITIES

A GREAT INTERNAL ROAD SYSTEM ENCOMPASSES THE 1,445± ACRE TRACT, PROVIDING EASE OF ACCESS TO ANY CHOICE OF HUNTING. The location is unique for the Mississippi Delta, presenting the freedom to harvest all types of wildlife.

Passive income is an opportunity for this property through timber investment. Due to the size and age of the hardwoods, it would be beneficial to select-cut some timber. This will also allow for a thick underbrush to grow...a whitetail haven!



TURKEY



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

WILSON BRITT

LAND SPECIALIST

C: 662-299-2367

O: 662-846-1425

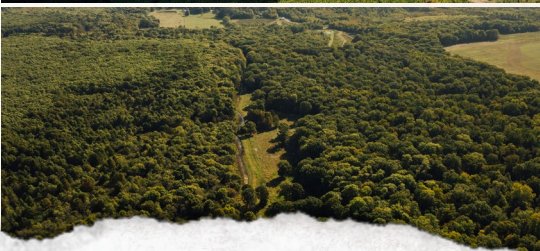
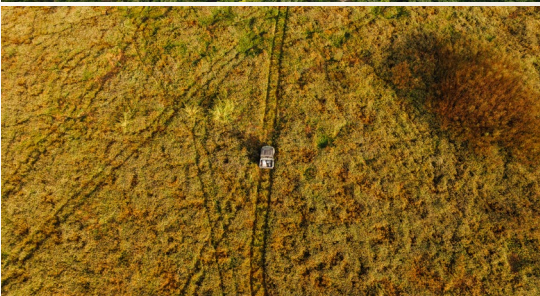
wilson@smalltownproperties.com

701 W. Sunflower Rd - Cleveland, MS 38732

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

FOOD PLOTS



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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.

THE CARROLL 1,445 CALL TODAY!

The Carroll 1,445 provides seclusion, recreational enjoyment, and long-term investment. Whether you are wanting a private getaway, family or corporate retreat, or a place to start your own hunting club, MS Five Star is worth considering!

Call Wilson Britt today for your private showing.



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

WILSON BRITT

LAND SPECIALIST

C: 662-299-2367

O: 662-846-1425

wilson@smalltownproperties.com

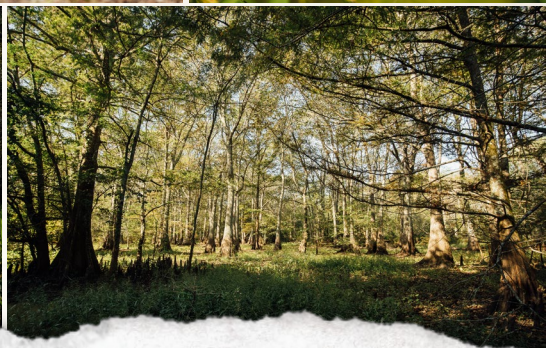
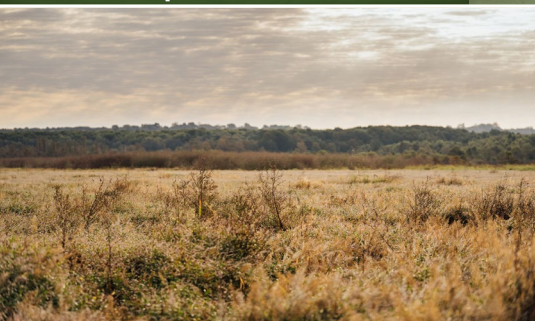
701 W. Sunflower Rd - Cleveland, MS 38732

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

1,445 ± ACRES | MS FIVE STAR HUNTING CLUB

CARROLL COUNTY, MISSISSIPPI



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

WILSON BRITT

LAND SPECIALIST

C: 662-299-2367

O: 662-846-1425

wilson@smalltownproperties.com

701 W. Sunflower Rd - Cleveland, MS 38732

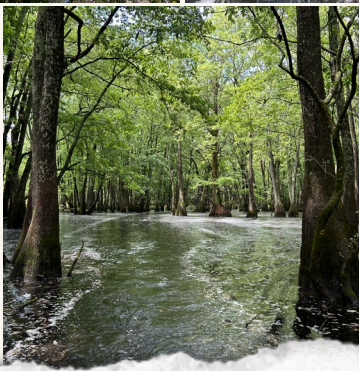
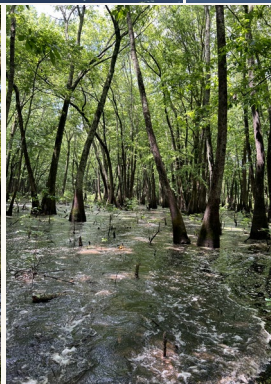
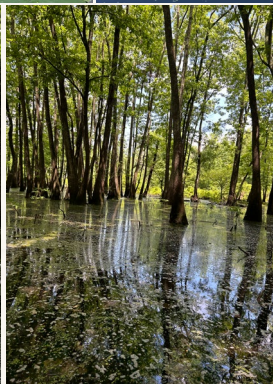
smalltownproperties.com

Information is believed to be accurate but not guaranteed.

1,445 ± ACRES | MS FIVE STAR HUNTING CLUB

CARROLL COUNTY, MISSISSIPPI

IN THE SUMMER



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

WILSON BRITT

LAND SPECIALIST

C: 662-299-2367

O: 662-846-1425

wilson@smalltownproperties.com

701 W. Sunflower Rd - Cleveland, MS 38732

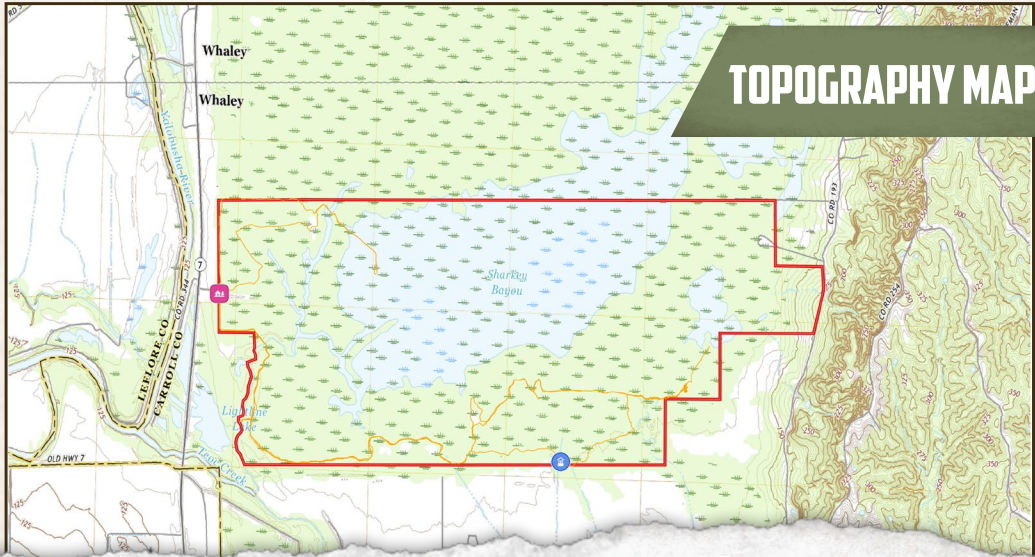
smalltownproperties.com

Information is believed to be accurate but not guaranteed.

1,445 ± ACRES | MS FIVE STAR HUNTING CLUB

CARROLL COUNTY, MISSISSIPPI

land id. LINK



TOPOGRAPHY MAP



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

WILSON BRITT

LAND SPECIALIST

C: 662-299-2367

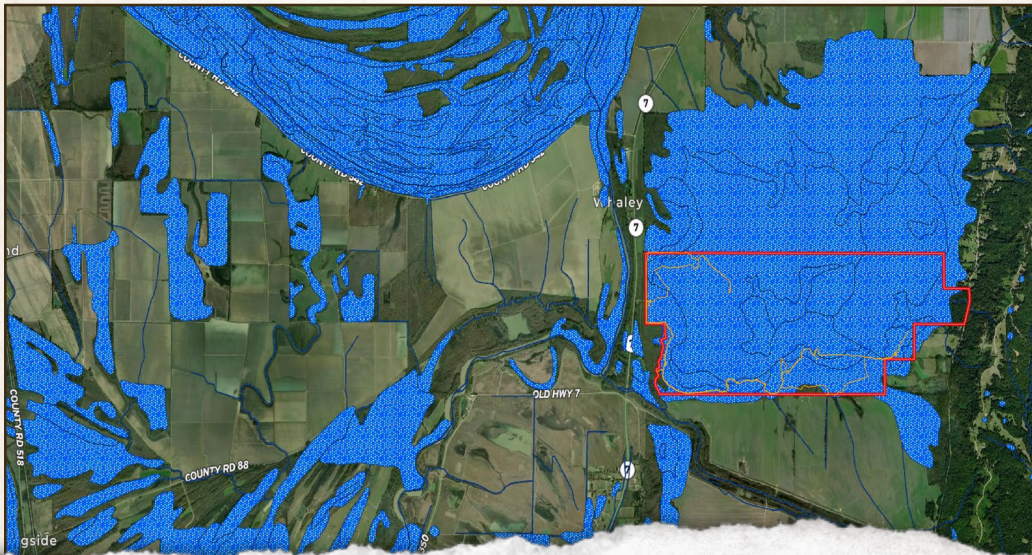
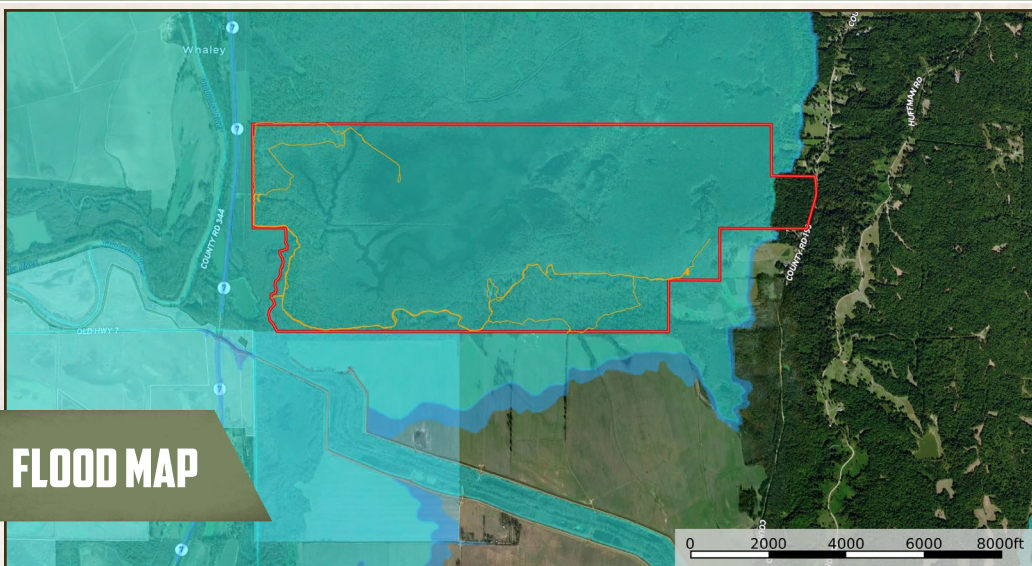
O: 662-846-1425

wilson@smalltownproperties.com

701 W. Sunflower Rd - Cleveland, MS 38732

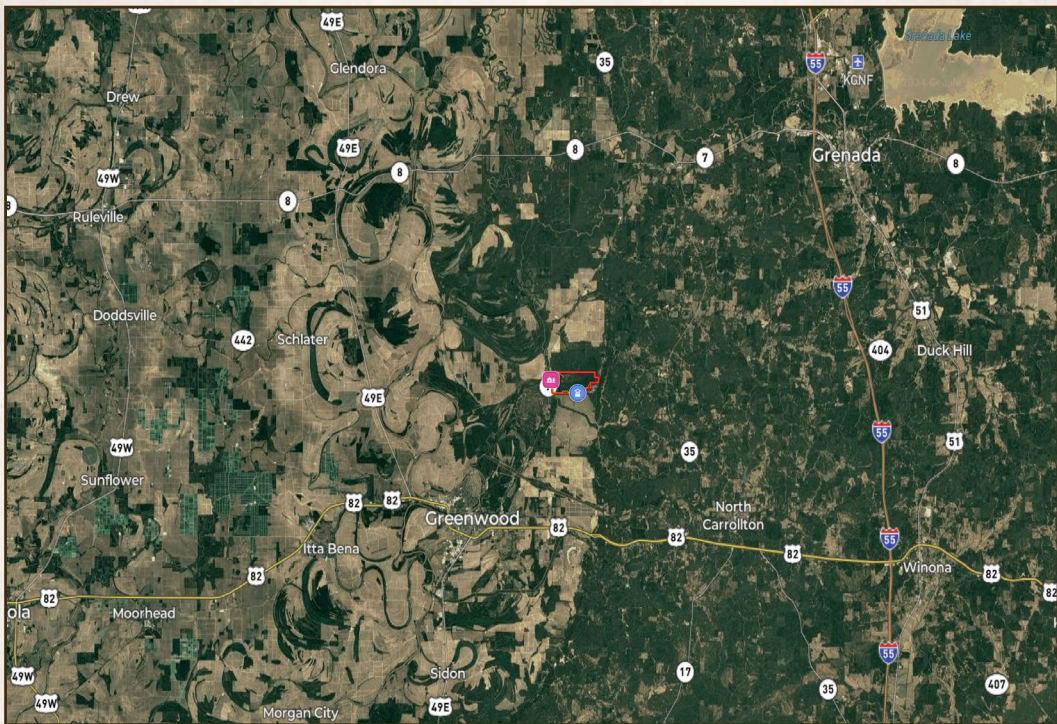
smalltownproperties.com

Information is believed to be accurate but not guaranteed.



1,445 ± ACRES | MS FIVE STAR HUNTING CLUB

CARROLL COUNTY, MISSISSIPPI



Directions from Greenwood, MS:
Proceed north on MS Highway 7 N for
7.5 miles. Turn right at the property.

[LINK TO GOOGLE MAP DIRECTIONS](#)



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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.