



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

**31.52± ACRES**  
**CALHOUN COUNTY, MS**  
**\$99,000**



OFFICE (662) 238-4077 | [WWW.SMALLTOWNPROPERTIES.COM](http://WWW.SMALLTOWNPROPERTIES.COM)

# THE CALHOUN 31.52

## PROPERTY PROFILE

### LOCATION:

- County Road 125  
Bruce, MS 38915
- Calhoun County
- 3.3± Miles NE of Bruce
- 13.5± Miles NE of Calhoun City
- 31.1± Miles SE of Oxford

### COORDINATES:

- 34.0208, -89.3219

### PROPERTY USE:

- Potential Home Sites
- Mini-Farm
- Recreational
- Investment

### PROPERTY INFORMATION:

- 31.52± Total Acres
- 12.4± Acres of Fenced Pasture
- Frontage on CR 125 and CR 128
- Multiple Home Sites
- Utilities on the Road
- Mt. Comfort Water Association
- Pontotoc EPA

### TAX INFORMATION:

2024 - \$96.56

- Parcel ID: 140400-007-05-20
- Parcel ID: 140400-007-04-20
- Parcel ID: 140400-007-07-20



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**LUKE GOSSETT**

LAND SPECIALIST

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[lgossett@smalltownproperties.com](mailto:lgossett@smalltownproperties.com)

50 CR 401 - Oxford, MS 38655

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.

# WELCOME TO THE CALHOUN 31.52

**WELCOME TO THE CALHOUN 31.52, LOCATED JUST OVER THREE MILES FROM BRUCE, MS.** This 31.52± acre Calhoun County property offers the perfect opportunity for building your forever home, creating your own farm, or simply investing in a piece of land. With access to both County Road 125 and County Road 128, the property features plentiful road frontage, making it a versatile choice for residential or recreational purposes. The property consists of 12.4± acres of fenced pasture, ideal for livestock. The land is well-suited for multiple home sites, offering ample space for building your dream home. Utilities are readily available, with MT Comfort Water Association for water and Pontotoc Electric Power Association providing electrical services. Whether you're looking for a peaceful rural retreat, an investment opportunity, or a site for your next project, this property offers the space, access, and utilities you need to bring your vision to life.

**Contact Luke Gossett today to schedule  
a private tour of the Calhoun 31.52!**



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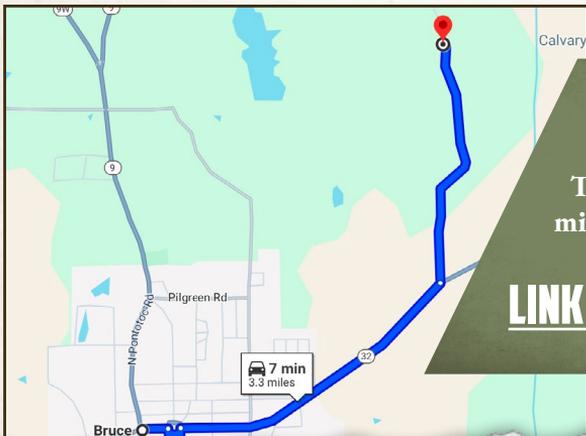
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31.52± ACRES

CALHOUN COUNTY, MISSISSIPPI

land id. LINK



Directions from the Square in Bruce, MS: Travel 1.7 miles east on Hwy 32. Turn left onto CR 125 and travel 1.3 miles to the destination on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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