

1,117.8± ACRES
CALHOUN COUNTY, MS
\$3,400,000



SMALLTOWN
HUNTING PROPERTIES
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CANALEFOREST.COM

THE CALHOUN 1,117.8

PROPERTY PROFILE

LOCATION:

- County Road 247
Bruce, MS 38915
- Calhoun County
- 10.1± Miles W of Bruce
- 35± Miles NE of Grenada Lake
- 47± Miles S of Oxford
- 63± Miles SW of Tupelo
- 77± Miles NW of Starkville
- 110± Miles SE of Memphis, TN

COORDINATES:

- 33.9998, -89.4776

PROPERTY USE:

- Timber Investment
- Recreational
- Hunting
- Potential Home Sites

PROPERTY INFORMATION:

- 1,117.8± Total Acres
- Professionally Managed by
Canale Forest Management Co.
- Mature White Oak
- Pine Timber
- East Hurricane Creek Frontage
- CRP
- Wildlife
- Multiple Home/Cabin Sites
- 3± Miles of Road Frontage

TAX INFORMATION:

- Parcel id 206000020023: \$279.36
- Parcel id 206000040024: \$136.82
- Parcel id 207000020025: \$216.60
- Parcel id 207000010026: \$445.71
- Parcel id 207000010226: \$263.36
- Parcel id 207000020035: \$453.00
- Parcel id 207000090036: \$242.07
- Parcel id 207000070035: \$735.12
- Parcel id 207000070036: \$130.85
- Parcel id 301000070002: \$84.78
- Parcel id 301000010002: \$30.07
- Parcel id 301000030002: \$187.22
- Parcel id 0208000010234: \$223.19
- Parcel id 020700009023: \$397.80
- Parcel id 0301000080102: \$25.74



JACOB HANSON
LAND SPECIALIST

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P.O. Box 1786 | Oxford, MS 38655
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Information is believed to be accurate but not guaranteed.

WELCOME TO THE CALHOUN 1,117.8

WELCOME TO THE CALHOUN 1,117.8, SITUATED APPROXIMATELY TEN MILES WEST OF BRUCE, MS, AND LESS THAN ONE HOUR'S SCENIC DRIVE FROM OXFORD. The Calhoun County land presents a prime timber investment, featuring pine timber at varying growth stages and untouched white oak. Multiple revenue streams make this 1,117.8± acre property highly valuable, generating income through both timber harvesting and the Conservation Reserve Program (CRP).

For 20 years, this property has been professionally managed by Bill Canale of Canale Forest Management Company. Nearly three miles of frontage on County Road 247 provide excellent access for timber hauling, and subdividing would be a breeze.



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MORE ABOUT THE CALHOUN 1,117.8

Nature lovers and outdoor enthusiasts will appreciate East Hurricane Creek, which runs through the entire property. The creek's river rock and sandy bottom make it an excellent site for recreation and wildlife. This tract is rich in wildlife, with abundant signs of deer throughout the land—the hunting opportunities are endless!

If you are interested in building a private residence or retreat cabins, you will find multiple potential homesites scattered about.

Large-scale land investments within a fifty-minute drive of Oxford are rare. The Calhoun 1,117.8 is an exceptional property that combines profitability, accessibility, and natural beauty, making it one of Mississippi's finest timber investments.

Contact Jacob Hanson or Bill Canale for details, timber reports, and to schedule a personal tour. A timber cruise and CRP map are available for serious inquiries, ensuring transparency and confidence for investors.



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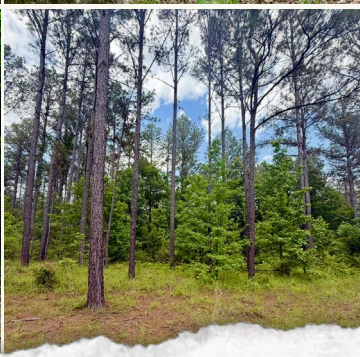
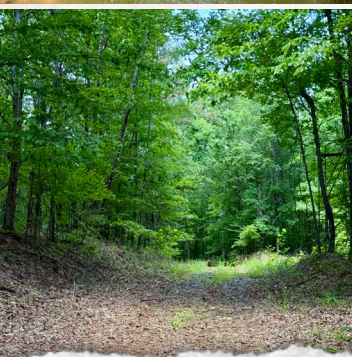
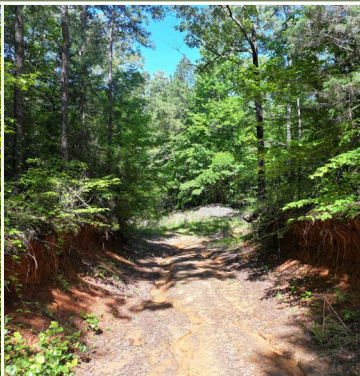
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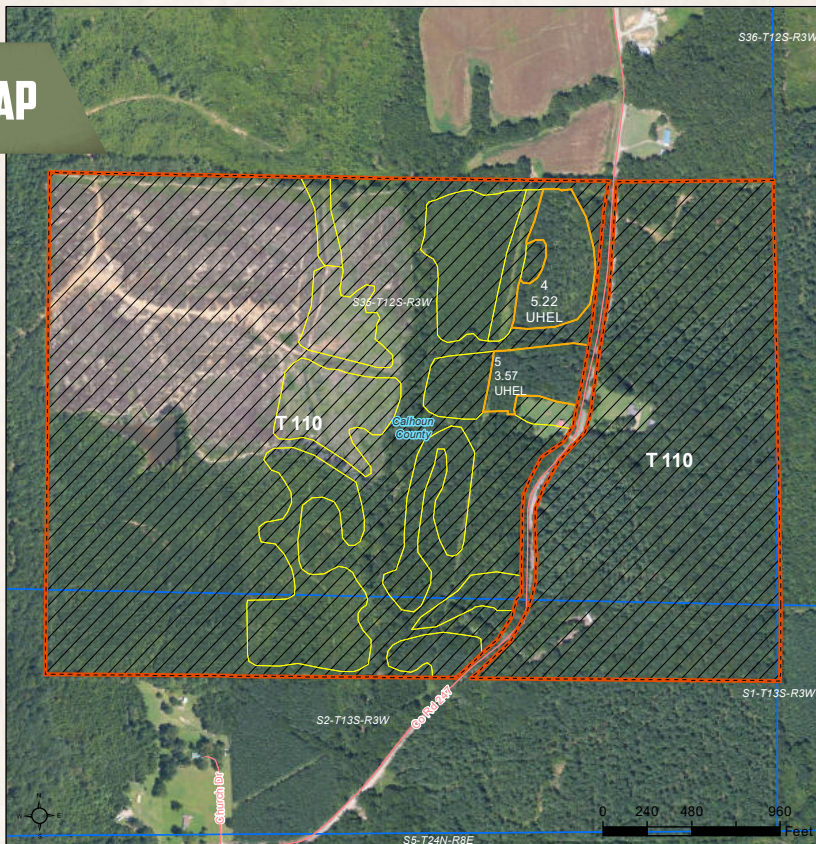
Calhoun County, Mississippi



United States
Department of
Agriculture

Calhoun County, Mississippi

CRP MAP



CRP
Common Land Unit
Non-Cropland
Cropland
Tract Boundary

Wetland Determination Identifiers

- Restricted Use
- ▲ Limited Restrictions
- Exempt from Conservation Compliance Provisions

For COMPLIANCE, unless otherwise noted:
IU="GR" for Wheat(SRW), Oats(WTR), Rice(LGR),
Corn(YE L), Grain Sorghum(GRS), Soybeans(COM);
IU="NP" for Peanut(RUN), IU="FV" for FAVe,
For Grass/Mixed Forage: IU="FG" if Hayland,
"GZ" if Pastureland, "LS" if Left Standing;
Crop Status=Initial; Irrigation Practice="N" except for
Rice; Planting Pattern=Solid; I=Idle; Shares=100%

Tract Cropland Total: 8.79 acres

2025 Program Year

Map Created December 16, 2024

Farm 4638

Tract 110

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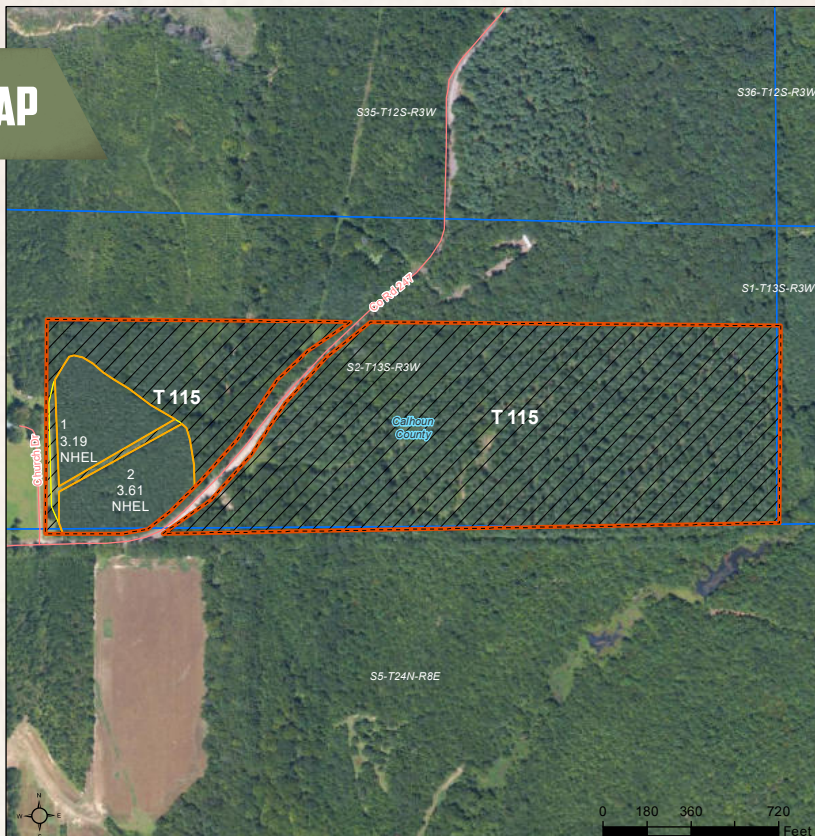
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Calhoun County, Mississippi

CRP MAP



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Common Land Unit
Non-Cropland

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Crop Status=Initial; Irrigation Practice="N" except for Rice; Planting Pattern=Solid; I=Idle; Shares=100%

Tract Cropland Total: 6.80 acres

2025 Program Year
Map Created December 16, 2024

Farm 4638
Tract 115

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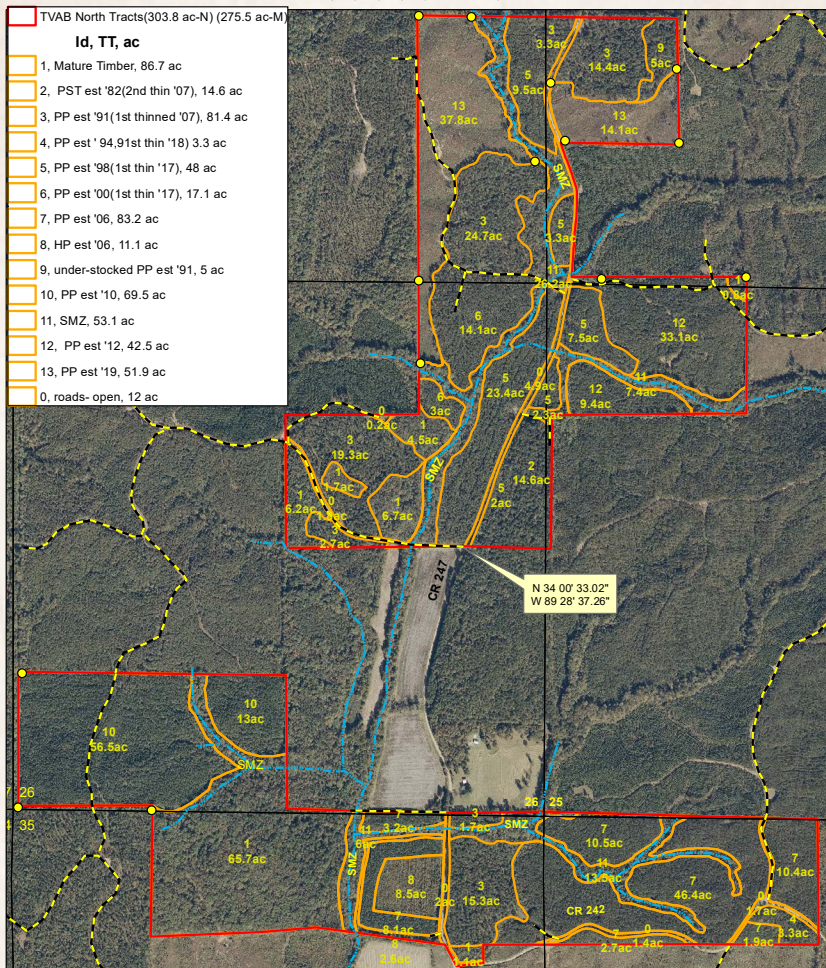
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TVAB LLC-North Tracts
Pt of Sec. 23,24,25,26,35,36 T12S, R3W Calhoun Co. MSScale 1:12000 (1"= 1000')
2021 NAIP imageryPrepared by : Canale Forest Mgt. Co.
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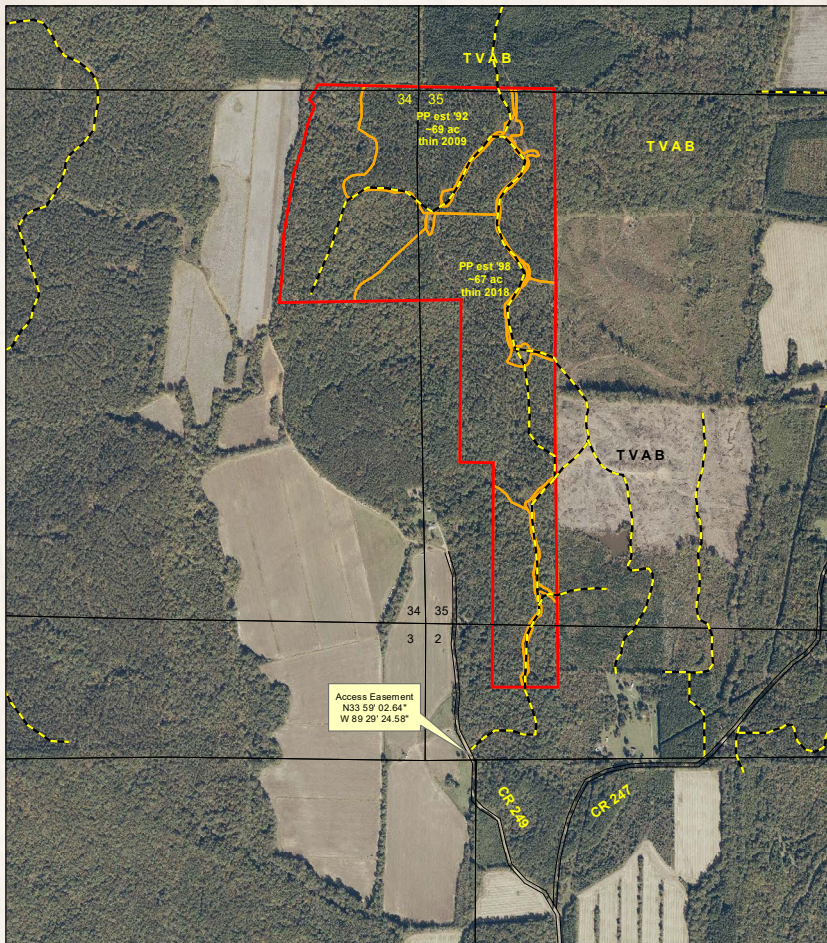
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CALHOUN COUNTY, MISSISSIPPI

Robert Willis - 200 ac
Pt of Sec's 34,35 T12S R3W
Pt of Sec 2 T13S R3W Calhoun Co., MS



Scale 1:12000 (1"= 1000')
2021 NAIP imagery

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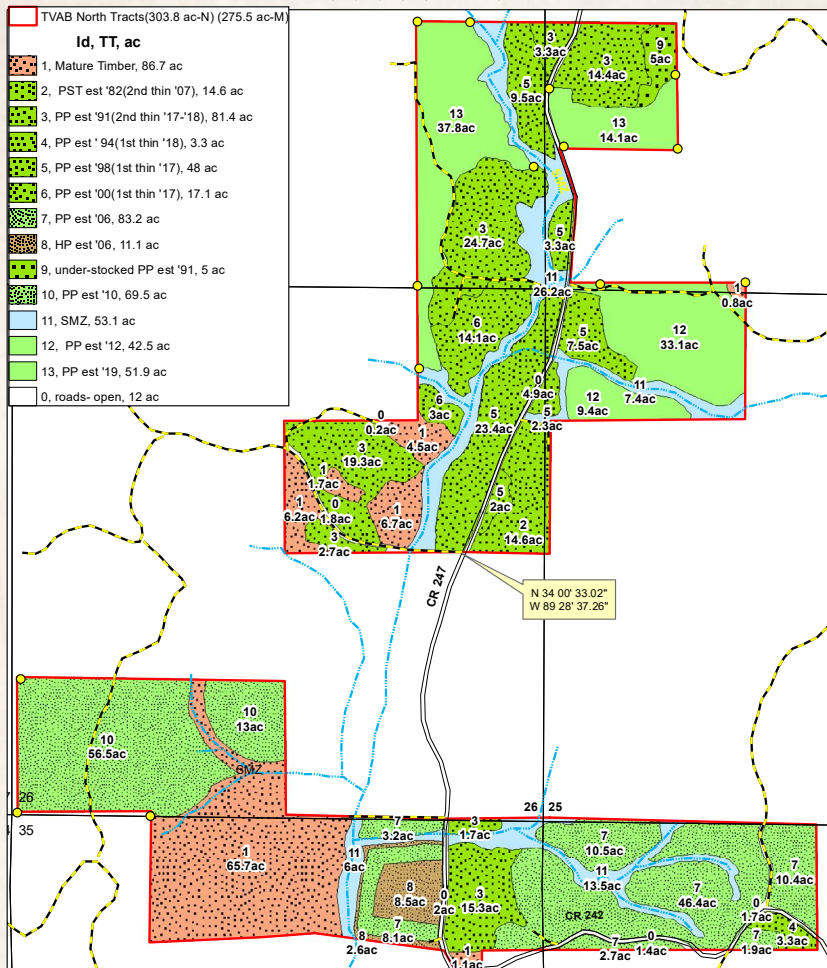
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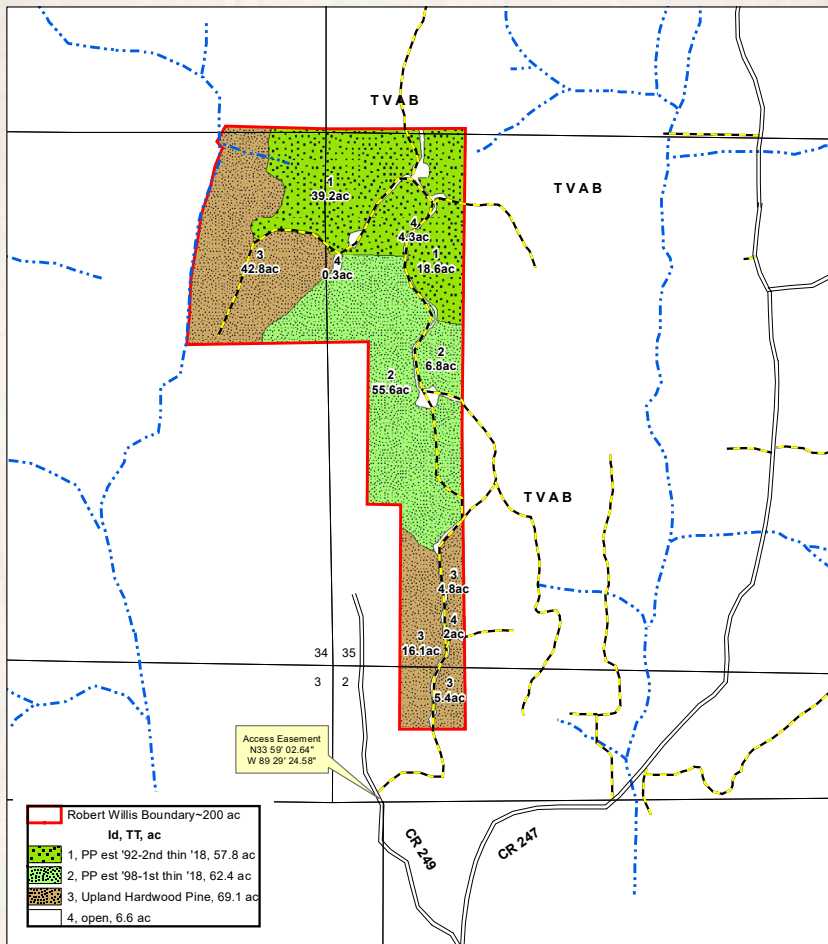
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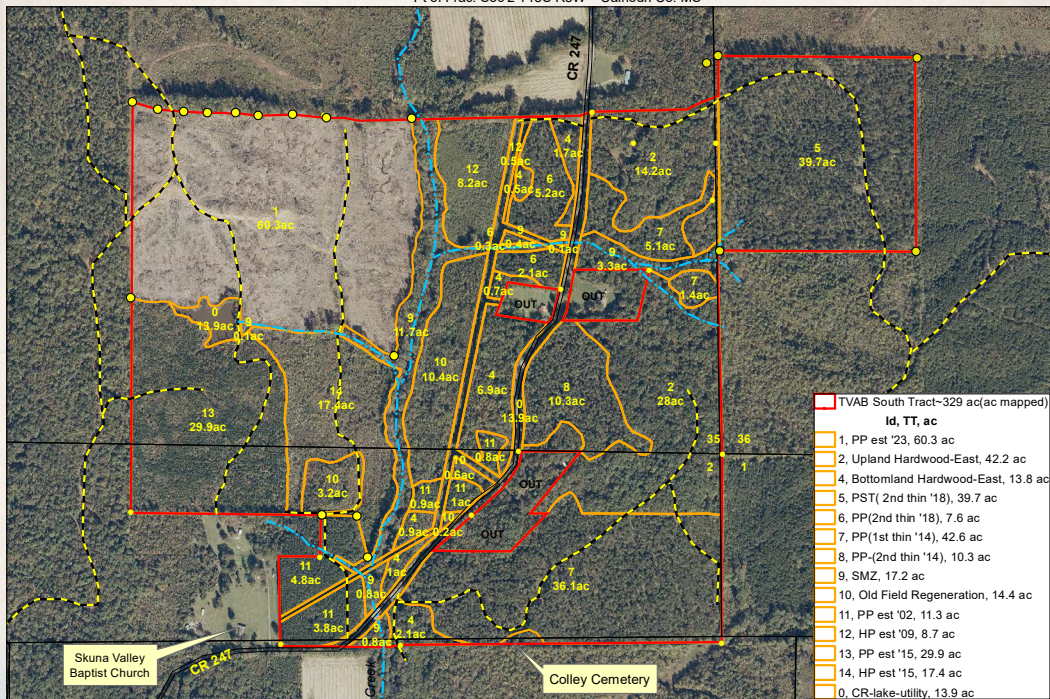
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TVAB,LLC "South Tract"
Pt of Secs 35,36 T12S R3W
Pt of Frac. Sec 2 T13S R3W Calhoun Co. MS



Scale 1:7920 (1"= 660')
2021 NAIP summer imagery

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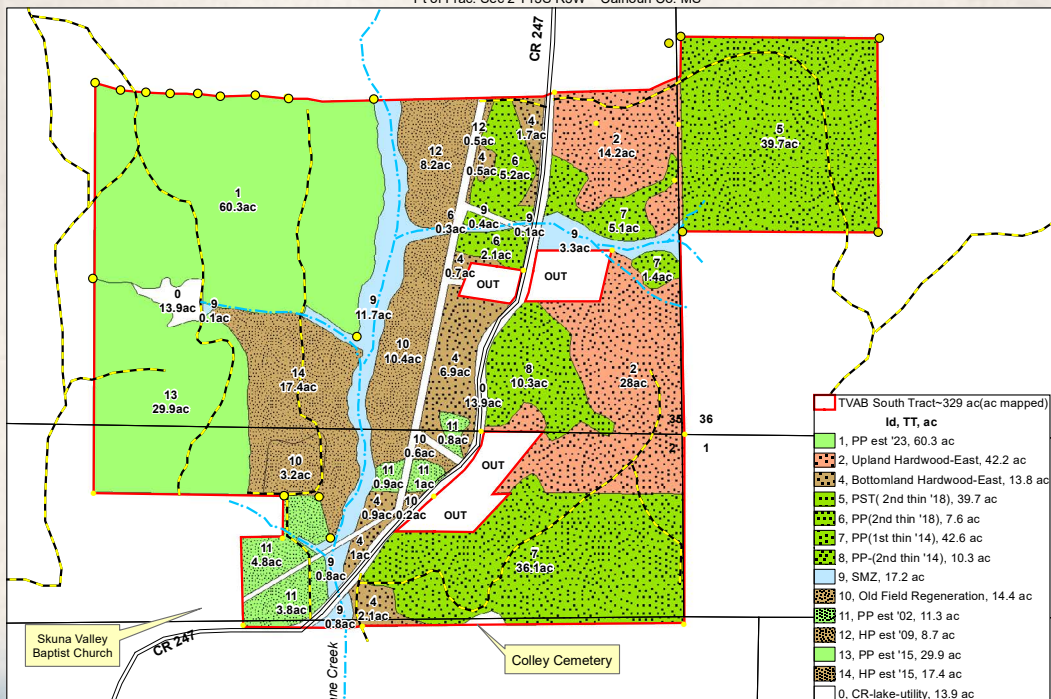
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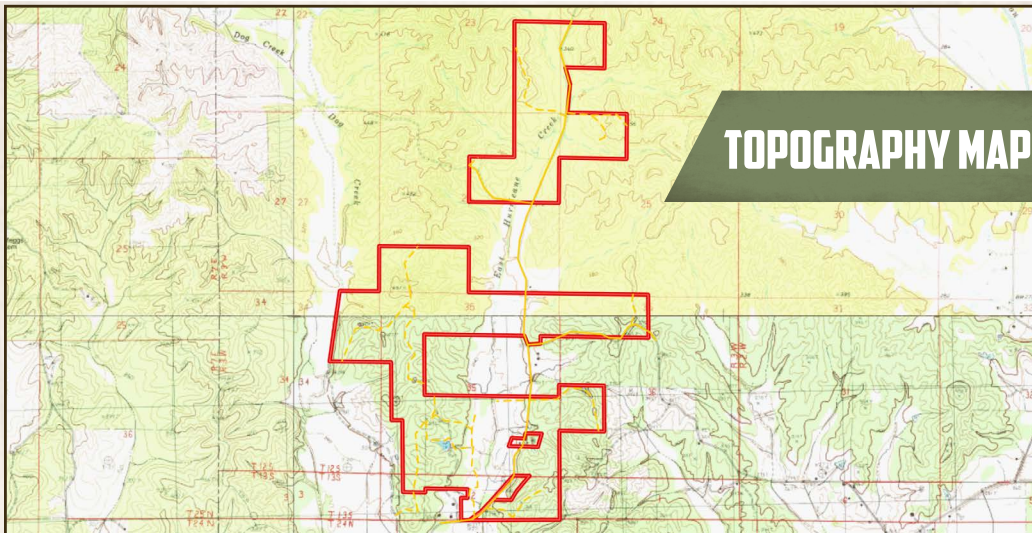
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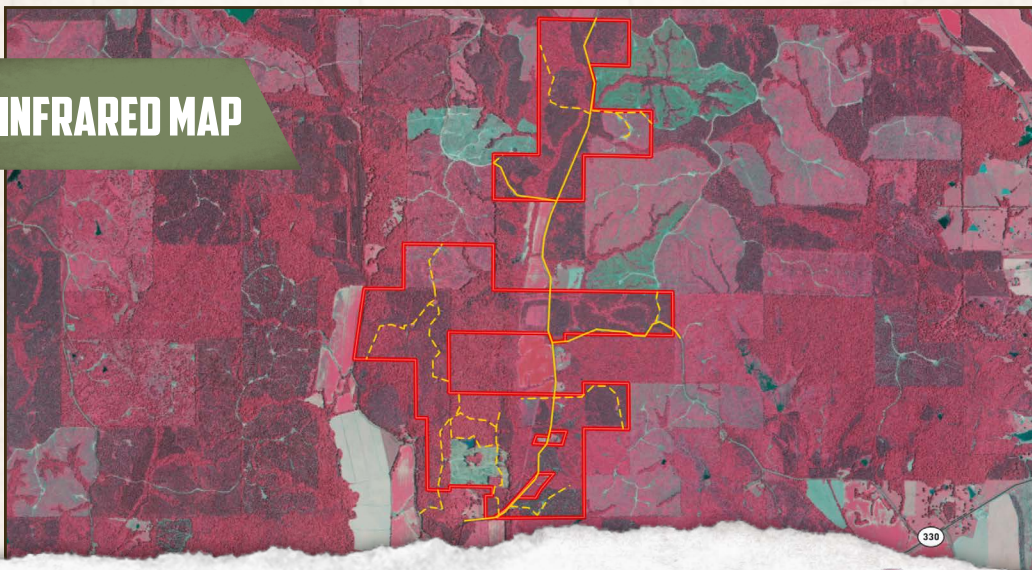
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TOPOGRAPHY MAP

INFRARED MAP



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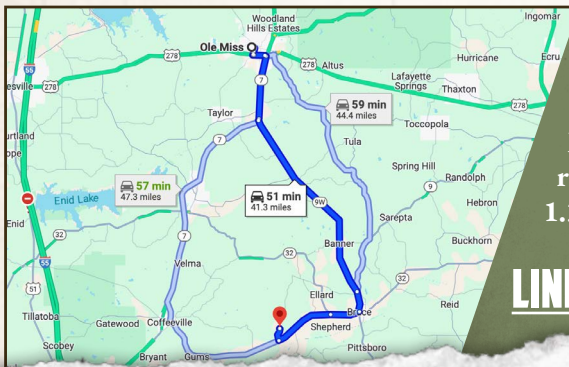
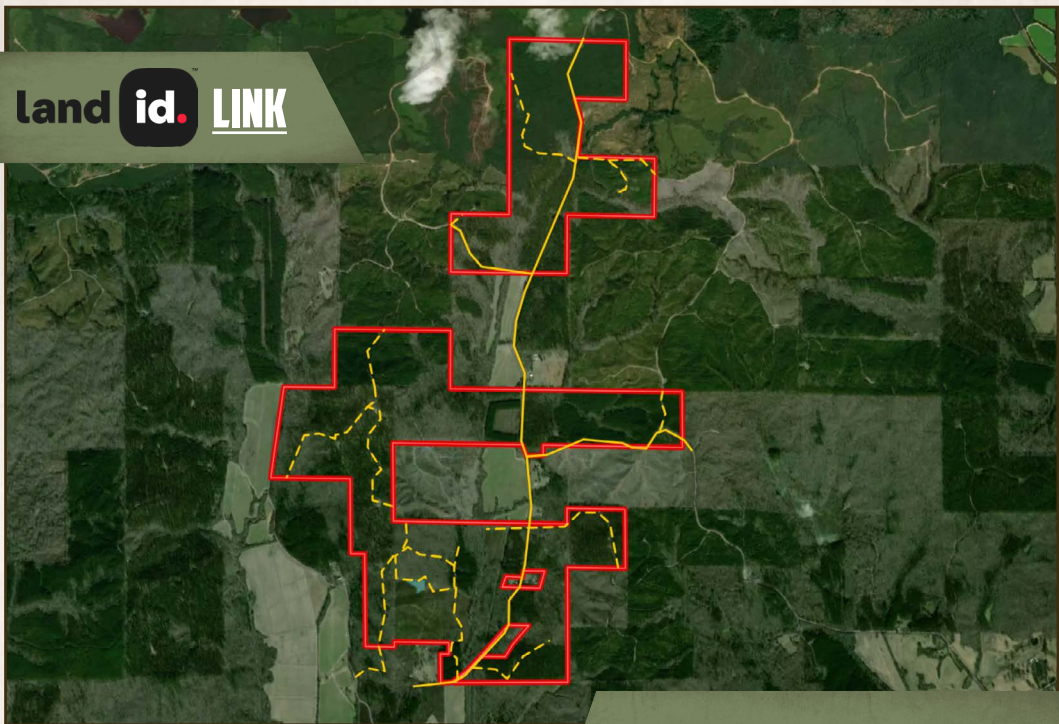
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land id. **LINK**



Directions from Ole Miss: Travel 1.4 miles east on University Ave. Merge onto MS-7 S, then take MS-9W N and continue 32.6 miles. Take the exit for MS-330 W and travel 7.3 miles. Turn right onto County Rd 247A and proceed 1.3 miles to the property on the left.

LINK TO GOOGLE MAP DIRECTIONS



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