

Diverse Recreational Tract

331.4± ACRES

CARROLL COUNTY, MS



PotlatchDeltic

Preferred
BROKER

\$1,015,250



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Office: 601.898.2772

Property Information

Location:

- Cruger, MS

Property Use:

- Farming, Hunting, Recreational, Timber

Coordinates:

- 33°19'49.8"N 90°06'58.0"W

Property Highlights

- 331.4± Acres
- Mix of mature hardwoods and pines
- 1,600 feet of road frontage
- Bordered by Fisher Branch Creek
- Potential timber income
- Diverse habitat for wildlife



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331.4± ACRES

Situated on the foothills of the Mississippi Delta, at the very edge of a wildlife paradise, lies this remarkable 331± acre property in Carroll County. This exceptional piece of land offers a unique opportunity for both investment and leisure, featuring a harmonious mix of mature hardwoods and replanted pines, making it an ideal hunting haven or a serene family getaway. Encompassing 331± acres, this property provides ample space for all your outdoor activities, from hunting to hiking and everything in between. Situated on the foothills of the Mississippi Delta, this land offers breathtaking views and easy access, with 1600 feet of frontage road for convenient entry and exit. Fisher Branch Creek gracefully borders the property, adding to its natural charm and providing a reliable water source for wildlife. With 66.1± acres of mature hardwoods and 238± acres of replanted pine, the property presents a thriving ecosystem and potential timber income. The diverse landscape and abundant wildlife make this property a prime location for hunting enthusiasts looking to create their own custom hunting grounds. Whether you envision a secluded family retreat or a lucrative investment, this property offers a clean slate to turn your dreams into reality. This expansive tract of land is more than just an investment; it's an opportunity to own a piece of Mississippi's natural splendor.



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Aerial Map

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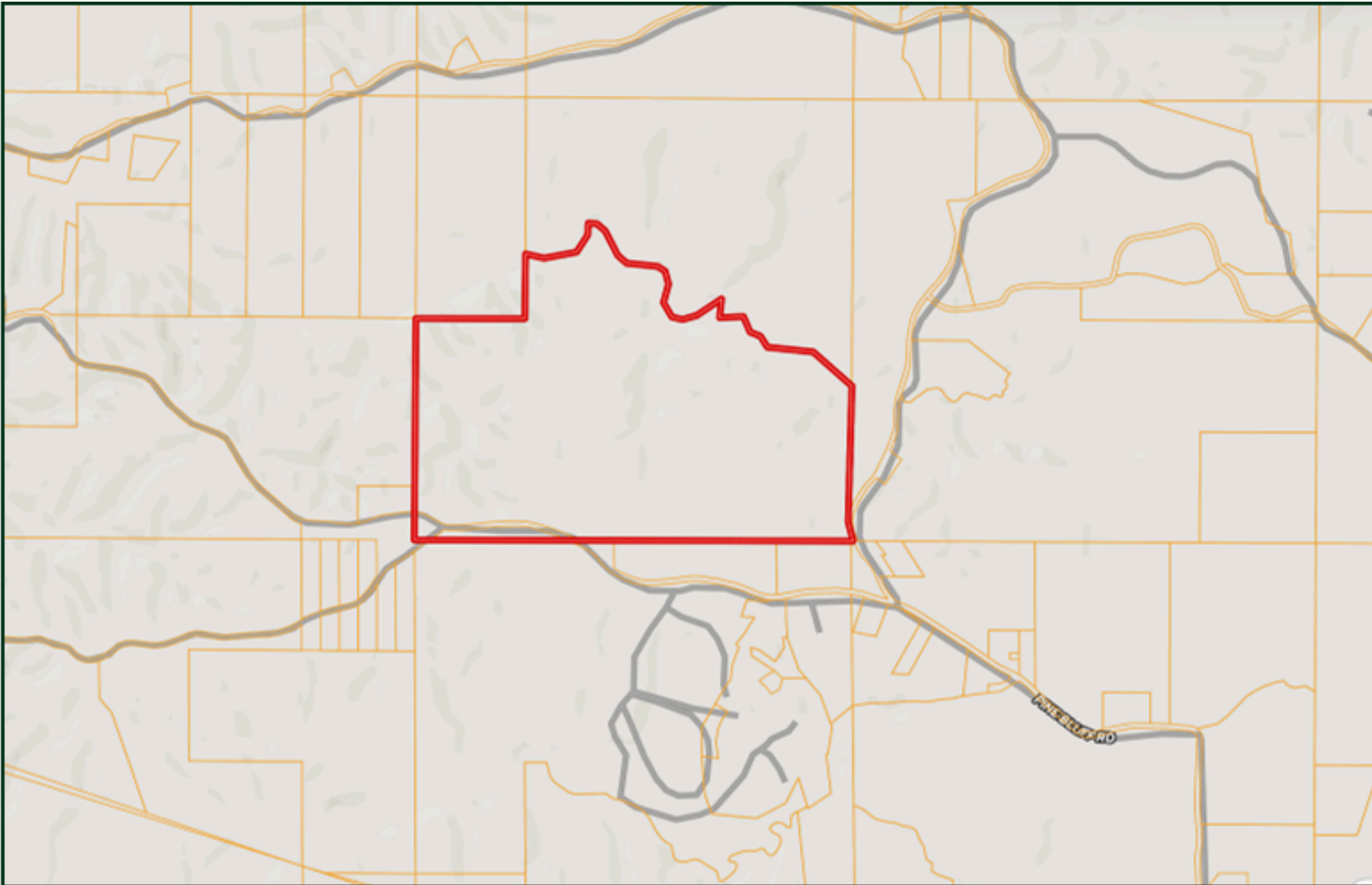


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Ownership Map

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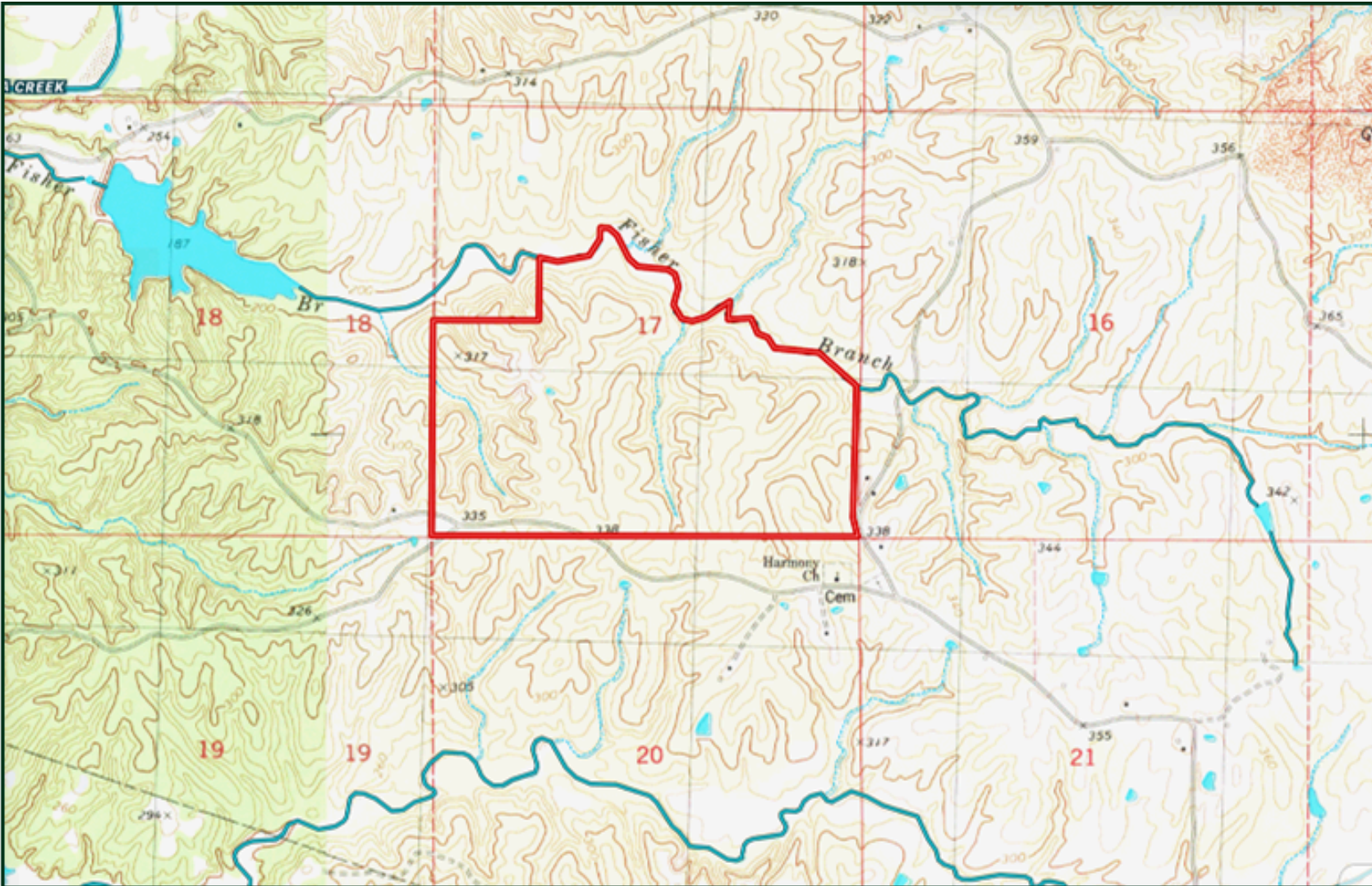


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Topo Map

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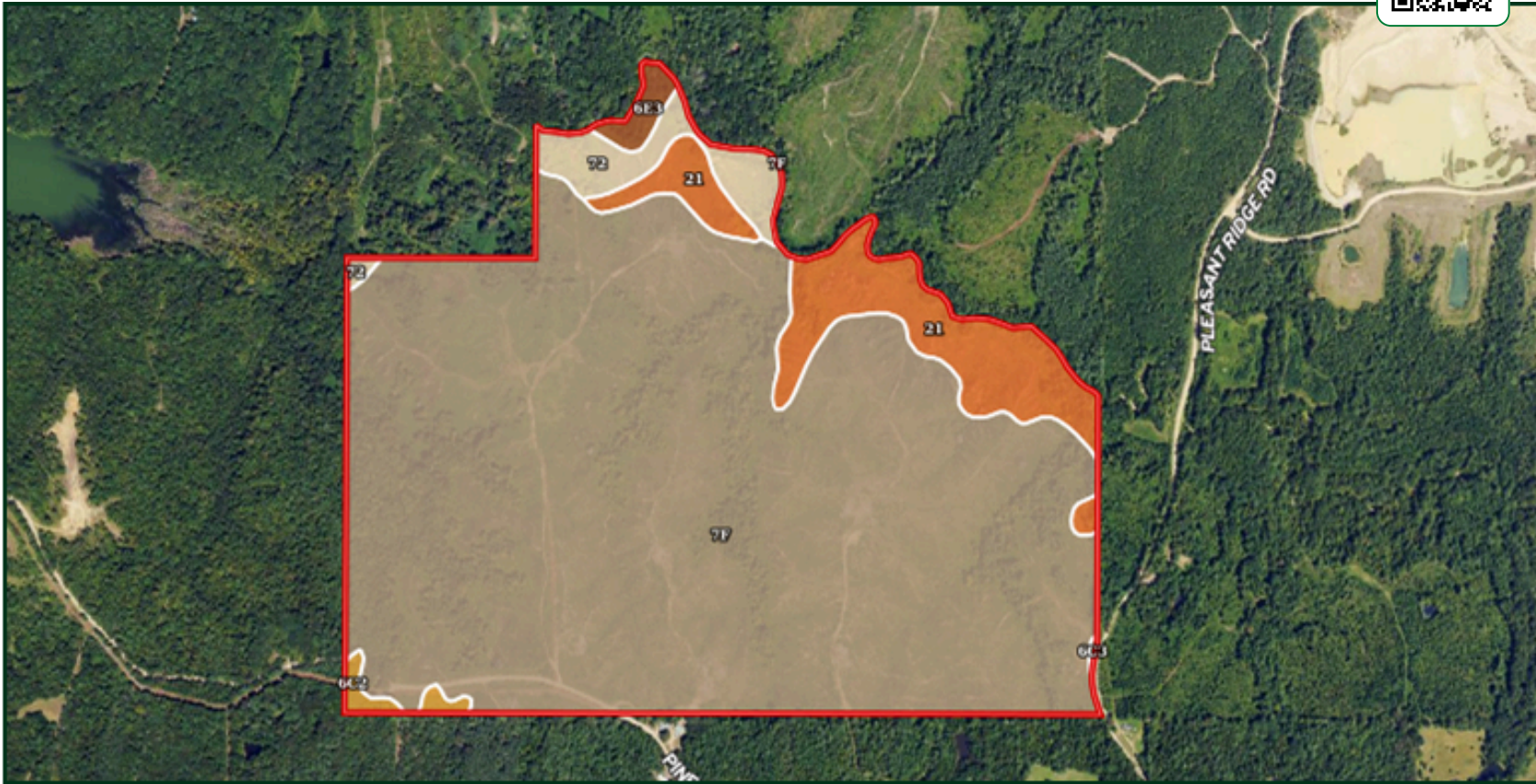
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Soil Map

VIEW INTERACTIVE MAP →



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
7F	Memphis-Natchez association, 12 to 50 percent slopes	287.5 2	85.92	0	19	7e
21	Adler silt loam, occasionally flooded	30.38	9.08	0	86	2w
72	Crevasse sand, occasionally flooded	11.36	3.39	0	19	4s
6E3	Memphis silt loam, 12 to 40 percent slopes, severely eroded	2.91	0.87	0	18	7e
6C2	Memphis silt loam, 5 to 8 percent slopes, eroded	2.26	0.68	0	82	3e
6C3	Memphis silt loam, 5 to 8 percent slopes, severely eroded, south	0.18	0.05	0	77	4e



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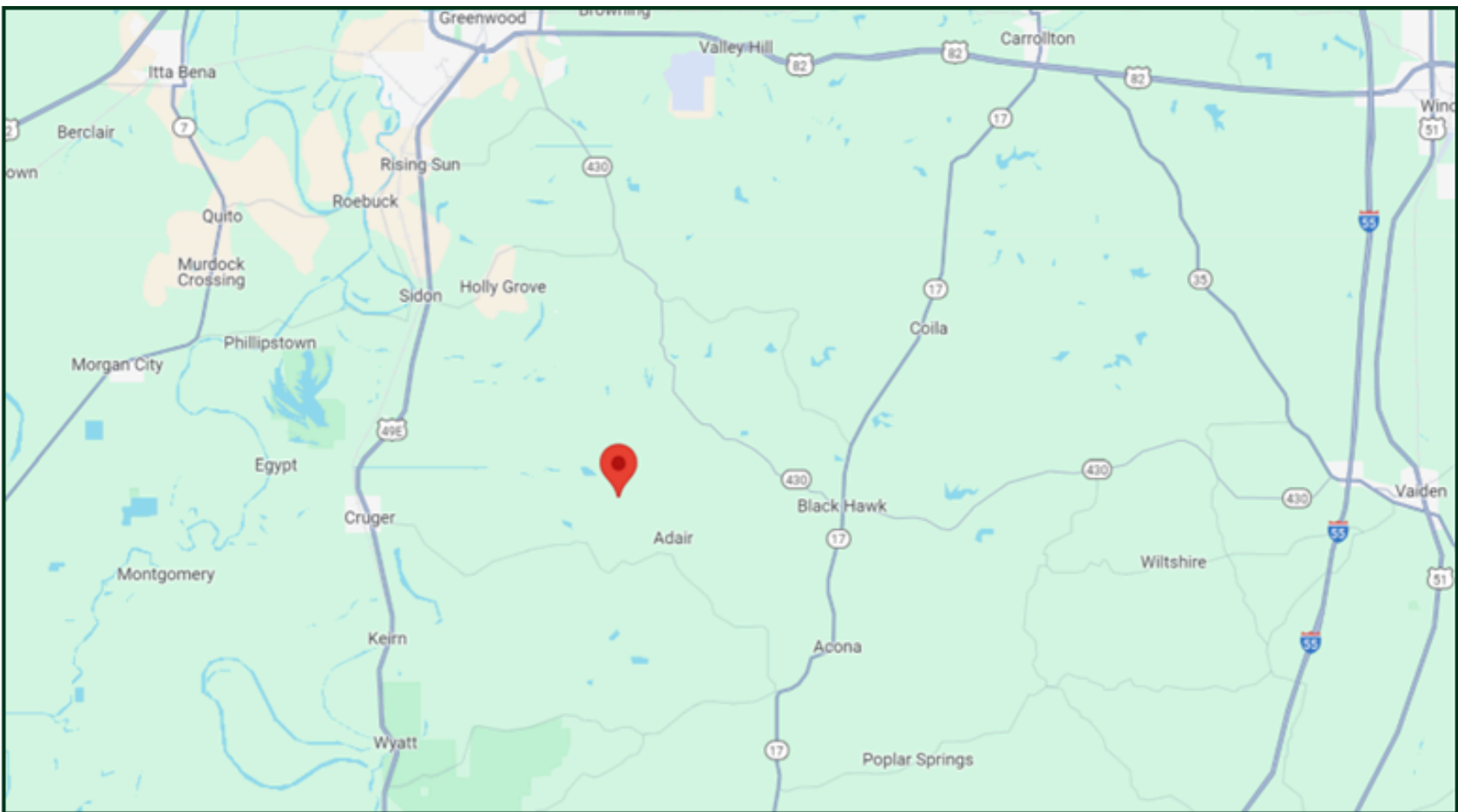
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Directional Map

[VIEW INTERACTIVE MAP](#)



Directions from Greenwood, MS: Travel Hwy 49E south for 8.1 miles. Turn left onto Catfish Bayou Rd and travel 3 miles. Continue onto Pine Bluff Rd. After 4.7 miles, the property will be on the left.



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