

SPORTSMAN'S PARADISE

374± ACRES IN CARROLL COUNTY, MS



\$2,195/Acre

This could be the tract you have been waiting for! Full-blown diversity in Carroll County, Mississippi! Once you enter the property you meander through approximately 25-30 acres of fenced pasture with a 2018 rye grass base, which would make a great, large acreage wildlife plot. Next, you will notice two 3± acre stocked ponds containing bass, bream, and chinquapins (one has crappie as well) perfect for all your fishing needs. As you continue to move through the property, the mature 70± acres of hardwood timber fingers will quickly catch your attention; there are great areas for bow hunting and turkey roosts. The timber makeup also includes approximately 105 acres of 28 year old pine with the 1st thinning currently coming to an end, and 150± acres in 12 year old pine (52.71 Acres in CRP paying \$4,943.14 annually expiring 9/2021). A couple of creeks traverse the property making great natural wildlife travel corridors. With multiple entrances along County Road 274 (property is as the dead end) and a short deeded easement along the eastern end, you can maneuver this tract and hunt most winds with ease. This property has been in the family for over 45 years and enjoys large landowner neighbors and historically the deer and turkey numbers have been through the roof. So, if you have been waiting for a tract that offers a little bit of everything, give Michael Oswalt a call today for your private showing.

DIRECTIONS: From Vaiden, MS travel I-55 North and take exit 174 for Hwy 35/ Highway 430 towards Vaiden. Turn left on Hwy 35 and travel .5 miles. Turn left on Hwy 430 and travel .9 miles. Turn left on Hwy 30 and travel 3.4 miles and continue on Lively Stone Rd for 2.3 miles. Turn left on CR 47 and travel 1 mile. Turn right on CR 39 and the property will be on your right. [GOOGLE MAPS LINK](#)

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10K
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Call me today!

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Licensed in MS, AR & MO



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Information is believed to be accurate but not guaranteed.



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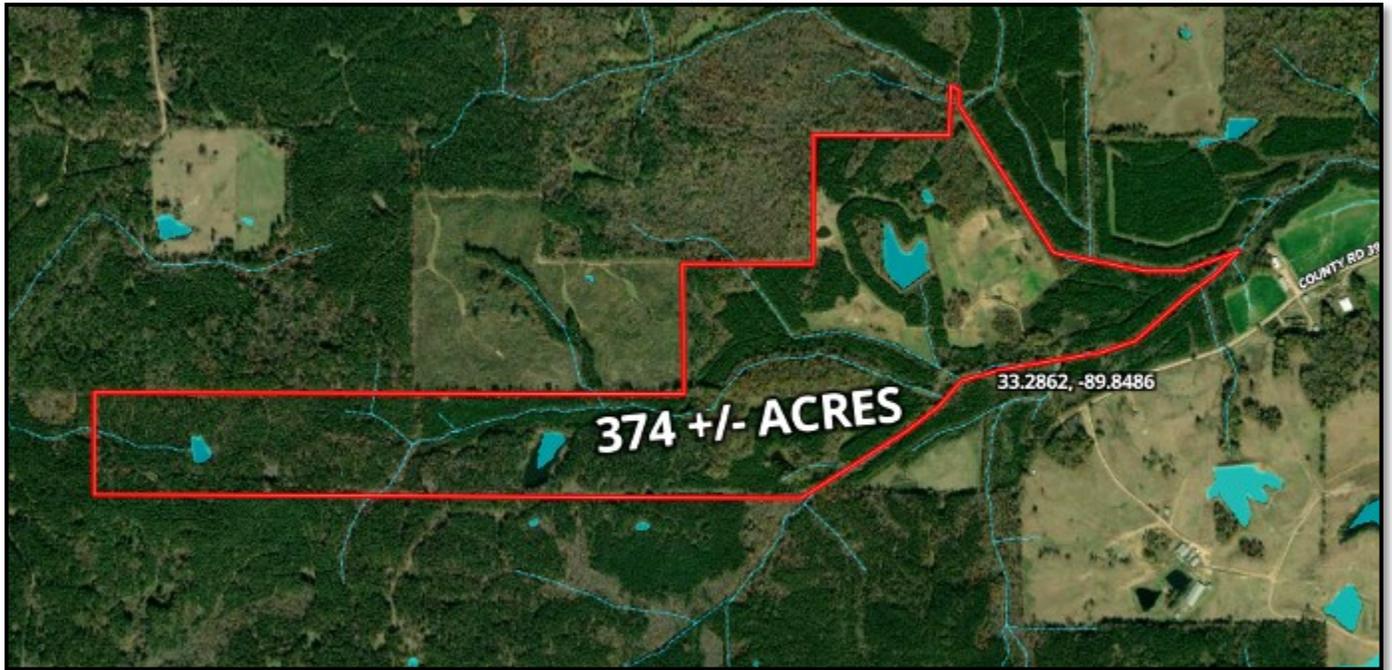
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AERIAL MAP



[CLICK HERE FOR AN INTERACTIVE MAP](#)



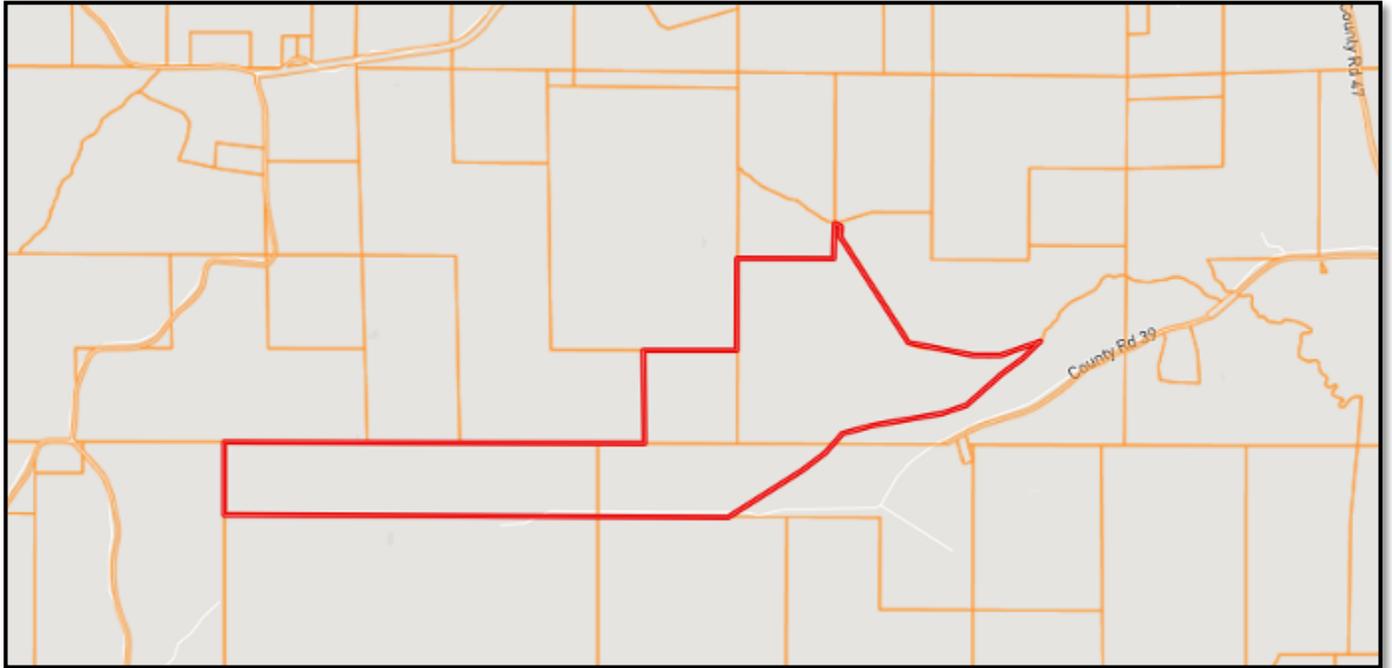
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OWNERSHIP MAP

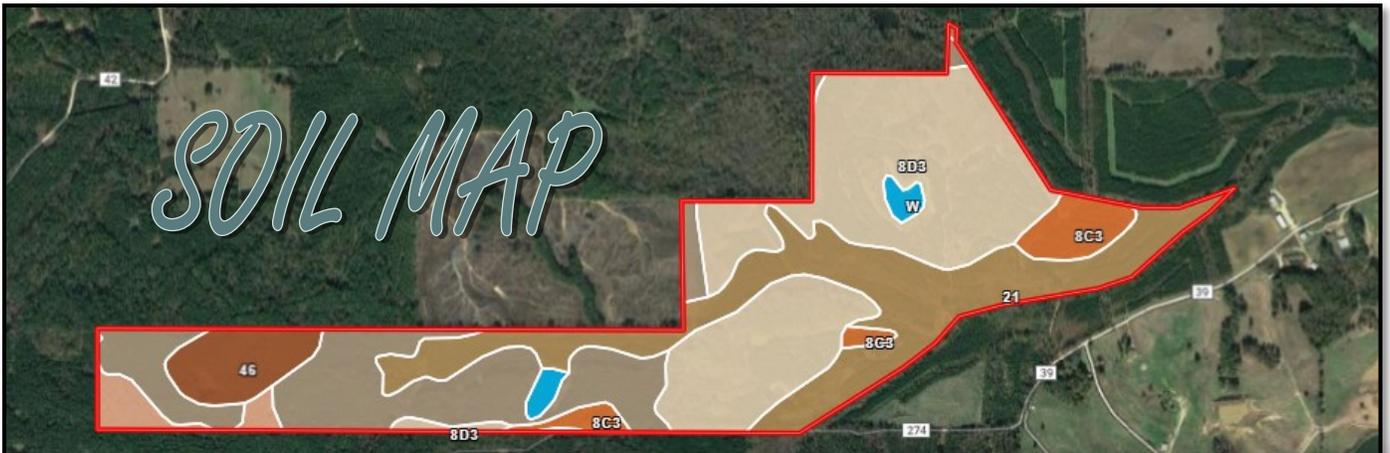


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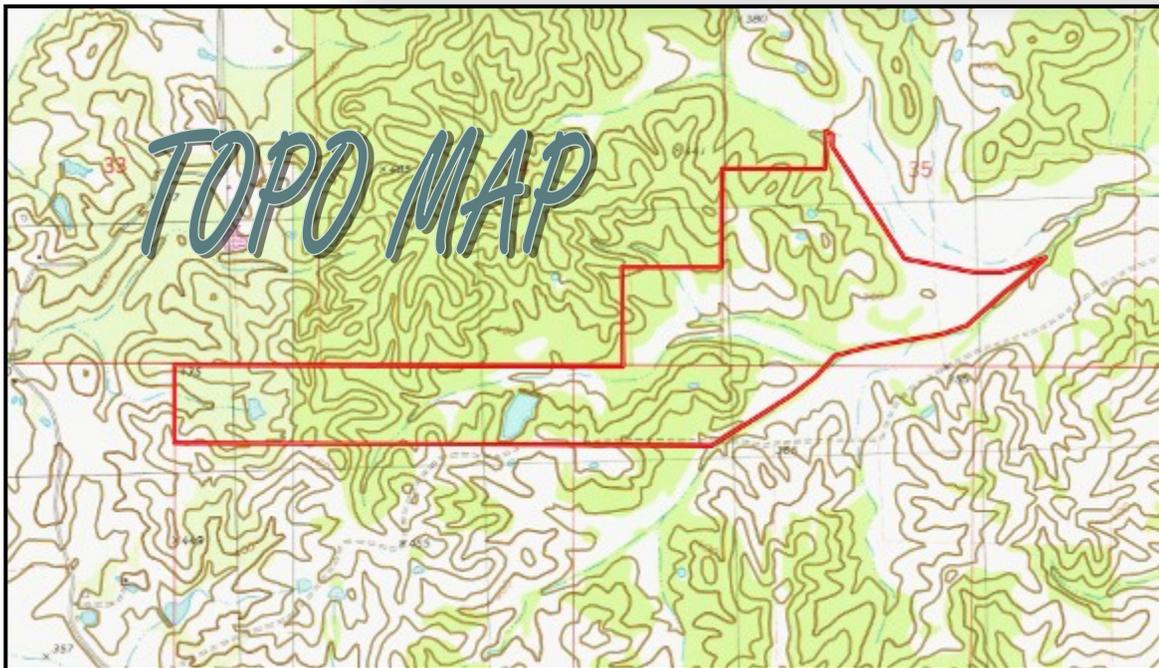


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SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
21	Adler silt loam, occasionally flooded	95.2	25.12	2w
8C3	Providence silt loam, 5 to 8 percent slopes, severely eroded	18.8	4.97	4e
8D3	Providence silt loam, 8 to 12 percent slopes, severely eroded	147.1	38.83	6e
W	Water	5.7	1.51	-
46	Gullied land-Loring complex	20.4	5.38	-
9F	Smithdale-Providence-Lexington association, hilly	81.3	21.44	7e
10E2	Smithdale sandy loam, 12 to 30 percent slopes, eroded	10.3	2.72	7e
28	Ariel silt, occasionally flooded	0.1	0.02	2w



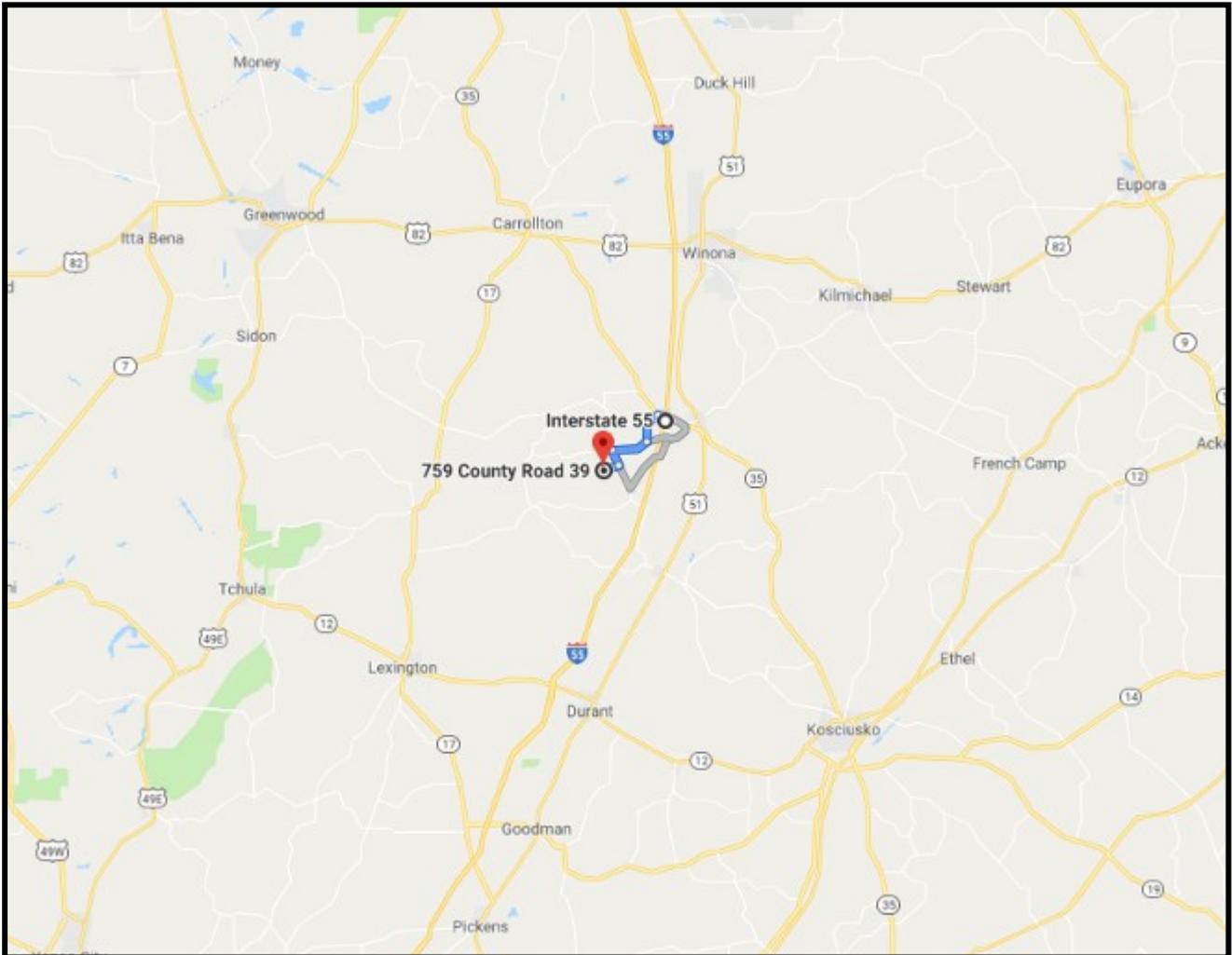
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DIRECTIONAL MAP



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