

# *245+/- Acre Recreational Tract*

## *Carroll County, MS*



*Beautiful Meadow and Trees*

## **\$1700 Per Acre**

**Directions:** From the intersection of I-55 and Hwy 430 near Vaiden, travel east on Hwy 430 for .6 mile and turn left on Mulberry Street. Travel Mulberry Street for 1.5 miles to Hwy 51. Turn left on Hwy 51 and travel 1.4 mile and arrive at location.



**GPS: 33.3483, -89.7527**



*call me today!*

**SAM SAMPLE, REALTOR®**

Sam@TomSmithLand.com

601.898.2772 **office** | 601.668.5697 **cell**



Expect More. Get More.

## **TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.

*This is a 245+/- acre recreational tract located near the city of Vaiden, MS. The availability of wildlife should be plentiful due to the abundance of cover and bedding. The open field will make an exceptional hay meadow, row crop or pasture. This open meadow, when managed properly, could serve a dual purpose of cropping and food plots for wildlife. The timber is mostly a well developed regrowth of pines and hardwoods of various species. There are some trails on the property making it accessible from many different directions. This tract has two entry points, the east being from Hwy 51 and the west from a county gravel road...Kennedy Road. Call Sam for a private tour.*

*20+/- additional acres are available if desired. The additional acreage is contiguous and includes a very spacious home, equipment shed, shop, pond as well as tractor and assorted equipment. The four bedroom, two and a half bath home could be used as primary residence or a nice comfortable camp with central AC and heat. The home has recently gone through some renovations to include granite counter tops, a master bath and vinyl windows. See aerial map for additional acreage.*



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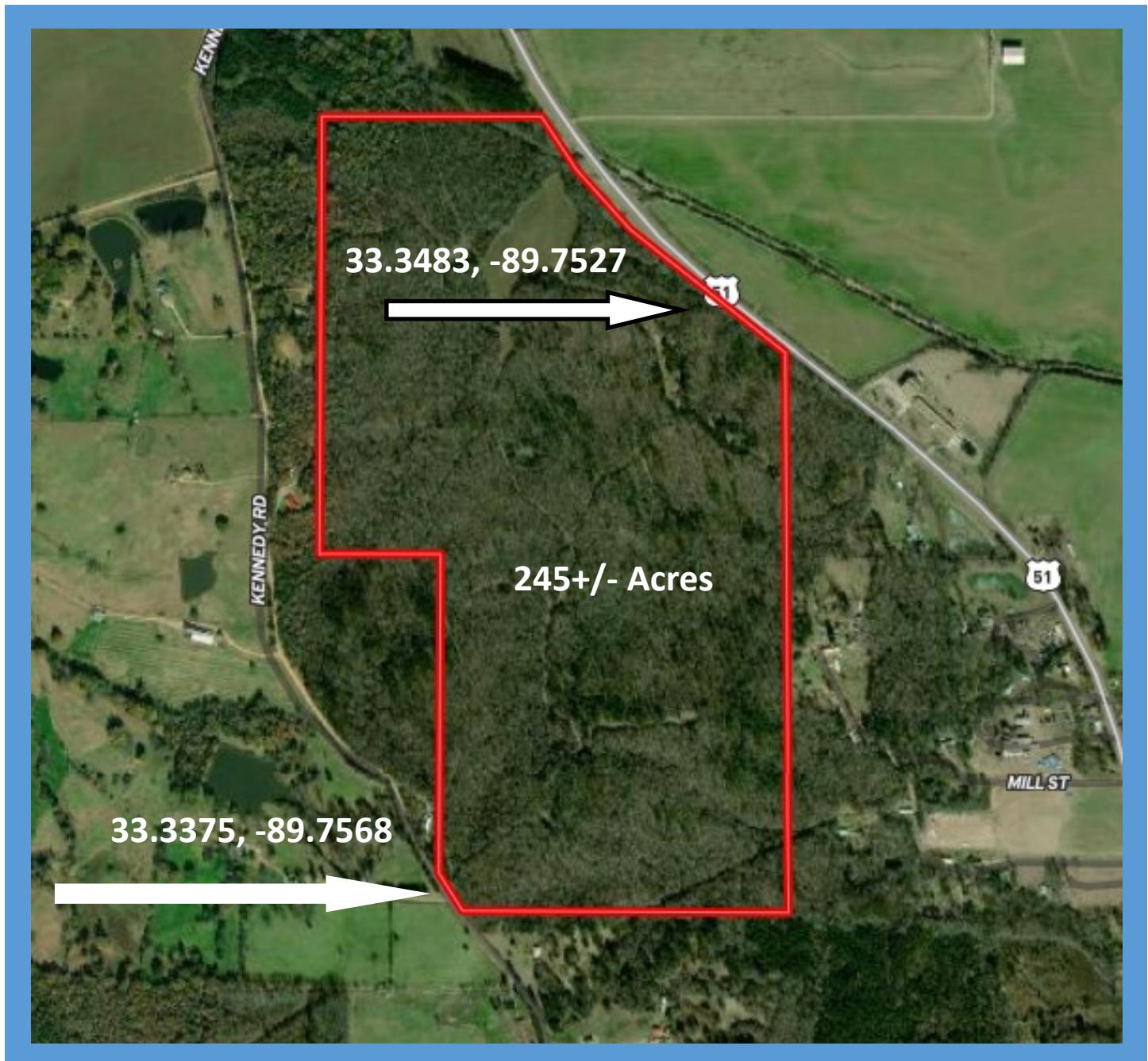
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## Aerial Map

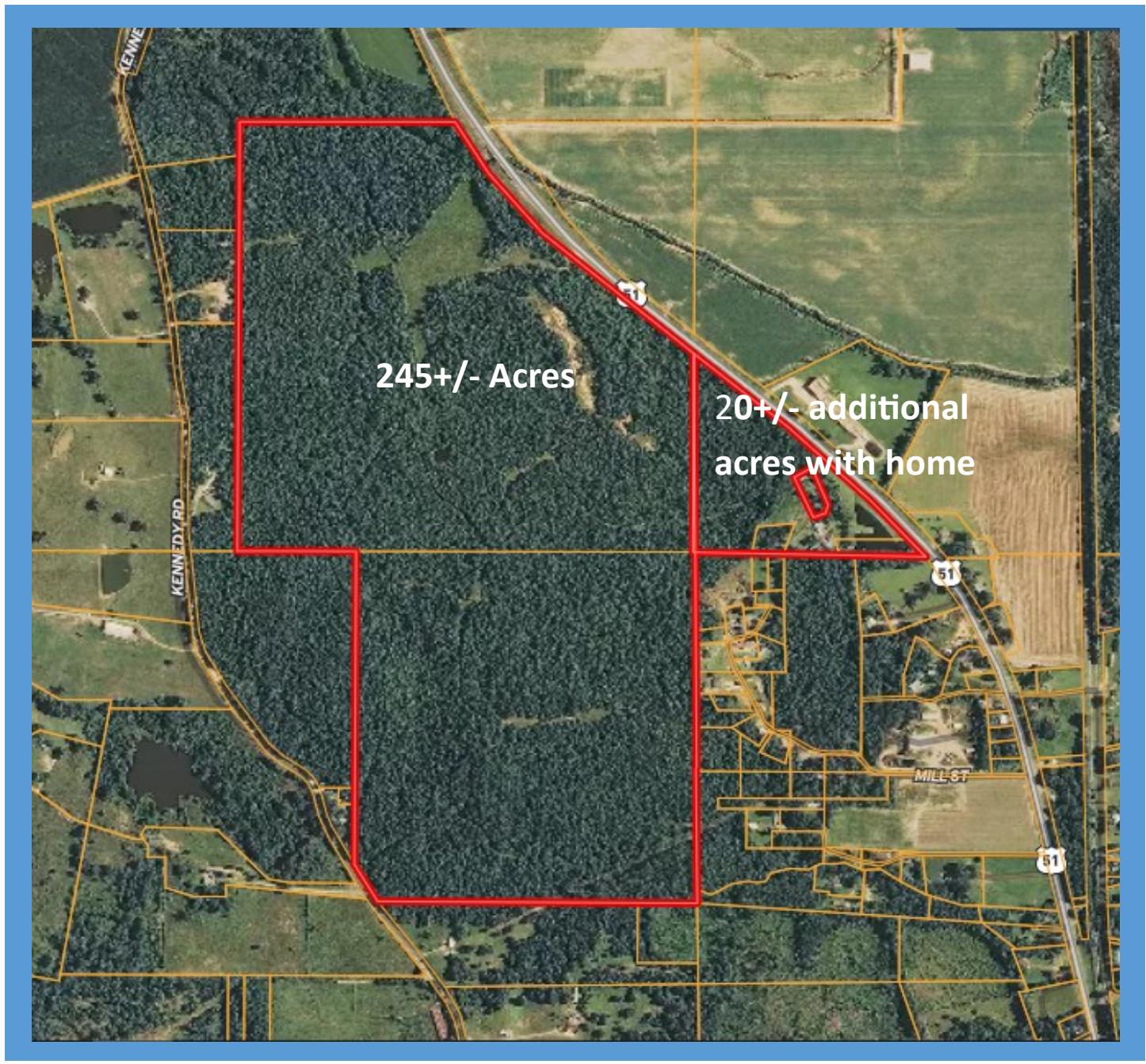


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Aerial Map With Additional Acreage

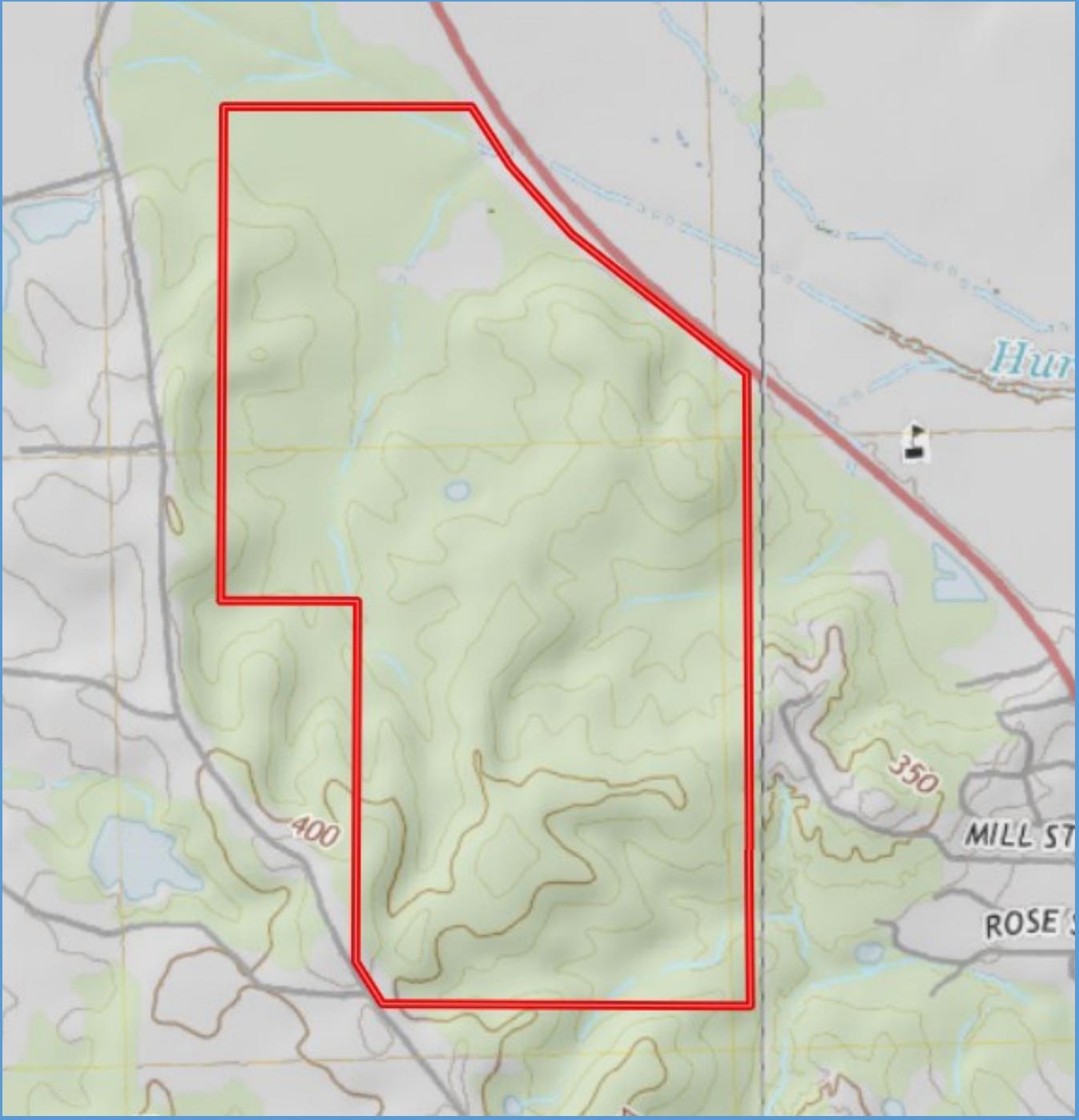


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**Topo Map**

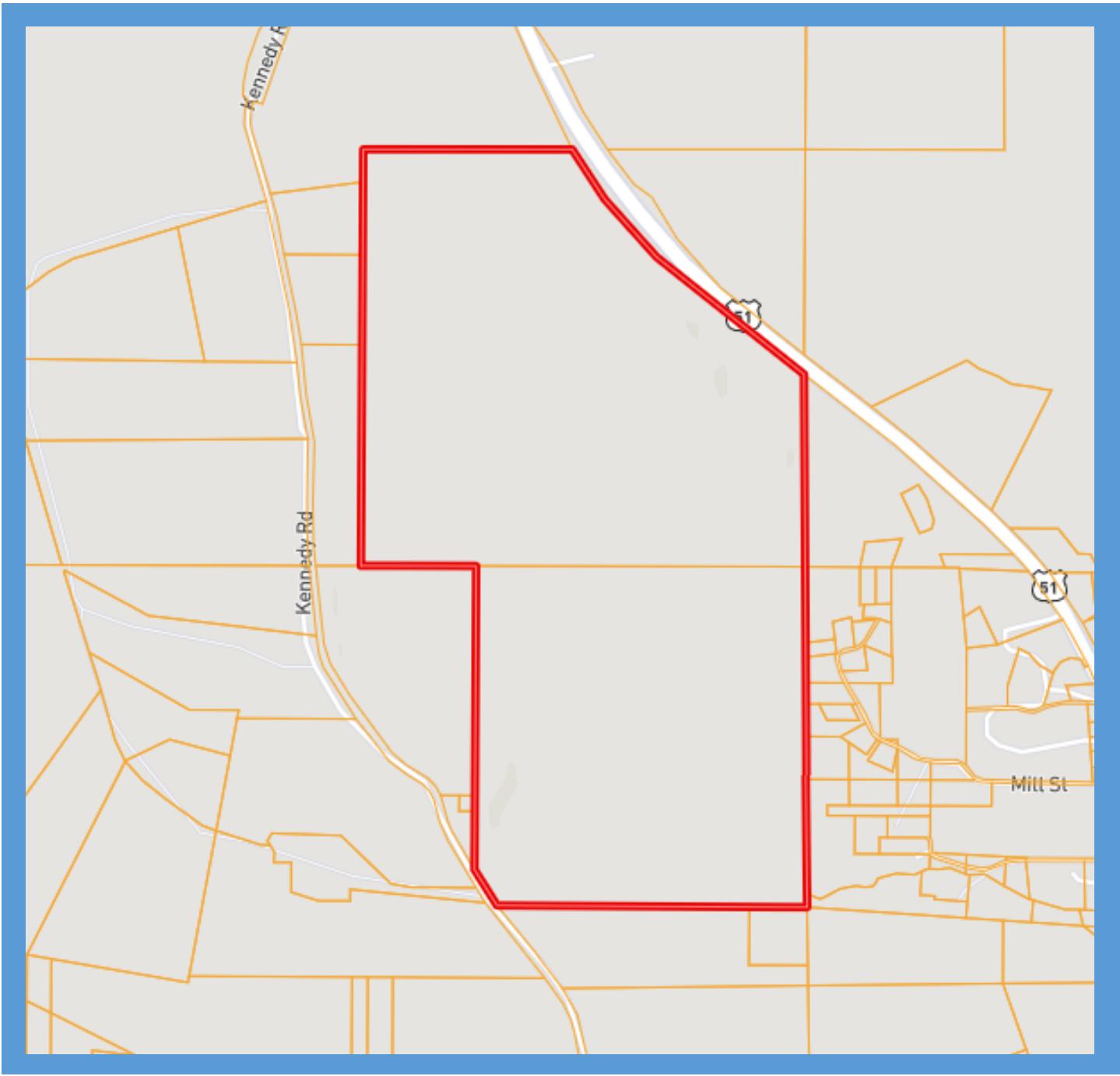


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## Ownership Map

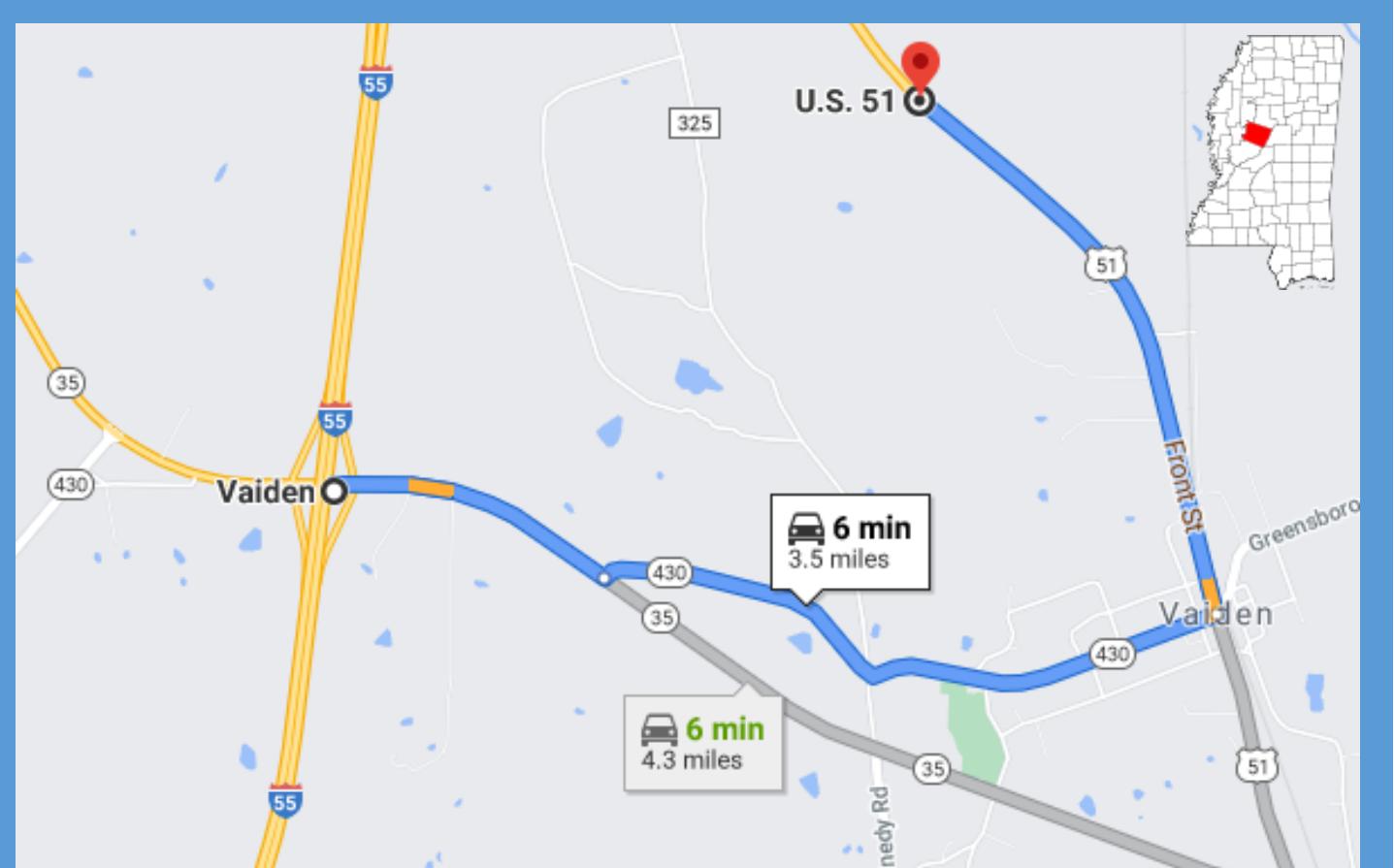


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## Directional Map



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