



Cole DeLong
REALTY

P.O. Box 1692, Madison, MS 39130

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www.ColeDeLongRealty.com

605 +/- Acres Carroll County
Great Hunting 13 Miles From Greenwood...

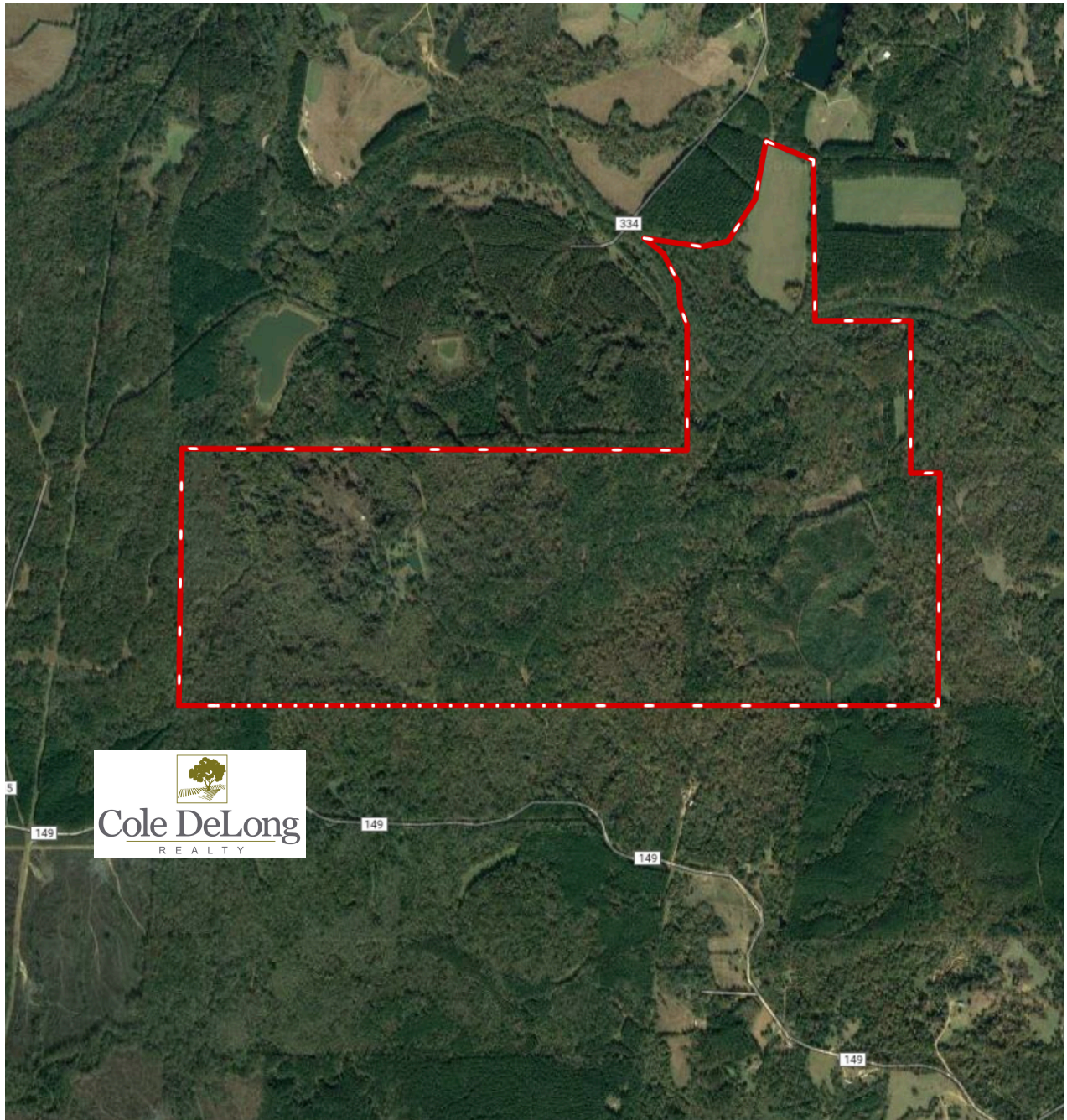
- Located in Carroll County off of County Road 149, 1.5 miles West of Highway 17- and 2.5- miles South of Highway 82
- Secluded well maintained fully furnished 3 bedroom / 3 bath house with modern appliances, spacious living room and den areas, screened wrap-around porch and deck... the perfect gathering place for family and friends during hunting seasons...
- Pole Barn for tractor and implement storage
- 40 - foot steel storage container
- Small fishing pond with covered pier located in close proximity to house
- Concrete slab helicopter landing pad
- Overall property consists of heavy timber, rolling to steeply sloping topography, large food plot areas, hay field and creeks
- Pelucia Creek runs through the northern portion of the property with tributary creeks traversing through-out...
- Creek bottoms and topography provide exceptional travel corridors for an abundance of wildlife
- terrific habitat and quality herd genetics provides for outstanding trophy whitetail hunting
- Creek bottom roosting areas with mature stands of hardwood and pine timber hosts a large and thriving turkey population
- A complete and well maintained interior road system for accessing the property
- Property is located 3.5 miles due East from the rim of the Mississippi Delta, 13.5 miles Southeast of Greenwood and 16.5 miles from the intersection of Interstate 55 and Highway 82 at Winona
- List Price: \$1,179,750.00
- GPS: 33.4621, -90.0056

A Mississippi Land Brokerage Company



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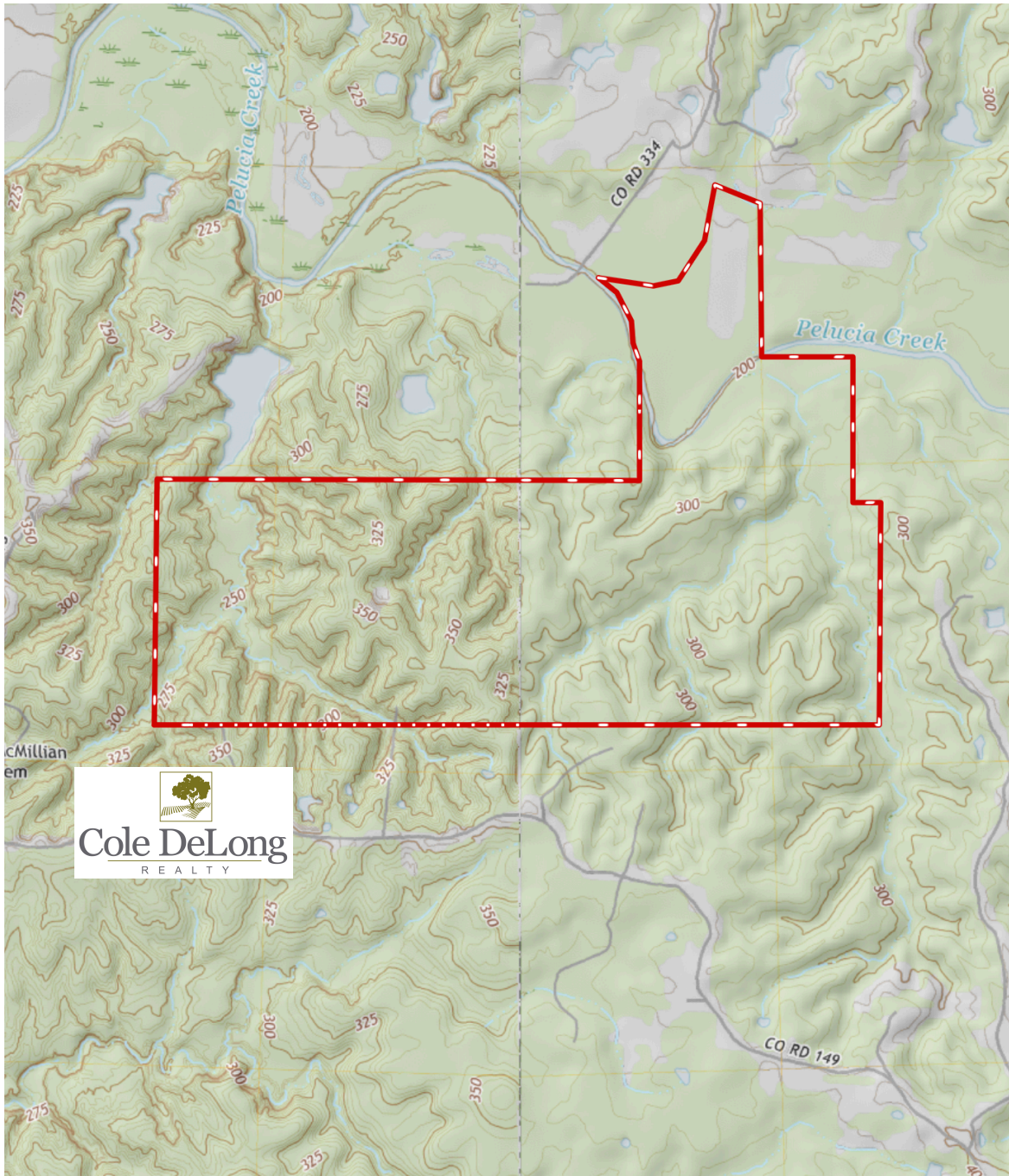
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