



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

110± ACRES
CALHOUN COUNTY, MS
\$275,000

OFFICE (662) 238-4077 | WWW.SMALLTOWNPROPERTIES.COM

THE CALHOUN 110

PROPERTY PROFILE

LOCATION:

- Highway 9
Banner, MS 38913
- Calhoun County
- 2.6± Miles N of Bruce
- 28.1± Miles SE of Oxford
- 28.7± Miles SW of Pontotoc

COORDINATES:

- 34.0273, -89.35115

PROPERTY USE:

- Hunting
- Recreational
- Investment
- Potential Home/Cabin Site

PROPERTY INFORMATION:

- 110± Total Acres
- 21± Acres of Cutover
- Internal Road System
- Mixed Timber
- Creek Frontage
- Creek Bottom
- Slough
- Turkey/Deer/Duck
- Utilities Available

TAX INFORMATION:

- Parcel #1: 140400-011-00-18
- Parcel #2: 080600-013-00-13
- Parcel #3: 140400-009-00-19
- Parcel #4: 140400-006-00-19
- Parcel #5: 080600-003-00-24
- 2025 Taxes: \$377.22



LUKE GOSSETT | LAND SPECIALIST
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HUNTER ROBISON | LAND SPECIALIST
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50 CR 401 - Oxford, MS 38655 | O: 662-238-4077 | smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE CALHOUN 110

WELCOME TO THE CALHOUN 110! If you're looking for a solid piece of ground in Calhoun County that checks all the boxes for hunting, timber, and potential homesites, this 110± acre tract just north of Bruce, Mississippi, deserves a hard look. Situated along Highway 9, about 2.6 miles north of town, the Calhoun 110 offers both convenience and seclusion. Access is easy with frontage on the highway, and there's an additional deeded easement that gives you a second entry point—always a valuable feature whether you're thinking about hunting pressure or future improvements.

The land itself lays out well, with a good internal road system that makes getting around the property simple and practical. A creek runs through the place, complete with a crossing, adding both character and function. Down along the creek bottom, you'll find a mix of hardwoods that break up the predominantly pine timber, giving the tract the diversity that wildlife loves.



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MORE ABOUT THE CALHOUN 110

For the sportsman, the Calhoun 110 has what you want. There's an established population of deer and turkey, and a slough area that holds water part of the year offers real potential for duck hunting with a little work. It's the kind of setup that can be enjoyed as-is or improved into something even better over time. Roughly 21± acres of cutover provide opportunity—whether you're thinking about replanting, creating food plots, or carving out a homesite. Speaking of that, there are several spots on the property that would make great cabin or home locations, especially with utilities available nearby.

All in all, the Calhoun 110 is a well-rounded tract with good access, strong recreational appeal, and long-term potential. Whether you're looking for a hunting property, a timber investment, or a place to put down roots in the country, this one is worth your consideration.

Contact Hunter Robison or Luke Gossett today to schedule a private showing and experience #TheSmallTownWay.



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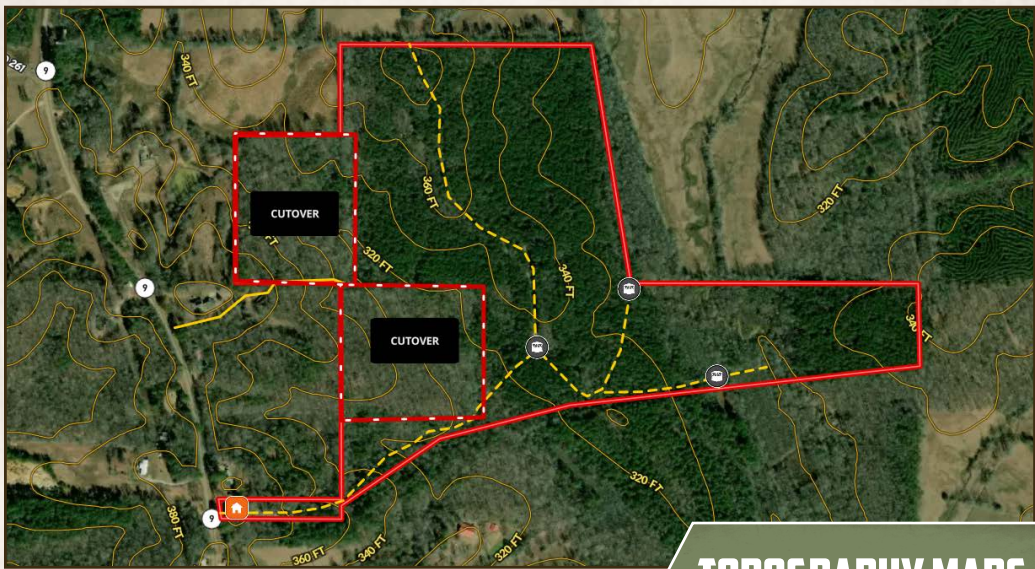


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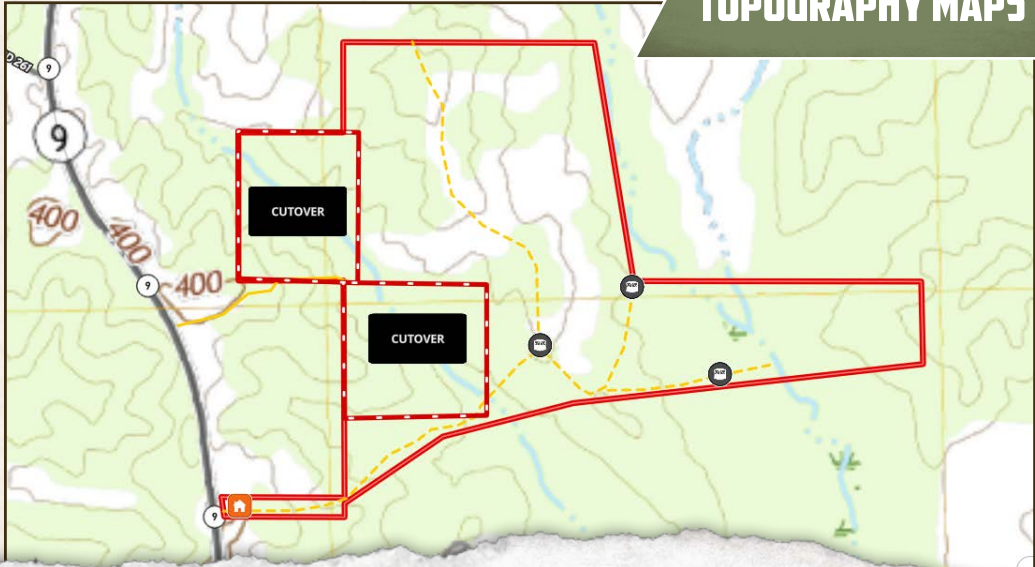
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TOPOGRAPHY MAPS



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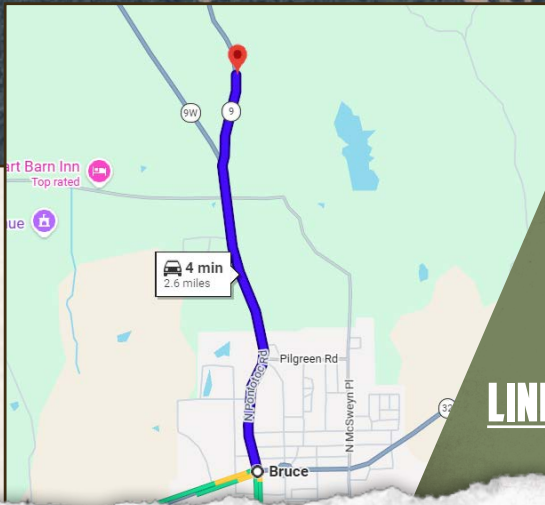
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land id. LINK



Directions From Bruce, MS: Travel on Highway 9 for 2.6 miles to the property on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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