



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

43± ACRES
CALHOUN COUNTY, MS
\$120,400

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

THE CALHOUN 43

PROPERTY PROFILE

LOCATION:

- Highway 9
Banner, MS 38913
- Calhoun County
- 3.8± Miles N of Bruce
- 14± Miles N of Calhoun City
- 28.1± Miles SE of Oxford

COORDINATES:

- 34.04245, -89.35155

PROPERTY USE:

- Hunting
- Recreational
- Investment

PROPERTY INFORMATION:

- 43± Acres
- 2,065'± Highway 9 Frontage
- Pine Timber
- Rolling Topography
- Utilities Available
- Deer/Turkey/Small Game

TAX INFORMATION:

- Parcel #1: 080600-001-00-13
- Parcel #2: 080100-009-00-12
- 2025 Taxes: \$939.09



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 43

INTRODUCING THE CALHOUN 43—IF YOU’VE BEEN SEARCHING FOR A VERSATILE SMALL ACREAGE TRACT IN A GREAT LOCATION, THIS 43± ACRE PROPERTY IN CALHOUN COUNTY, MISSISSIPPI, CHECKS ALL THE BOXES. With approximately 2,065 feet of frontage along Highway 9 just outside of Bruce, access is convenient while still offering the privacy and feel of a country setting.

The land features rolling topography and is primarily covered in pine timber, providing appeal and long-term investment potential. Multiple homesite possibilities are scattered throughout the property, giving you the flexibility to build exactly where you want. From an investment standpoint, the Calhoun 43 could easily be broken up into smaller parcels for building multiple homes or getting a quick return on investment. Whether it’s building a primary residence, weekend getaway, or hunting retreat, the options are endless. Utilities are already on-site, making this tract even more attractive for immediate use or future development.



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MORE ABOUT THE CALHOUN 43

For the outdoorsman, the Calhoun 43 offers solid deer, turkey, and small game hunting opportunities, making it an ideal recreational tract that you can enjoy year-round.

Conveniently located just 3.7± miles north of Bruce, 14± miles north of Calhoun City, and 28.1± miles southeast of Oxford, the Calhoun 43 combines accessibility, usability, and long-term potential in one package.

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



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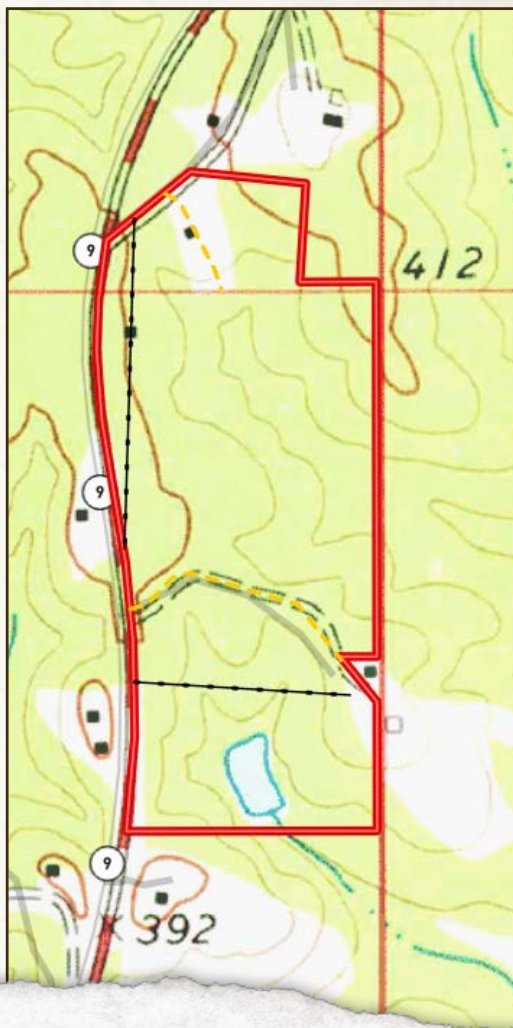
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TOPOGRAPHY MAPS

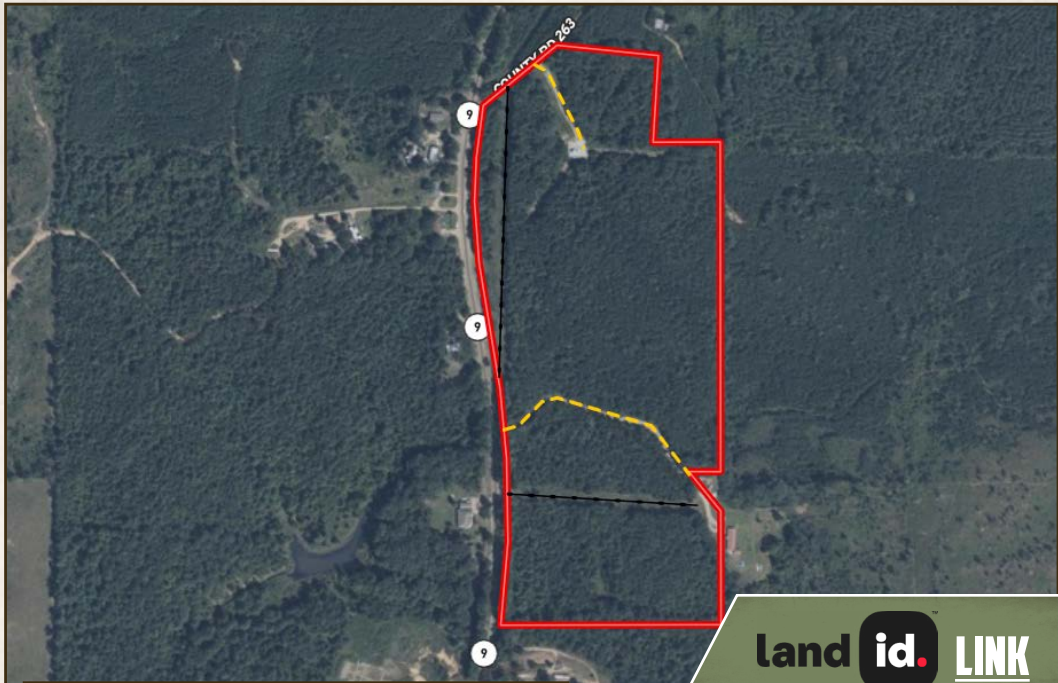


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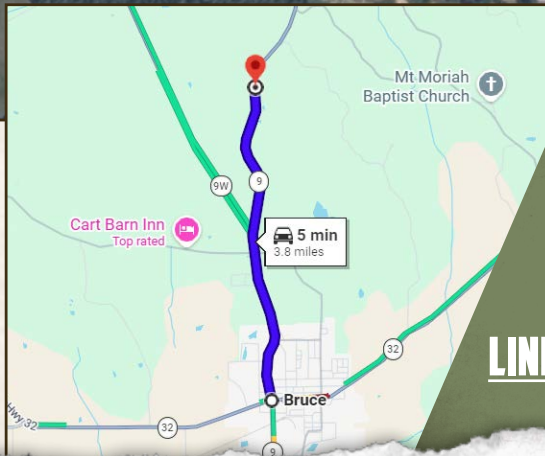
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43± ACRES

CALHOUN COUNTY, MISSISSIPPI



land id. LINK



Directions From Bruce, MS: Travel on Highway 9 for 3.8 miles to the property on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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