



39± ACRES
CALHOUN COUNTY, MS
\$97,500



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE SM

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

THE CALHOUN 39

PROPERTY PROFILE

LOCATION:

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

PROPERTY USE:

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

COORDINATES:

- 34.04195, -89.35605

TAX INFORMATION:

- Parcel #: 080600-001-00-13
- 2025 Taxes: \$923.38

PROPERTY INFORMATION:

- 39± Acres
- 1.2± Acre Pond
- Hardwood Pine Mix
- Deer & Turkey
- Highway 9 Road Frontage
- Utilities Available at the Road



LUKE GOSSETT | LAND SPECIALIST
C: 662-832-8822 | lgossett@smalltownproperties.com

HUNTER ROBISON | LAND SPECIALIST
C: 662-816-7987 | hrobison@smalltownproperties.com

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 39

WELCOME TO THE CALHOUN 39, LOCATED JUST NORTH OF BRUCE IN CALHOUN COUNTY, MISSISSIPPI. This 39± acre tract offers a strong combination of recreational appeal and future investment potential. With frontage along Highway 9, the property provides convenient access while maintaining a private, rural setting.

The land is predominantly made up of pine and hardwood timber, creating an opportunity for future income as the timber matures. A 1.2± acre pond serves as a centerpiece of the property, offering enjoyment for fishing, wildlife, and year-round use.



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MORE ABOUT THE CALHOUN 110

For the outdoorsman, the Calhoun 39 supports deer and turkey hunting, making it a great option for a weekend getaway or hunting retreat. An existing structure is on-site and, with some work, could be transformed into a home or hunting cabin. Utilities are available at the road, providing added flexibility for future building opportunities.

Conveniently located 3.7± miles north of Bruce, 14± miles north of Calhoun City, and 28.1± miles southeast of Oxford, the Calhoun 39 offers the perfect blend of accessibility, recreation, and long-term potential.

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



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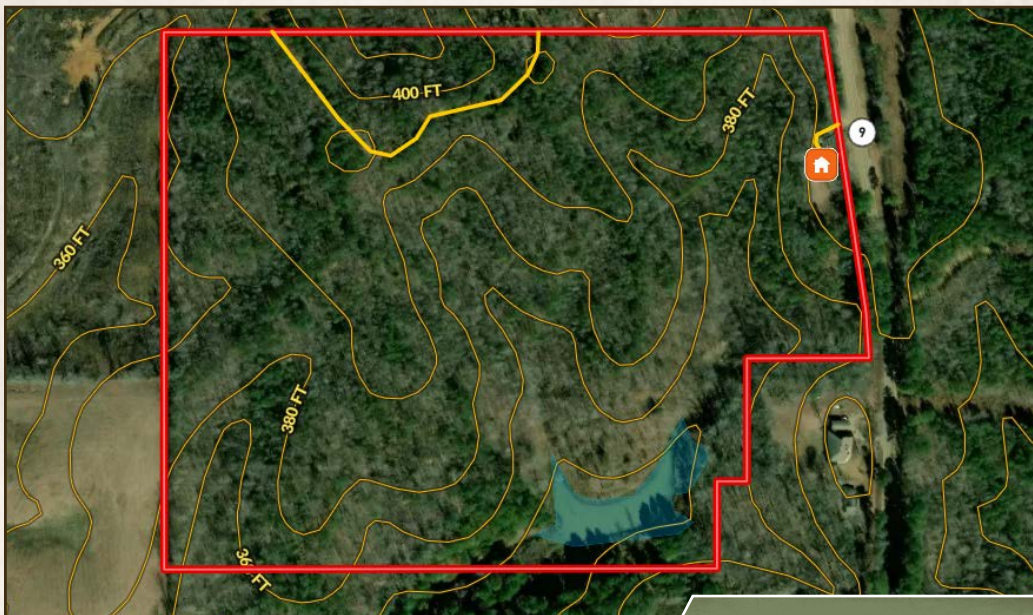


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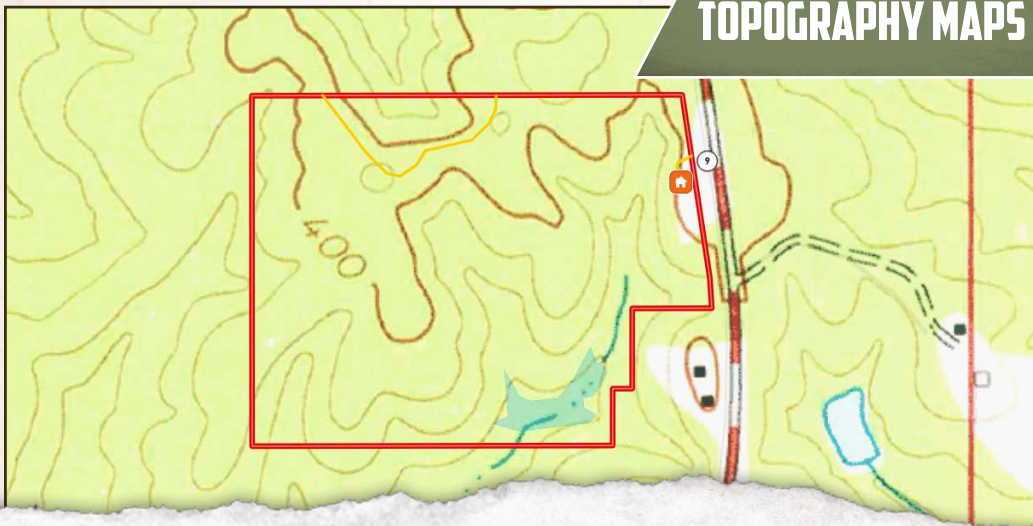
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TOPOGRAPHY MAPS



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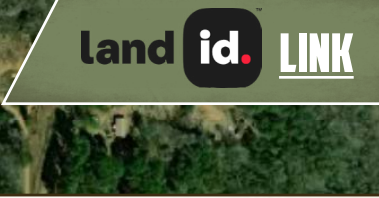
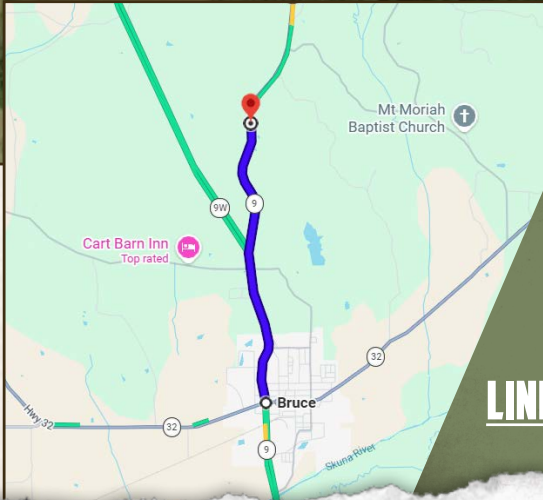
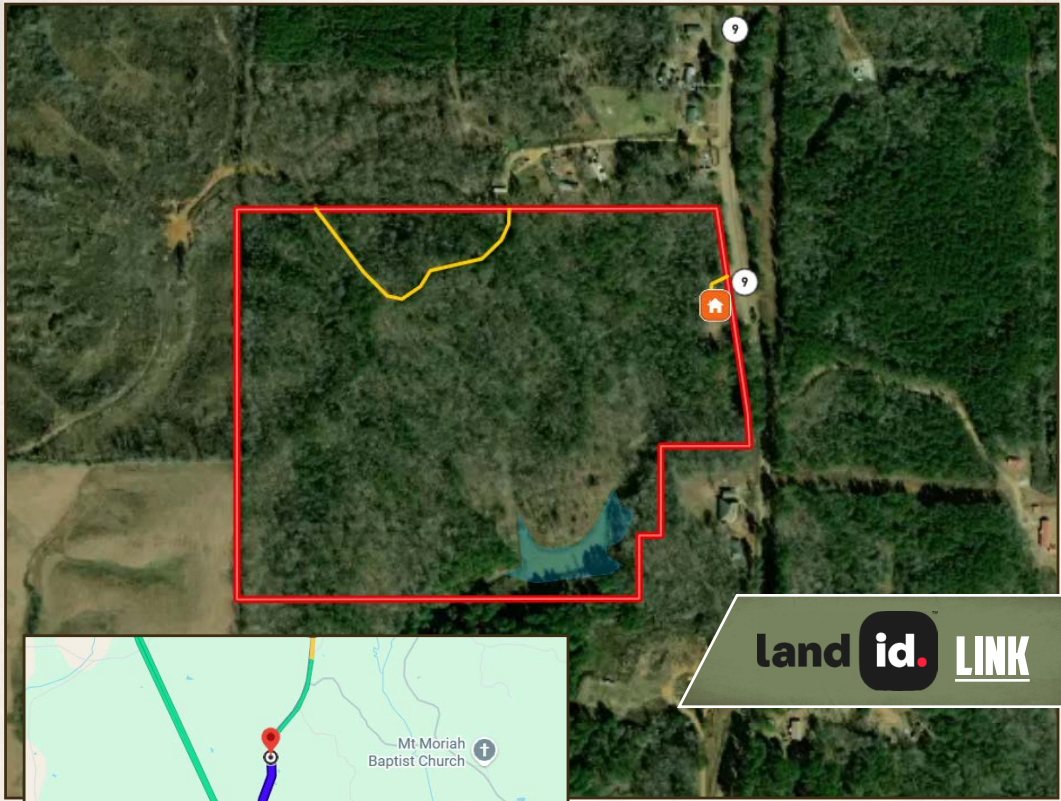
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Directions From Bruce, MS: Travel on Highway 9 for 3.7 miles to the destination on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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