



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

**A HOME ON 138± ACRES
GRENADE COUNTY, MS**

\$649,000



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

THE GRENADE 138

LOCATION:

- 34599 MS-8
Gore Springs, MS 38929
- Grenada County
- 11± Miles E of the Wolf Creek Boat Ramp on Grenada Lake
- 13± Miles SE of the Dogwoods Golf Course
- 14± Miles E of Grenada
- 18± Miles SW of Calhoun City
- 56± Miles NW of Starkville
- 58± Miles SW of Oxford
- 121± Miles NE of Jackson

COORDINATES:

- 33.75665, -89.579

TAX INFORMATION:

- \$758.86 (2024)

PROPERTY PROFILE

PROPERTY USE:

- Residential
- Recreational
- Investment
- Hunting

PROPERTY INFORMATION:

- 138± Total Acres
- 17.23± Acres Ag Ground
- 1,463± SqFt Home
 - 3 Bedrooms/2 Full Baths
 - Electric Appliances
 - Gas Fireplace
 - Generac Generator
 - 2-Car Carport
 - Fenced Yard
 - Storage Shed
- 0.5± Mile Frontage on MS-8
- Deer & Turkey



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HUNTER ROBISON

LAND SPECIALIST

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hrobison@smalltownproperties.com

50 CR 401 - Oxford, MS 38655

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Information is believed to be accurate but not guaranteed.

WELCOME TO THE GRENADE 138

WELCOME TO THE GRENADE 138, A WELL-MAINTAINED COUNTRY ESTATE FEATURING A 1,463± SQUARE FOOT HOME SITUATED ON AN IMPRESSIVE 138± ACRES IN GRENADE COUNTY, MISSISSIPPI. Built in 2011, the Gore Springs home offers three bedrooms and two full bathrooms with a comfortable, functional layout. The residence features electric appliances, a gas fireplace, and a covered two-car carport. Outside, you'll find a fenced-in yard ideal for pets or family use, a storage shed for equipment, and the peace of mind provided by a Generac generator.

The land is characterized by mostly gently rolling terrain with multiple steep ridge systems intermixed throughout, creating excellent habitat diversity. Two creeks span the property, providing a reliable water source for wildlife throughout most of the year. The timber consists of pockets of mature oaks, with the remainder being a mixed variety of naturally regenerating timber. Additionally, 17.23± acres of productive agricultural ground enhance both usability and income potential.



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MORE ABOUT THE GRENADA 138

This area of Grenada County is well-known for its incredible deer population and thriving turkey numbers. With the existing open fields and the abundance of hardwoods, this property could be developed into a top-tier hunting tract with the implementation of new internal road systems and food plots in a short period of time. Notably, the property has experienced little to no hunting pressure over 40 years of ownership, further enhancing its recreational potential.

Conveniently located $14\pm$ miles east of Grenada, $17.8\pm$ miles west of Calhoun City, $57.8\pm$ miles south of Oxford, $55.6\pm$ miles northwest of Starkville, $121\pm$ miles north of Jackson, just $11\pm$ miles east of the Wolf Creek Boat Ramp on Grenada Lake—one of the premier crappie lakes in the country—and only $13.4\pm$ miles from Dogwoods Golf Course, this property offers an exceptional blend of comfortable living, recreational opportunity, and accessibility.

Contact Hunter Robison today to schedule a private showing and make 34599 MS-8 your new address.



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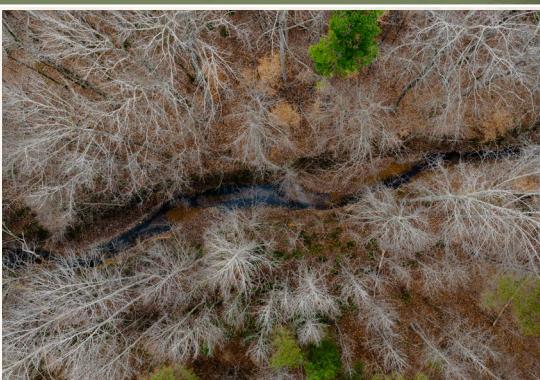
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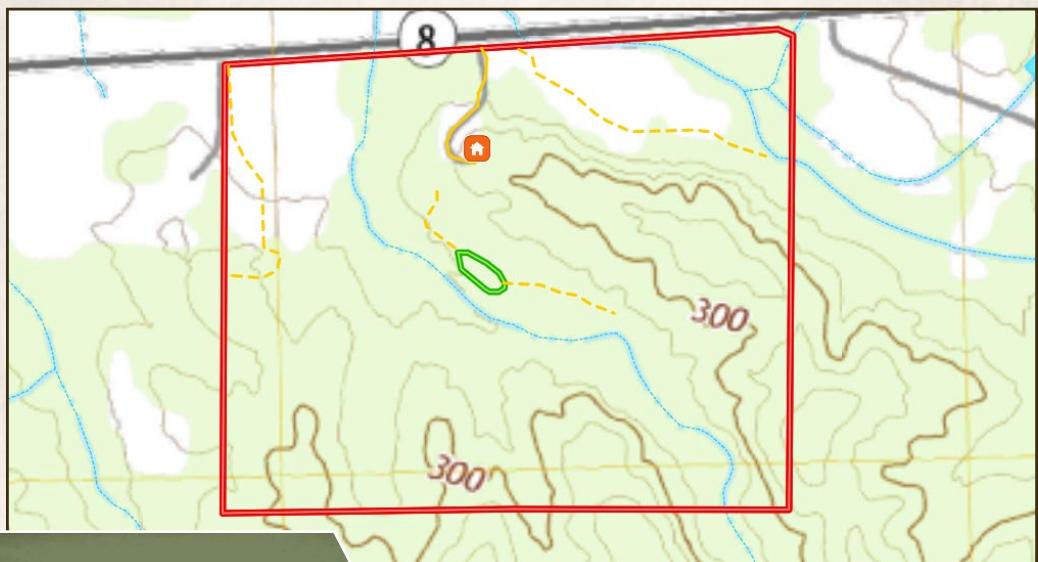
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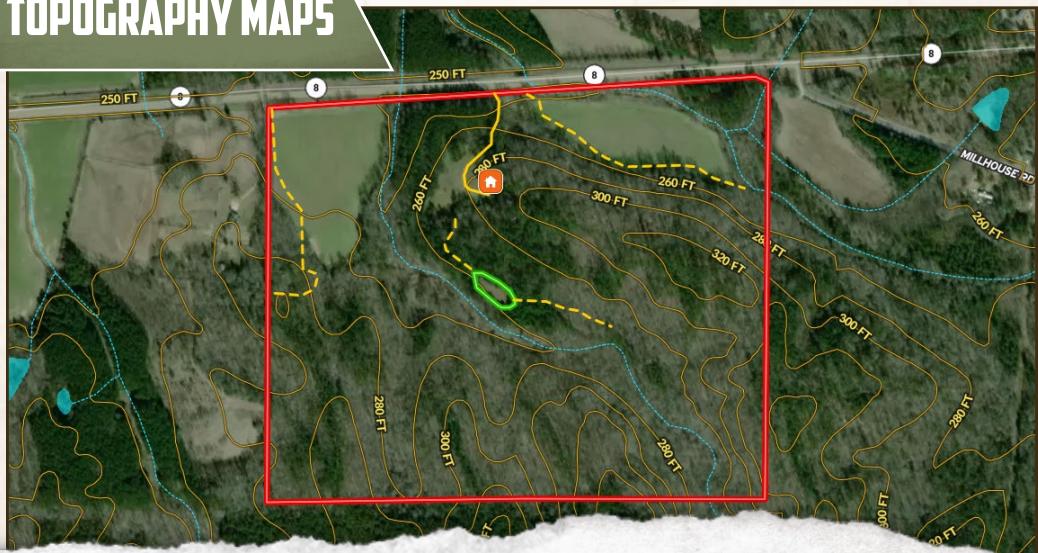
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TOPOGRAPHY MAPS



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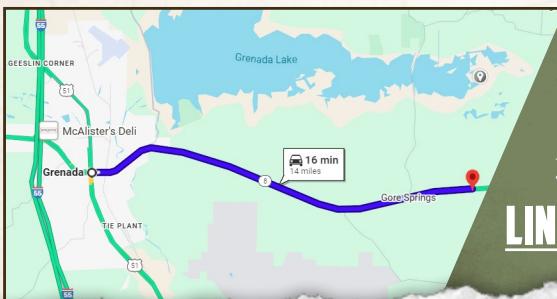
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Directions From Grenada, MS:
Travel 13.8 miles on MS-8 E/
Lakeview Drive to the destination on
your right.

LINK TO GOOGLE MAP DIRECTIONS



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