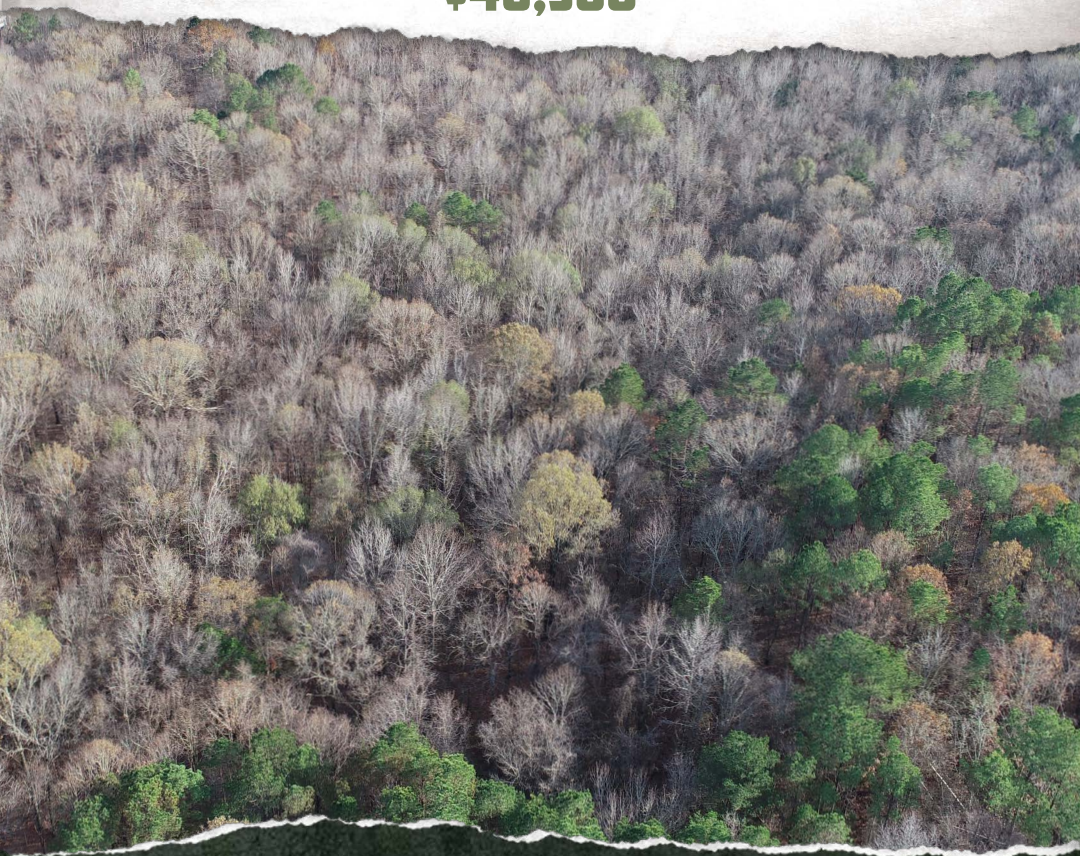




**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**15± ACRES**  
**GRENADA COUNTY, MS**  
**\$46,500**



OFFICE (662) 238-4077 | [WWW.SMALLTOWNPROPERTIES.COM](http://WWW.SMALLTOWNPROPERTIES.COM)

### LOCATION:

- San Roc Road  
Grenada, MS 38901
- Grenada County
- 2.1± Miles N of the  
Hwy 7/I-55 Intersection
- 8.6± Miles N of Grenada
- 10± Miles NW of Grenada Lake
- 33.1± Miles S of Batesville

### COORDINATES:

- 33.87671, -89.84976

### TAX INFORMATION:

- TBD

### PROPERTY USE:

- Potential Home Sites
- Development
- Hunting
- Recreation
- Investment

### PROPERTY INFORMATION:

- 15± Acres
- Paved Road Frontage
- Wooded
- Gently Rolling Terrain
- Quality Timber
- Utilities Nearby
- Deer and Turkey



**WILSON BRITT** | LAND SPECIALIST  
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**HUNTER PRIDDEN** | LAND SPECIALIST  
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# WELCOME TO THE GRENADA 15

IF YOU ARE LOOKING FOR CONVENIENT COUNTRY LIVING, THE GRENADA 15 IS JUST FOR YOU! THE GRENADA COUNTY PROPERTY OFFERS A RARE BLEND OF PRIVACY IN A BEAUTIFUL HARDWOOD SETTING! Located off San Roc Road approximately 2.1 miles north of the I-55 and Hwy 7 intersection in Grenada, MS, this land is an ideal choice, whether you're looking for a place to build a weekend retreat near Grenada Lake, your forever home, or simply looking to invest in quality land.

The 15± acre tract is fully wooded, providing a peaceful natural setting and the perfect location for secluded country living. With paved road frontage and utilities nearby, it wouldn't take much work to begin construction on your dream home.

If you're searching for a versatile tract in a convenient location, the Grenada 15 deserves a closer look. Additional acreage, bordering the property to the south, is also available for purchase.

**Contact Hunter Pridgen or Wilson Britt today to learn more and experience #TheSmallTownWay!**



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Information is believed to be accurate but not guaranteed.

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701 W. Sunflower Road | Cleveland, MS 38732

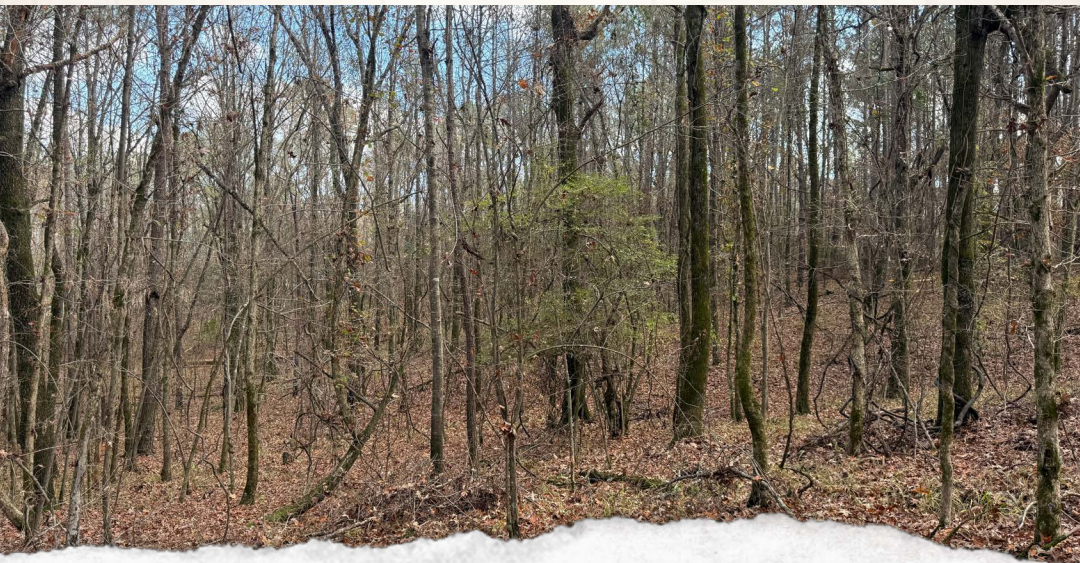
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**O: 662-238-4077**  
50 CR 401 | Oxford, MS 38655



15± ACRES

GRENADA COUNTY MISSISSIPPI



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## SOIL MAP



## SOIL MAP LEGEND

Boundary: 16.35 ac

| Code          | Description   | Acres           | %      | CPI                  | NCCPI                      | CAP                      |
|---------------|---|-----------------|--------|----------------------|----------------------------|--------------------------|
| <b>CrF</b>    | Cuthbert-Ruston association, hilly (sweetman, smithdale)          | 6.35            | 38.84% | -                    | 17                         | 7e                       |
| <b>RpF</b>    | Ruston-Providence association, hilly (smithdale, providence)      | 5.54            | 33.88% | -                    | 34                         | 7e                       |
| <b>LoC3</b>   | Loring silt loam, 5 to 8 percent slopes, severely eroded, central | 3.66            | 22.39% | -                    | 46                         | 4e                       |
| <b>Gu</b>     | Gullied land, silty   | 0.80            | 4.89%  | -                    | -                          | 7e                       |
| <b>Totals</b> |   | <b>16.35 ac</b> |        | <b>0 CPI Average</b> | <b>28.42 NCCPI Average</b> | <b>6.33 Cap. Average</b> |



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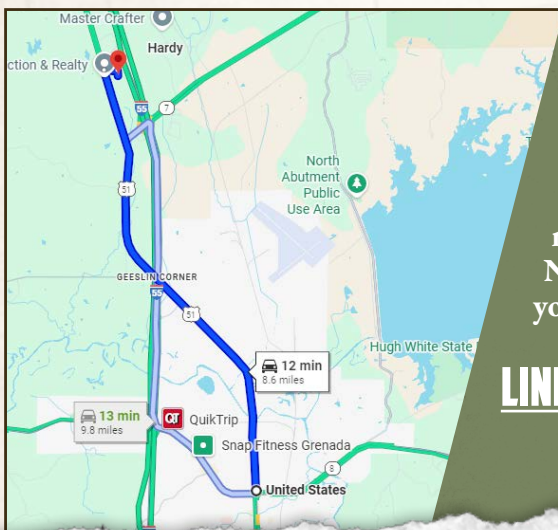


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15± ACRES

GRANADA COUNTY MISSISSIPPI

land id. LINK



Directions From the Intersection of Sunset Drive and Hwy 51 In Grenada, MS: Travel 8.1 miles north on Hwy 51. Turn right on San Roc Road and continue 0.2 miles. Turn left on San Roc Road North and the destination will be on your right

[LINK TO GOOGLE MAP DIRECTIONS](#)



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