



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

**16.8± ACRES  
CALHOUN COUNTY, MS  
\$134,900**



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

# THE CALHOUN 16.8

## PROPERTY PROFILE

### LOCATION:

- 418 County Road 200
- Big Creek, MS 38914
- Calhoun County
- 4.2± Miles W of Pittsboro
- 6.3± Miles SW of Bruce
- 10.6± Miles NW of Calhoun City
- 18.6± Miles E of Graysport Boat Ramp on Grenada Lake
- 36± Miles SE of Oxford
- 42± Miles NE of Grenada

### PROPERTY USE:

- Residential
- Hunting & Fishing
- Recreational
- Investment

### COORDINATES:

- 33.94065, -89.40235

### PROPERTY INFORMATION:

- 16.8± Total Acres
- 754± SqFt Cabin
- 2 Bedrooms/1.5 Bathrooms
- Fully Furnished
- 2 Food Plots
- Mature Pine Timber
- Shooting House
- Ground Blind
- Ladder Stand
- Internal Road System
- Road Frontage

### TAX INFORMATION:

- Parcel # 090500-001-01-21
- \$709.75 (2024)



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**HUNTER ROBISON**

LAND SPECIALIST

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[hrobison@smalltownproperties.com](mailto:hrobison@smalltownproperties.com)

50 CR 401 - Oxford, MS 38655

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.

# WELCOME TO THE CALHOUN 16.8

**WELCOME TO THE CALHOUN 16.8, A TURNKEY RECREATIONAL PROPERTY IN BIG CREEK, MISSISSIPPI.** This  $16.8\pm$  acre Calhoun County property features a  $754\pm$  square foot fully furnished cabin with two bedrooms and one and a half bathrooms, ideal for weekend getaways or extended hunting trips.

The land is well-developed with two established food plots, mature pine timber, and an excellent internal road system. Trail camera history confirms consistent activity from mature whitetail deer and turkeys. Hunting improvements include a shooting house, ground blind, and ladder stand, making this property truly turnkey. With road frontage and a private, secluded setting, this tract offers an outstanding small-acreage hunting and recreational opportunity.



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# MORE ABOUT THE CALHOUN 16.8

The Calhoun 16.8 sits approximately 4.2 miles west of Pittsboro, 6.3± miles southwest of Bruce, 10.6± miles northwest of Calhoun City, and just 36± miles south of Oxford. Additionally, the property is less than 20± miles from the Graysport Boat Ramp on Grenada Lake, one of Mississippi's premier fishing destinations..

If you're looking for a small-acreage hunting tract with a move-in-ready camp, call Hunter Robison today to schedule your private showing and experience #TheSmallTownWay!



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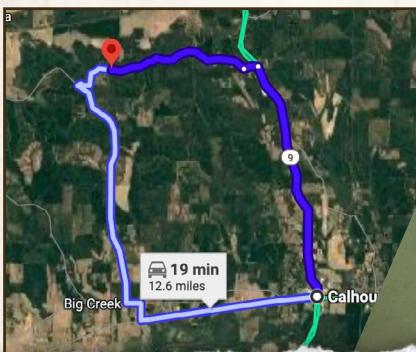
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**land id.™** **LINK**



Directions From Calhoun City, MS:  
Travel on MS-9 for 6.2 miles. Turn left onto W Main Street and proceed for 0.4 miles. Continue onto County Road 200 and proceed for 3.7 miles until the destination on your right.

**LINK TO GOOGLE MAP DIRECTIONS**



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