

Carroll County 92
Highway 51
Vaiden, MS 39176

\$330,000
92± Acres
Carroll County



Carroll County 92
Vaiden, MS / Carroll County

SUMMARY

Address

Highway 51

City, State Zip

Vaiden, MS 39176

County

Carroll County

Type

Hunting Land, Recreational Land, Undeveloped Land, Timberland

Latitude / Longitude

33.3095 / -89.7382

Acreage

92

Price

\$330,000

Property Website

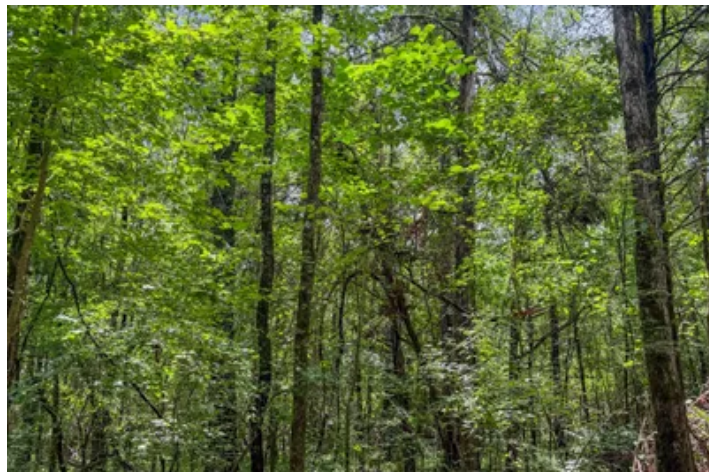
<https://swapaland.com/property/carroll-county-92-carroll-mississippi/112883/>



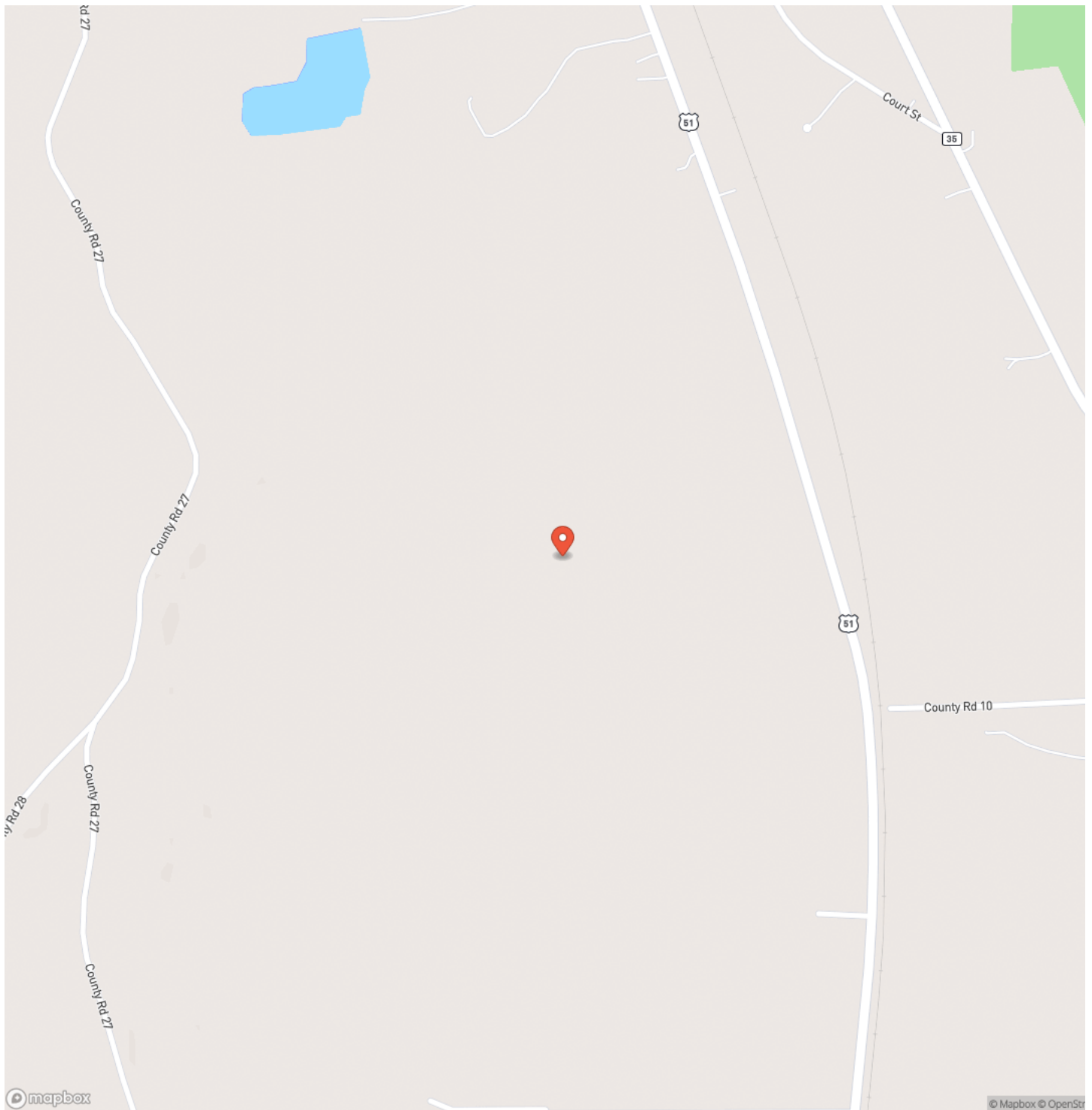
PROPERTY DESCRIPTION

Located in Carroll County, Mississippi, this 92 +/- acre tract offers an excellent opportunity for investors, hunters, and outdoor enthusiasts looking to own a quality piece of Mississippi land. Conveniently located just off Highway 51 and only 2-3 minutes from the town of Vaiden, the property provides the perfect balance of accessibility and privacy. Interstate 55 is less than five minutes away, making travel to and from the property quick and convenient while still allowing you to enjoy the peace and quiet of the Mississippi countryside. One of the property's greatest features is its timber value, offering strong potential for buyers looking to invest in a tract with long-term returns. Another potential feature of this tract is that it does have the ability to get water and electricity onto the property. Water could be provided by the town of Vaiden and Entergy could provide electricity. Whether you're interested in managing timber, expanding your land portfolio, or simply owning a recreational property, this tract presents a great opportunity. The wooded landscape provides excellent habitat for wildlife, supporting an abundance of whitetail deer and small game, making it an ideal destination for hunters and anyone who enjoys the outdoors. Whether you're looking for a weekend hunting retreat, a timber investment, or a place to enjoy the outdoors with family and friends, this property has something to offer. Its combination of quality timber, abundant wildlife, and convenient location near Vaiden and I-55 makes this tract a rare find. If you've been searching for a versatile property with excellent recreational appeal and long-term investment potential, this 92 +/- acre Carroll County tract deserves a closer look. To schedule a tour of this amazing Carroll County property, contact land agent Hayden Self ([\(662\) 229-7706](tel:6622297706)) or email hayden.self@swapaland.com.

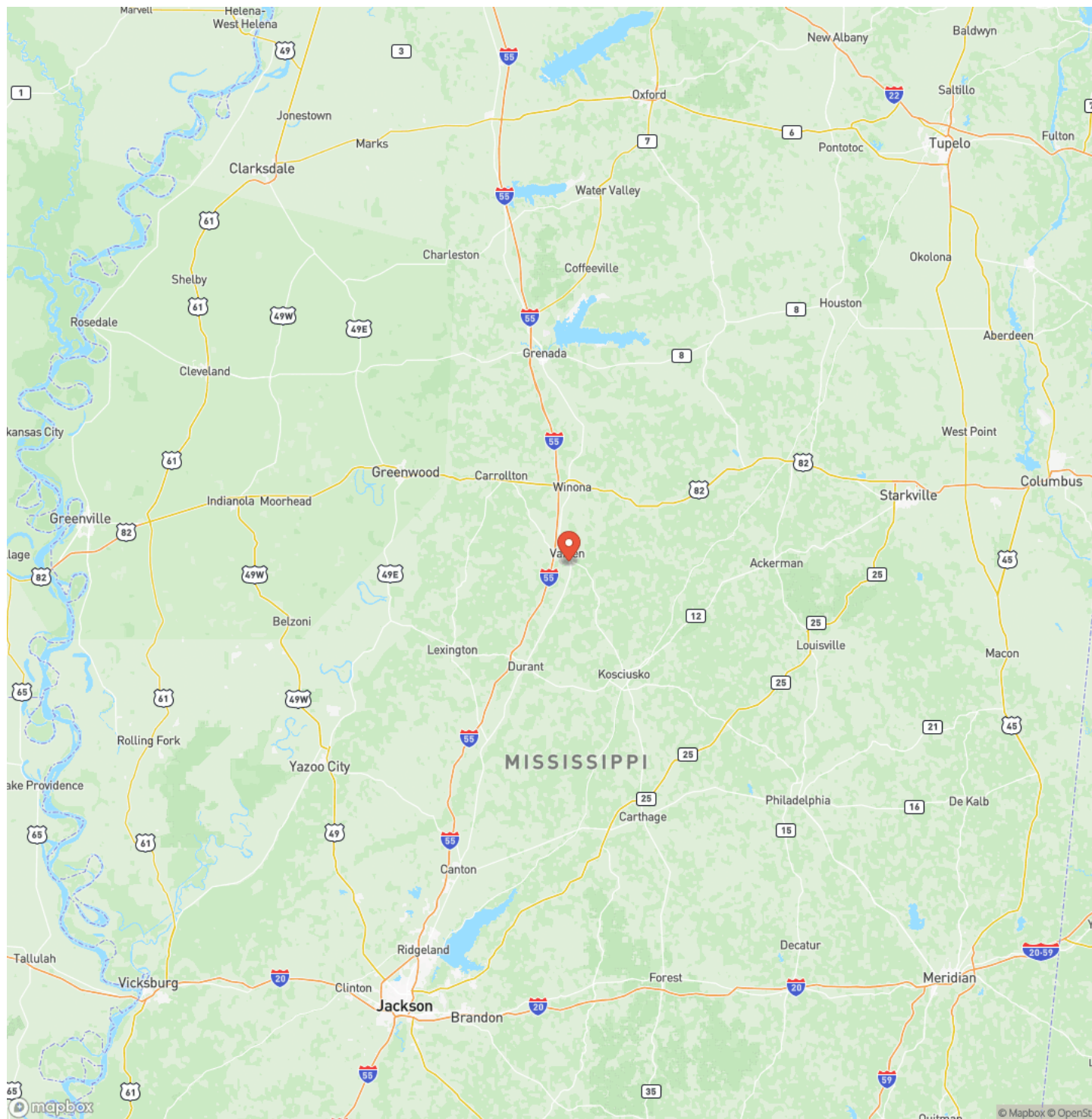




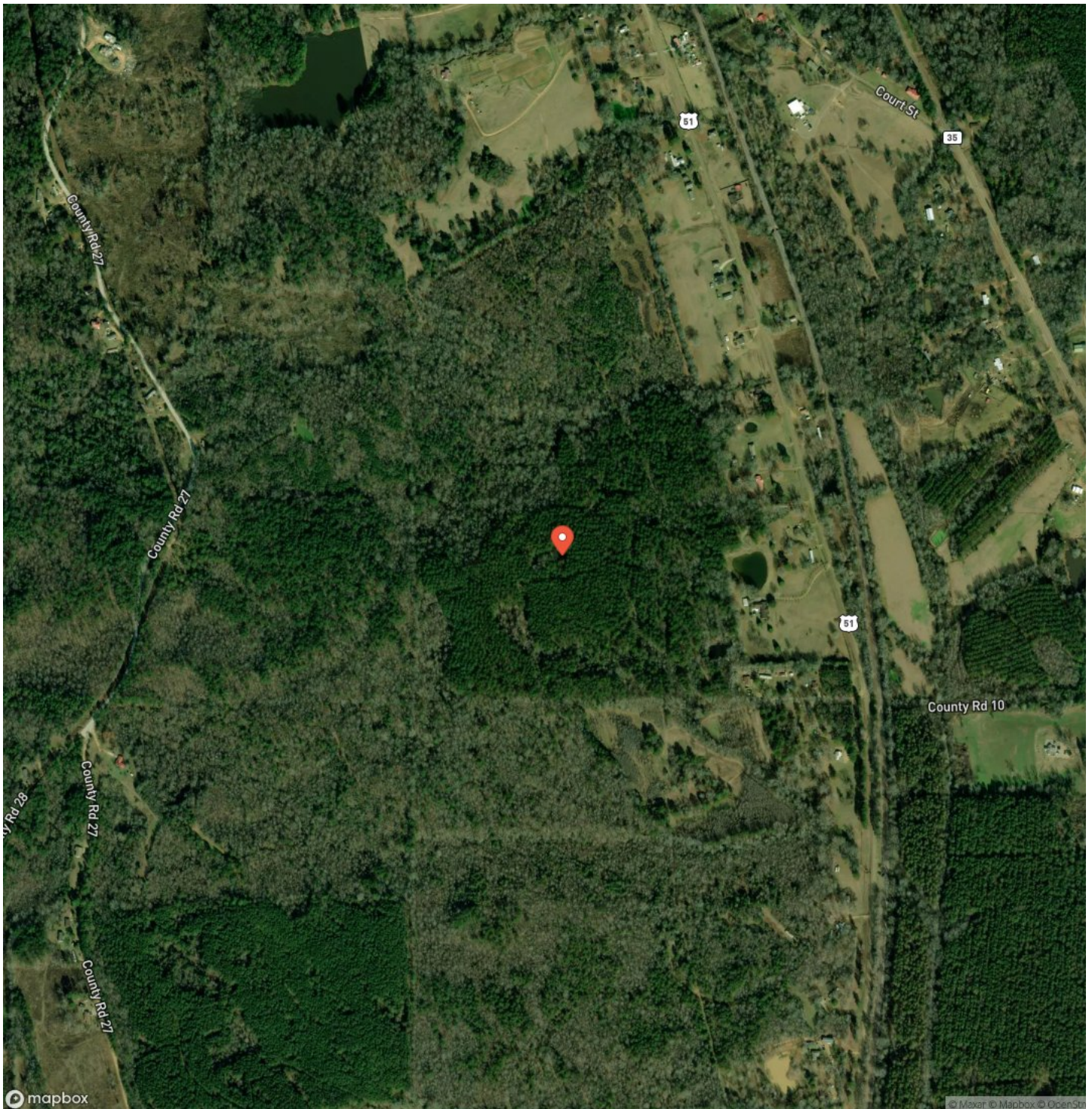
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Hayden Self

Mobile

(662) 229-7706

Email

Hayden.Self@SwapaLand.com

Address

City / State / Zip

Winona, MS 38967

NOTES

[illegible]

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



SWAPA Land
509 Cobblestone Court, Suite A
Madison, MS 39110
(601) 850-2878
<https://swapaland.com/>

