

The Carroll 121
CR 160
Coila, MS 38923

\$439,000
121.730± Acres
Carroll County



The Carroll 121
Coila, MS / Carroll County

SUMMARY

Address

CR 160

City, State Zip

Coila, MS 38923

County

Carroll County

Type

Farms, Hunting Land, Recreational Land, Timberland

Latitude / Longitude

33.340875 / -90.003049

Acreage

121.730

Price

\$439,000

Property Website

<https://swapaland.com/property/the-carroll-121-carroll-mississippi/88569/>



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PROPERTY DESCRIPTION

This 121.73 surveyed-acre tract in Blackhawk, in Carroll County, Mississippi, offers the perfect blend of recreation, investment, and rural living. Conveniently accessed from County Road 160, the property provides multiple potential home or cabin sites with community water available along CR 160 and electricity and high-speed internet provided by Delta Electric Power Association.

The land is diverse and well-balanced:

- 70± acres of mature, marketable hardwood and pine timber – providing an opportunity for an immediate return through a selective harvest or clear-cut.
- 25± acres of pasture currently in hay production
- 25± acres of recent clear-cut, ideal for wildlife habitat or replanting

An established trail system winds throughout the property, making it easy to explore on foot, ATV, or truck. Hunting in this area is exceptional, with an abundance of whitetail deer, wild turkeys, and various small game animals.

Whether you're looking for a quiet rural homesite, a weekend retreat, or a recreational getaway with income potential, this property checks all the boxes. With utilities in place, marketable timber, open pasture, and outstanding wildlife, it's ready for you to make it your own.

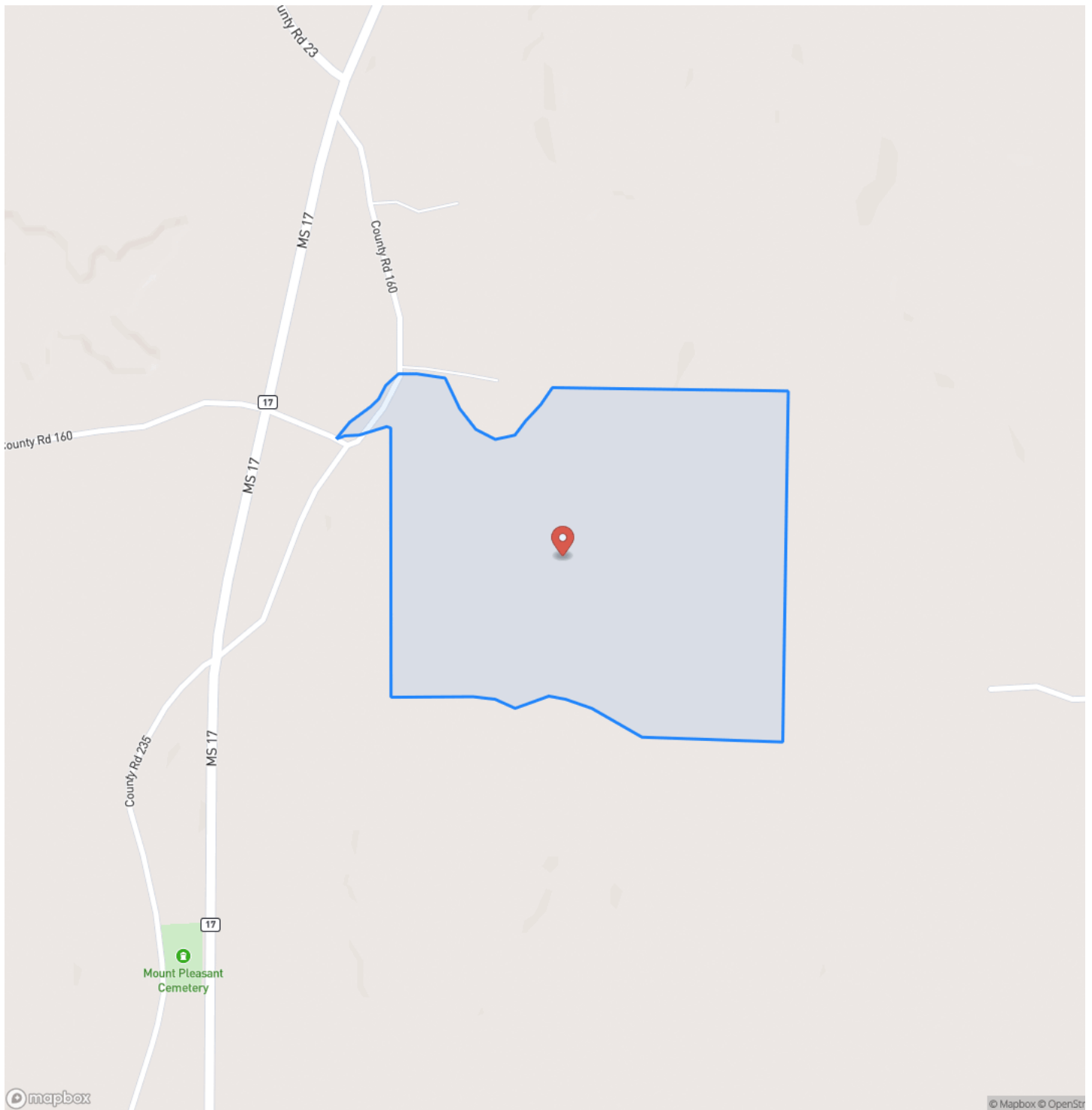
Additional acreage is available.



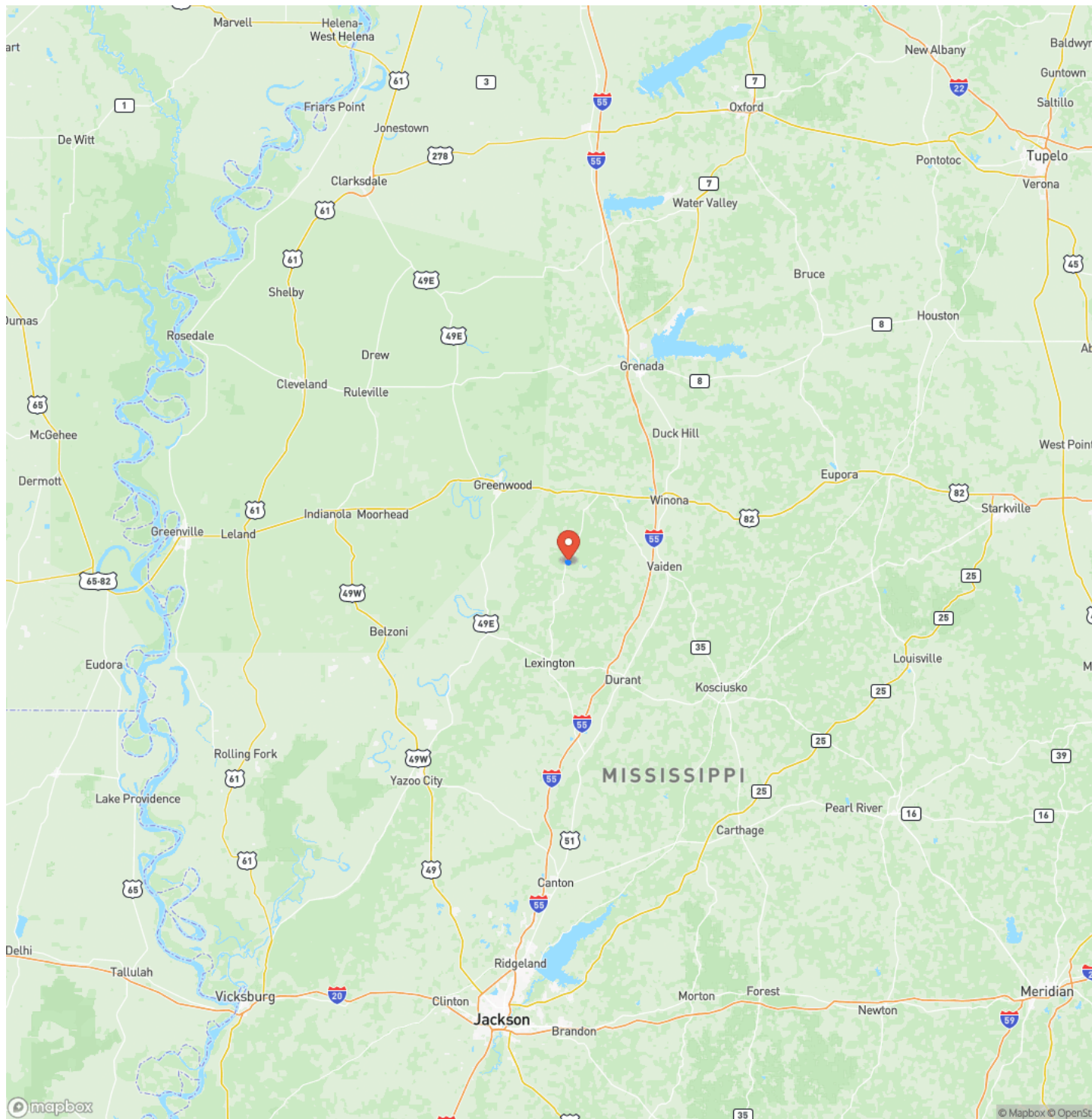
The Carroll 121
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Locator Map



Locator Map



Satellite Map



The Carroll 121
Coila, MS / Carroll County

LISTING REPRESENTATIVE

For more information contact:



Representative

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Address

City / State / Zip

NOTES

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www.swapaland.com

DISCLAIMERS

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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.



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