

The Duncan Creek 240  
CR 107  
Pittsboro, MS 38951

**\$475,000**  
240± Acres  
Calhoun County



**The Duncan Creek 240**  
**Pittsboro, MS / Calhoun County**

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**SUMMARY**

**Address**

CR 107

**City, State Zip**

Pittsboro, MS 38951

**County**

Calhoun County

**Type**

Timberland, Hunting Land, Recreational Land

**Latitude / Longitude**

33.9279 / -89.2636

**Taxes (Annually)**

850

**Acreage**

240

**Price**

\$475,000

**Property Website**

<https://swapaland.com/property/the-duncan-creek-240-calhoun-mississippi/60074/>



## **The Duncan Creek 240**

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#### **PROPERTY DESCRIPTION**

The Duncan Creek 240 consists of 30-year-old pine timber in Calhoun County, approximately 3.5 miles east of Highway 9 at Pittsboro. As its name states, Duncan Creek traverses the property and provides a great water source and travel corridor for wildlife. Wild turkeys and whitetail deer are abundant on this property and surrounding properties. This tract is predominately pine but has some nice hardwoods along the creek and in patches in and around the property. A nice internal trail system leads through the property to various food plots and hunting locations. The topography is gently rolling outside of the creek bottom. Surrounded mainly by timber company land, a graveled Weyerhaeuser Timber Company road accesses the tract. If you are looking for a great-priced timber investment and hunting property, please call Tyler Alldread to schedule a showing!

9 miles from Bruce

30 miles from Grenada Lake

40 miles from Oxford

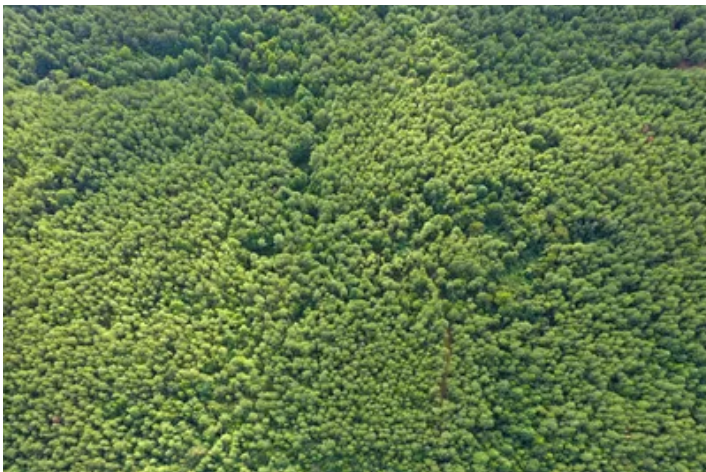
60 miles from Starkville

127 miles from Greenville

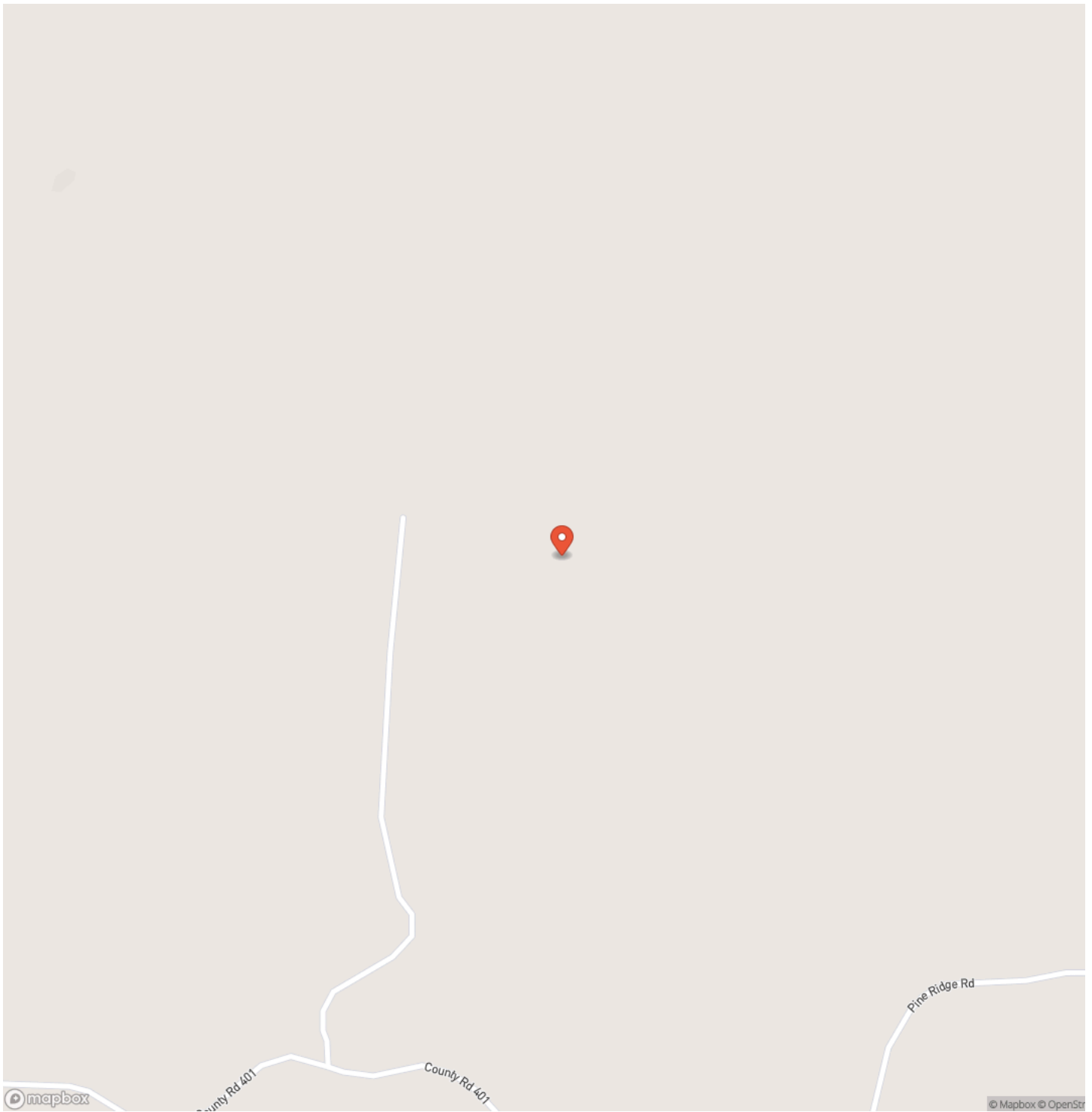


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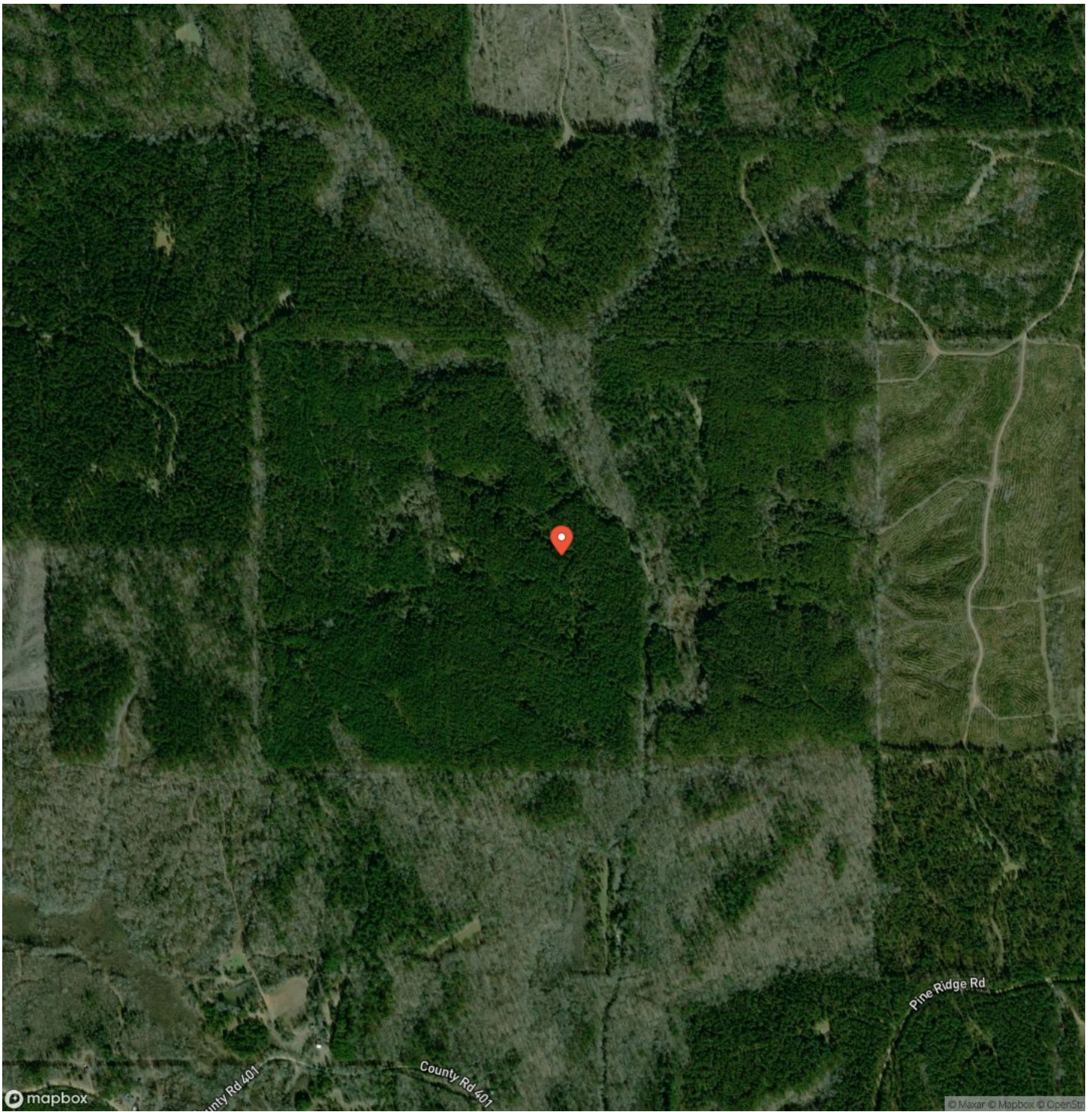


## Locator Map





## Satellite Map









## **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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