

**SOLD**



## Huffman Creek Homesite, Pasture, Timberland and Recreational Tract

68.91 +/- Acres | Calhoun County, MS



### ADDRESS

137 County Road 406  
Calhoun City, MS 38916

### LOCATION

Property is located with direct access on Calhoun County Road 406, which is also known as Academy Road, off highway 9 South of Pittsboro, MS

### PROPERTY SUMMARY

Pasture, hardwoods, and pine on Huffman Creek with paved road frontage close to Calhoun County Academy. This property has a good mix of open pasture and timber to fit whatever your needs may be. Utilities with Macedonia Community Water, Natchez Trace Electric, and Bruce Telephone (Arriva Connect) line on property. The existing home is uninhabitable, with no value ascribed by seller. The eastern portion of the property along Huffman Creek is in a floodplain. Close proximity to Oxford, Pontotoc, Tupelo, and Grenada. About 40 minutes to Oxford. There is CRP income with the property. Seller to retain half of the mineral rights.

[nationalland.com/listing/huffman-creek-homesite-pasture-timberland-and-recreational-tract](https://nationalland.com/listing/huffman-creek-homesite-pasture-timberland-and-recreational-tract)



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