

70± Acres in Jefferson Davis County

Graves Road

Carson, Mississippi



\$202,250



Expect More. Get More.

TomSmithLandandHomes.com

Office: 601.898.2772

Property Information

Location:

- Graves Rd. Carson, MS 38944

Coordinates:

- 31.4657, -89.8091

Property Use:

- Turkey Hunting
- Deer Hunting
- Investment

Property Highlights

- 70± Acres
- 1,370± ft. of Road Frontage
- 66± Acres of Pine Timber
- 10± Acres of Mature Hardwoods



BRIAN GRAY
REALTOR®

O: 601.898.2772 | C: 601.624.1175
Brian@TomSmithLand.com



LAYTON HORNE
REALTOR®

O: 601.898.2772 | C: 601.624.1282
Layton@TomSmithLand.com

The Property

70± ACRES

This 70-acre property on Graves Road in Jefferson Davis County is an outstanding timber investment opportunity with strong long-term potential. In addition to its valuable timber resources, the land offers excellent recreational benefits, including prime turkey and deer hunting. Well-maintained fire lanes are already in place, providing convenient access throughout the property and supporting effective land management.



BRIAN GRAY
REALTOR®

O: 601.898.2772 | C: 601.624.1175
Brian@TomSmithLand.com



LAYTON HORNE
REALTOR®

O: 601.898.2772 | C: 601.624.1282
Layton@TomSmithLand.com

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



Aerial Photos



BRIAN GRAY
REALTOR®

O: 601.898.2772 | C: 601.624.1175
Brian@TomSmithLand.com



LAYTON HORNE
REALTOR®

O: 601.898.2772 | C: 601.624.1282
Layton@TomSmithLand.com

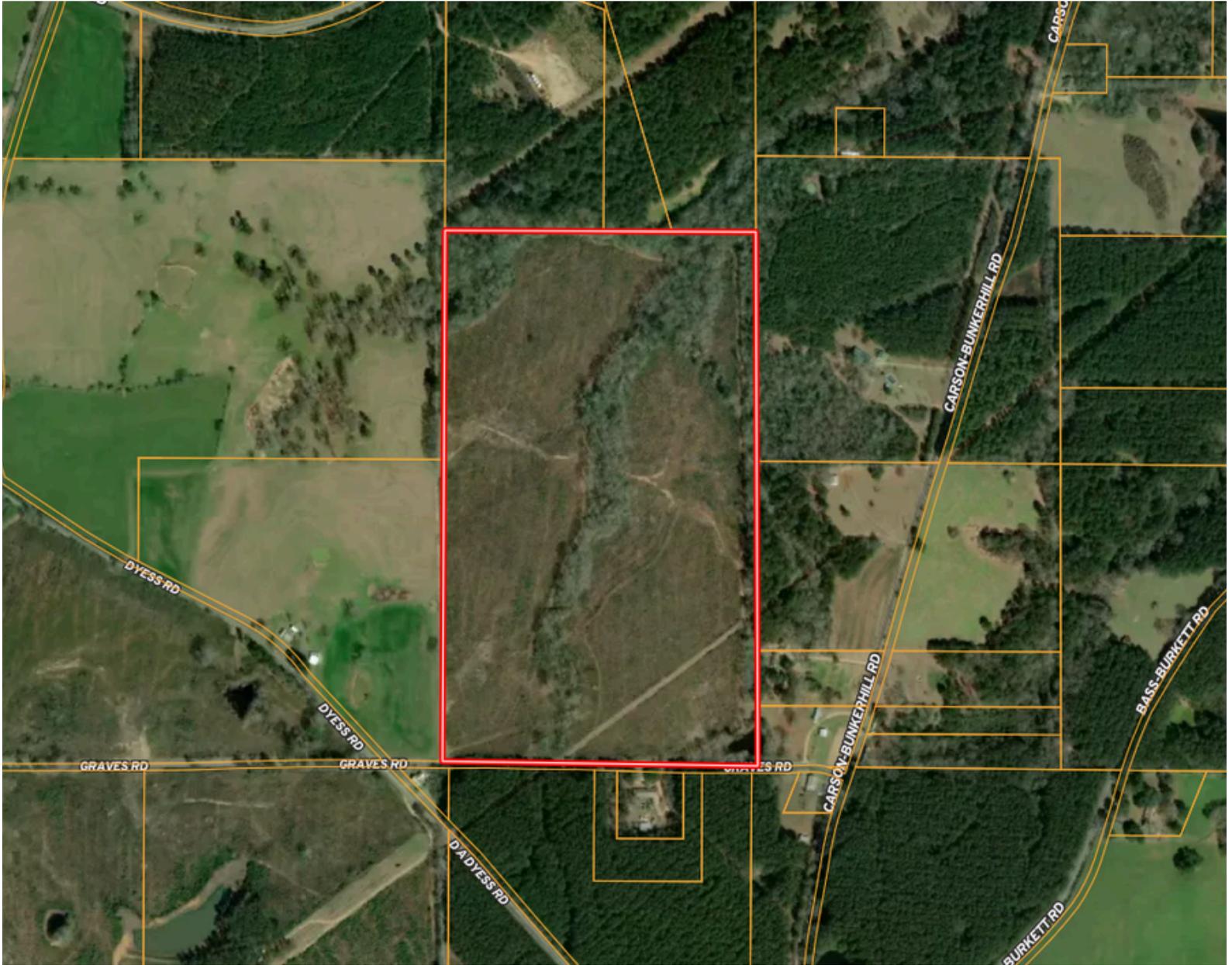
TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



Aerial Map

[VIEW INTERACTIVE MAP](#)



BRIAN GRAY
REALTOR®

O: 601.898.2772 | C: 601.624.1175
Brian@TomSmithLand.com



LAYTON HORNE
REALTOR®

O: 601.898.2772 | C: 601.624.1282
Layton@TomSmithLand.com

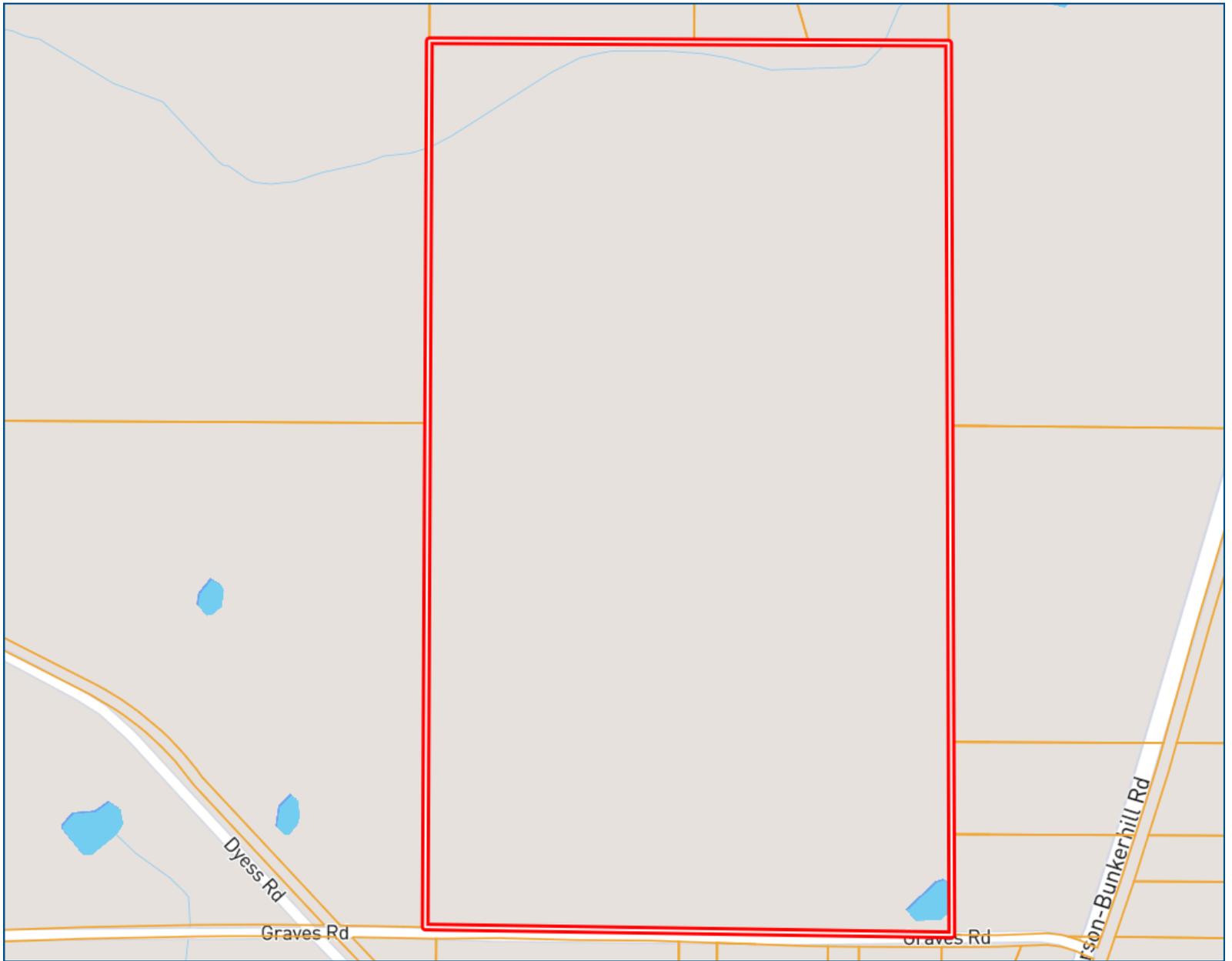
TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



Ownership Map

[VIEW INTERACTIVE MAP](#)



BRIAN GRAY
REALTOR®

O: 601.898.2772 | C: 601.624.1175
Brian@TomSmithLand.com



LAYTON HORNE
REALTOR®

O: 601.898.2772 | C: 601.624.1282
Layton@TomSmithLand.com

TomSmithLandandHomes.com

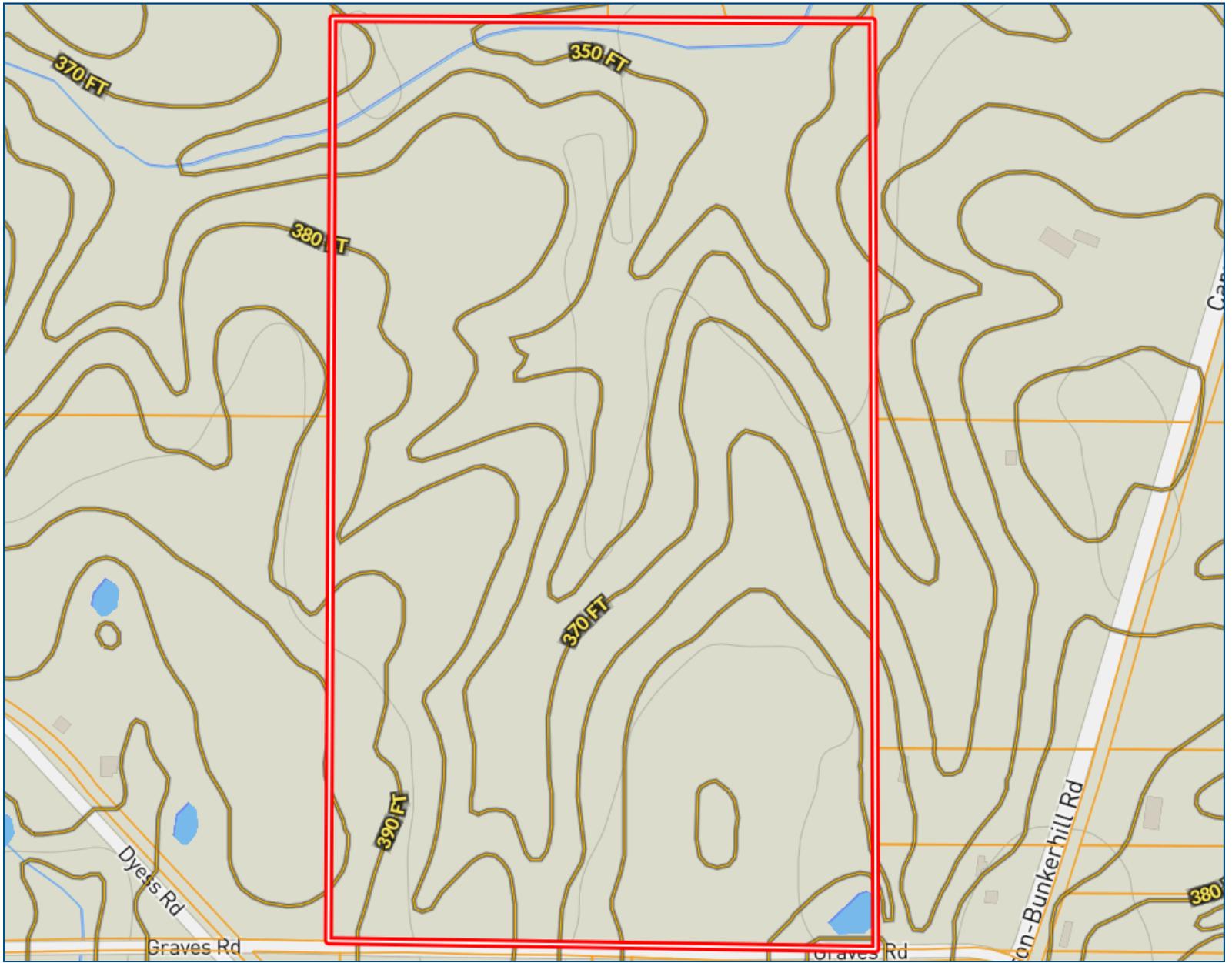
Information is believed to be accurate but not guaranteed.



Topo Map



[VIEW INTERACTIVE MAP](#)



BRIAN GRAY
REALTOR®

O: 601.898.2772 | C: 601.624.1175
Brian@TomSmithLand.com

LAYTON HORNE
REALTOR®

O: 601.898.2772 | C: 601.624.1282
Layton@TomSmithLand.com

TomSmithLandandHomes.com

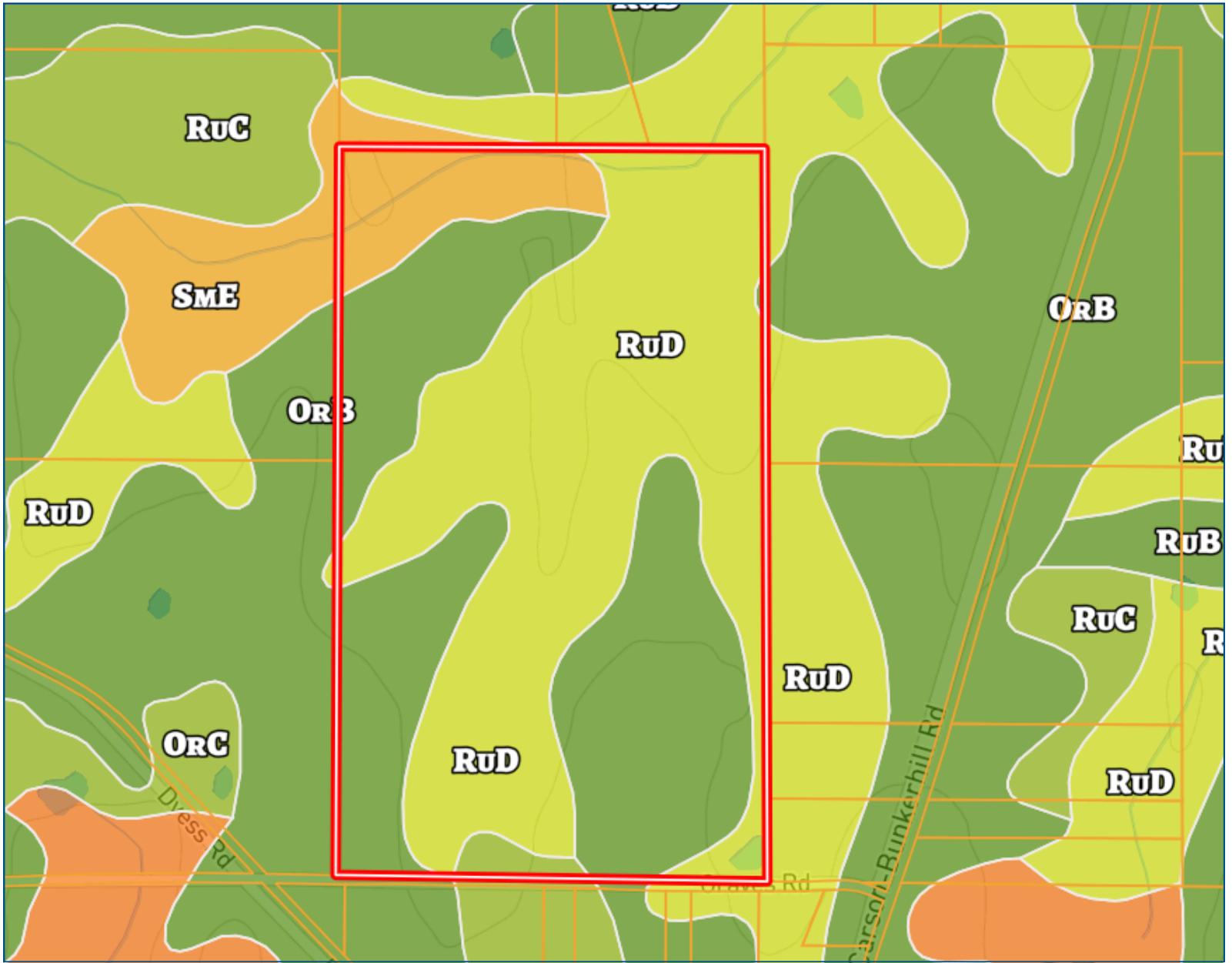
Information is believed to be accurate but not guaranteed.



Soil Map



[VIEW INTERACTIVE MAP](#)



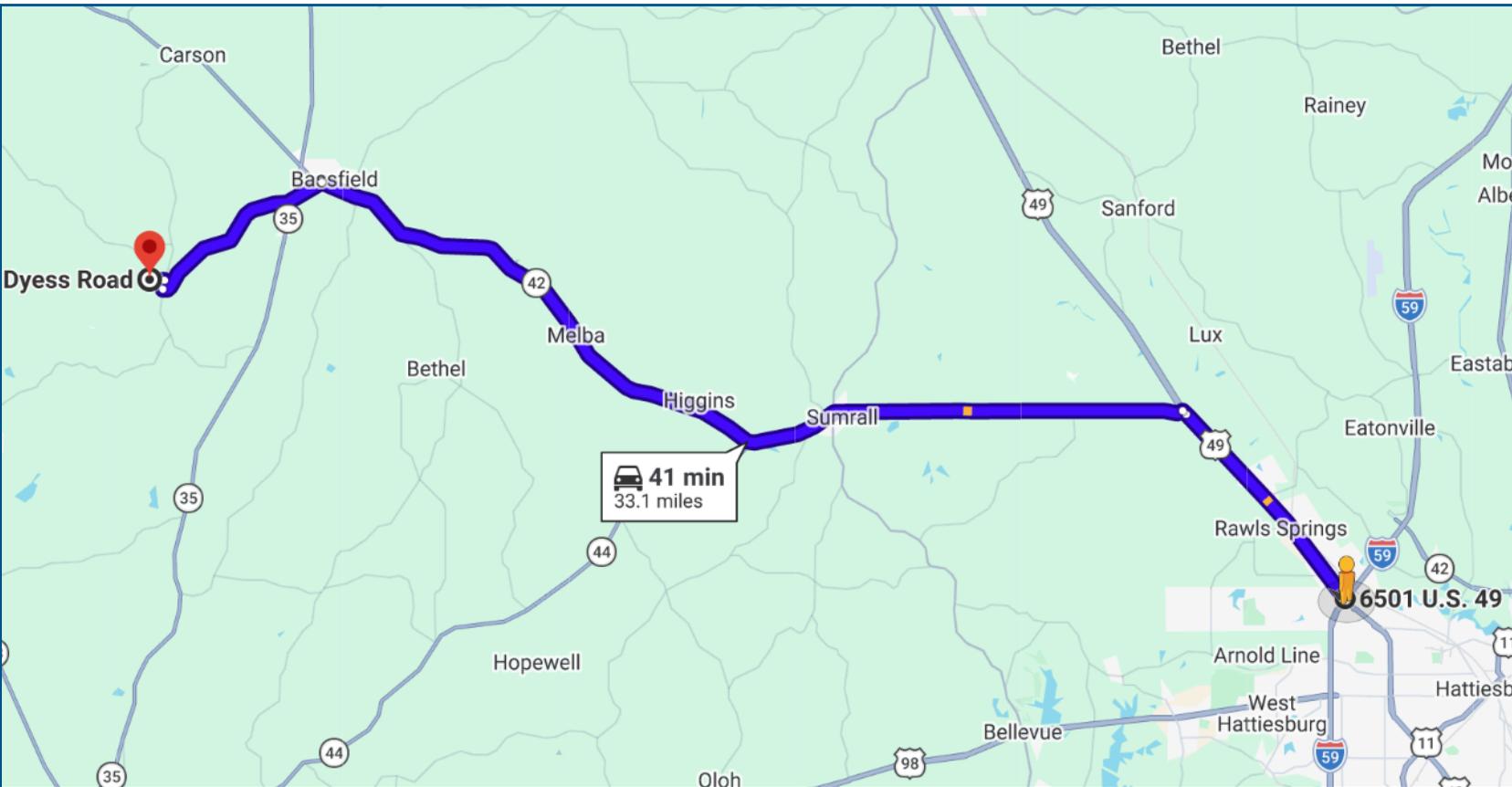
BRIAN GRAY
REALTOR®
O: 601.898.2772 | C: 601.624.1175
Brian@TomSmithLand.com



LAYTON HORNE
REALTOR®
O: 601.898.2772 | C: 601.624.1282
Layton@TomSmithLand.com

Directional Map

[VIEW INTERACTIVE MAP](#)



From the I-59 and Hwy 49 intersection, take Hwy 49N for 5.6 miles. Take MS-42 W to Bass-Burkett Rd in Bassfield for 29 miles. Continue on Bass-Burkett Rd. Drive to D A Dyess Rd for 5.3 miles.



BRIAN GRAY
REALTOR®

O: 601.898.2772 | C: 601.624.1175
Brian@TomSmithLand.com

LAYTON HORNE
REALTOR®

O: 601.898.2772 | C: 601.624.1282
Layton@TomSmithLand.com

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



Listing Agents



Brian Gray

Layton Horne



Brian Gray is a lifelong Madison native with a deep-rooted love for the outdoors and a strong connection to the land he calls home. From the woods of Mississippi to the waters of the Delta, Brian has spent a lifetime hunting, fishing, and exploring every acre he could put his boots on. His passion for the outdoors runs deep—and he finds great joy in sharing it with others, especially those new to the experience. That same passion is what drives him to help others find the perfect piece of land or property to call their own.

Being local isn't just a detail on Brian's résumé—it's who he is. Brian knows the people, the land, and the lifestyle that makes Mississippi special. Whether you're looking for a recreational tract, a family home, or an investment opportunity, Brian's knowledge of the area and deep community ties make him an invaluable partner in the buying or selling process.

Brian brings more than just his outdoor expertise to the table. With over 15 years of accounting experience—he has a sharp eye for detail and a steady hand when it comes to numbers. His financial background gives him an edge in negotiating deals, evaluating investment opportunities, and navigating the complexities of real estate transactions with confidence and clarity.

Layton Horne is a dedicated realtor from Flora, Mississippi, passionate about helping clients find their perfect homes and investment properties. A proud graduate of Tri-County Academy, Layton has a deep connection to the local community and a strong understanding of the area's real estate market. When not working with clients, Layton enjoys hunting and fishing, making the most of Mississippi's great outdoors. With a commitment to hard work, integrity, and local expertise, Layton ensures every real estate transaction is a success.

OFFICE: 601.898.2772

CELL: 601.624.1174

CELL: 601.624.1282

Brian@TomSmithLand.com

Layton@TomSmithLand.com

CALL US TODAY!

