

0 Eddington Road
0 Eddington Rd
Pontotoc, MS 38863

\$72,600
33.280± Acres
Pontotoc County



0 Eddington Road
Pontotoc, MS / Pontotoc County

SUMMARY

Address

0 Eddington Rd

City, State Zip

Pontotoc, MS 38863

County

Pontotoc County

Type

Hunting Land, Undeveloped Land, Recreational Land, Farms

Latitude / Longitude

34.080943 / -88.908273

Acreage

33.280

Price

\$72,600

Property Website

<https://www.mossyoakproperties.com/property/0-eddington-road-pontotoc-mississippi/93072/>



PROPERTY DESCRIPTION

33 Acres – Eddington Road, Pontotoc County, MS

Rolling Hills • Pond • Paved Frontage • Home Site • Abundant Wildlife

Discover your own slice of Mississippi countryside on this beautiful **33-acre property** along **Eddington Road** in **Pontotoc County**. With **rolling hills and open understory**, this tract offers a perfect blend of privacy, beauty, and accessibility.

A **small pond** near the center of the property adds both charm and utility, providing a peaceful backdrop for your future home or a reliable water source for wildlife. With **over 500 feet of paved road frontage** and **utilities available at the road**—including water, power, and fiber internet—this property is ready for your dream home, weekend getaway, or hunting retreat.

Wildlife enthusiasts will appreciate the excellent **deer, turkey, and small game** populations, while outdoor lovers can enjoy trails, hiking, and quiet evenings under the stars. The rolling topography provides several potential **home or cabin sites** overlooking the pond and surrounding timber.

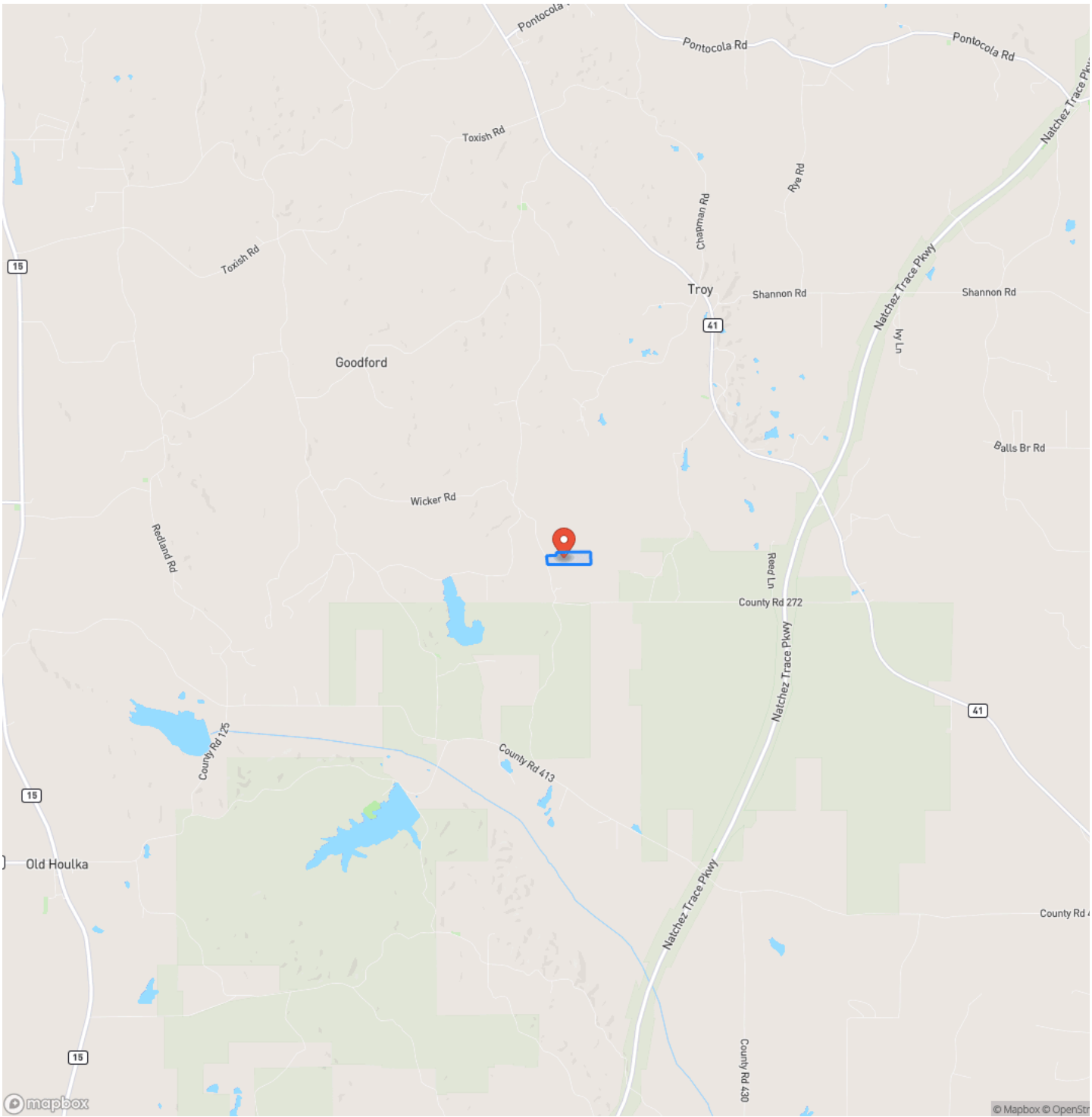
Whether you're looking for a **private homesite**, a **recreational escape**, or a **long-term investment**, this property checks every box.

Property Highlights:

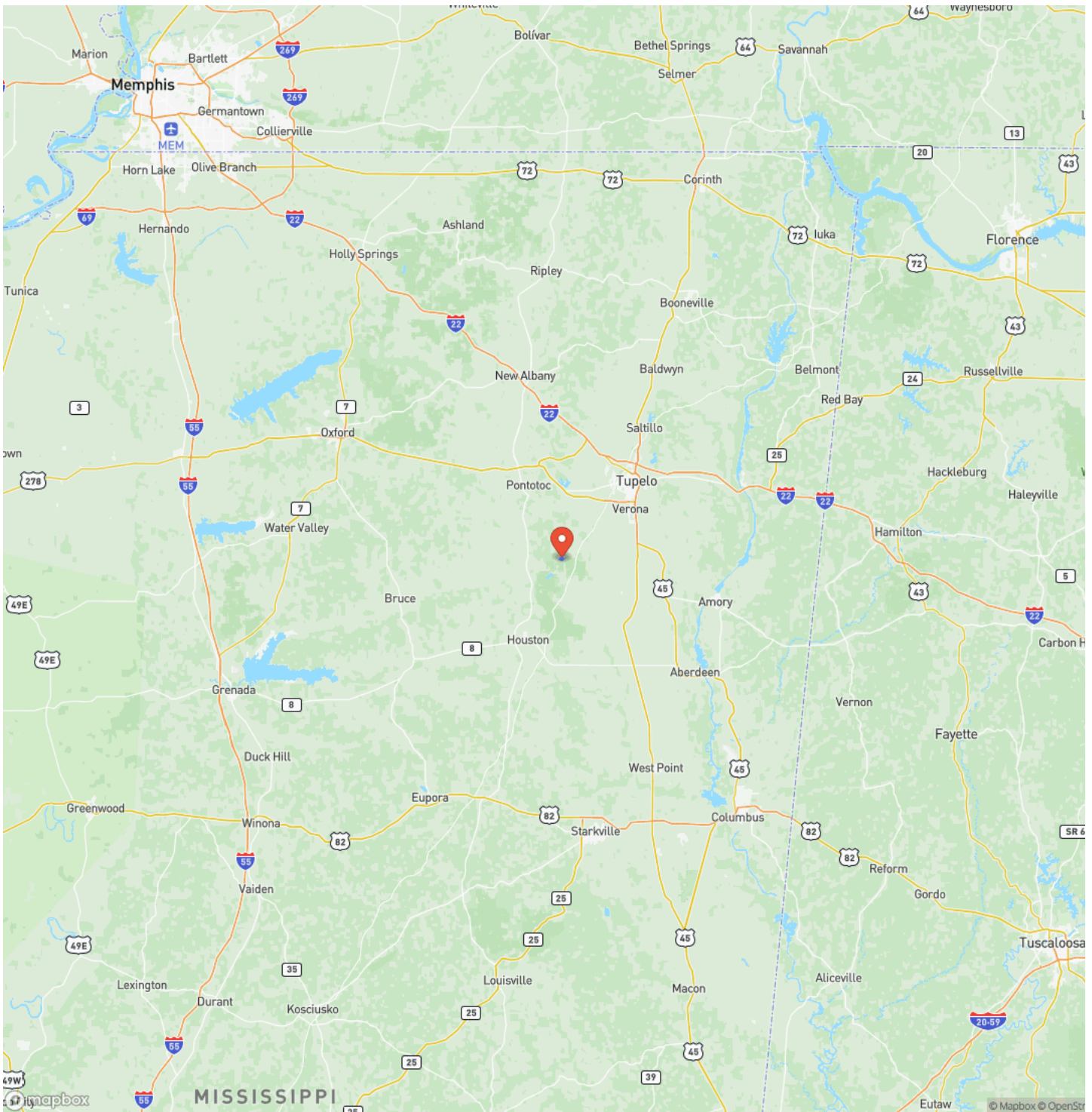
- 33 ± acres of recently harvested rolling hills
- Small pond
- Multiple potential home or cabin sites
- 500 ± ft of paved Eddington Road frontage
- Water, power & fiber internet available
- Excellent deer, turkey, and small game habitat
- Convenient to Pontotoc, Oxford, and Tupelo



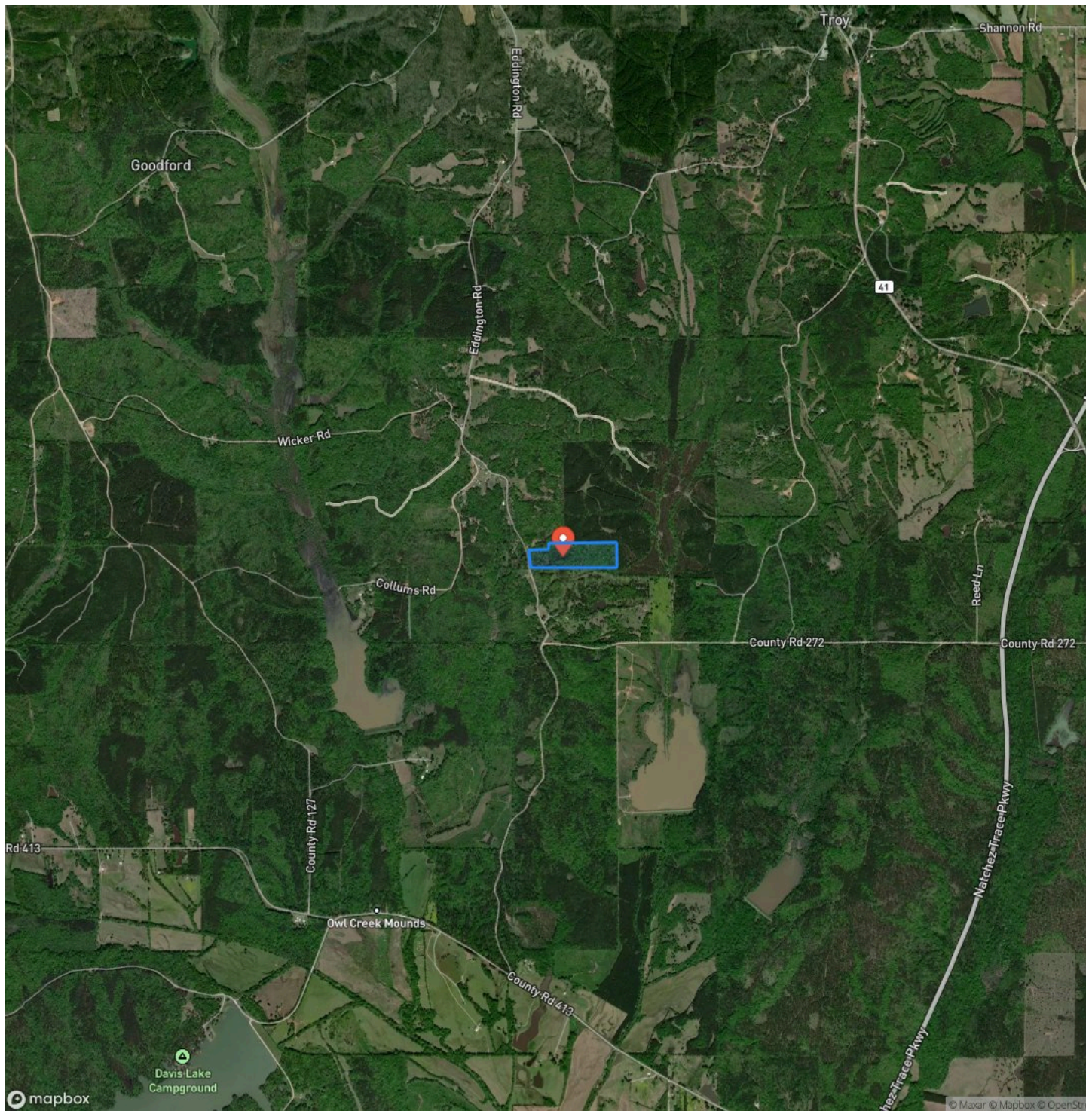
Locator Map



Locator Map



Satellite Map



0 Eddington Road
Pontotoc, MS / Pontotoc County

LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

NOTES

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MORE INFO ONLINE:
MossyOakProperties.com

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.



MossyOakProperties.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.

Mossy Oak Properties Bottomland Real Estate

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