

**240-Acre Hunter's Paradise with Ponds, Creeks, and
Timber Investment - Crenshaw, MS**
0 Indian Creek Road
Crenshaw, MS 38621

\$720,000
240± Acres
Panola County



240-Acre Hunter's Paradise with Ponds, Creeks, and Timber Investment - Crenshaw, MS

Crenshaw, MS / Panola County

SUMMARY

Address

0 Indian Creek Road

City, State Zip

Crenshaw, MS 38621

County

Panola County

Type

Hunting Land, Timberland, Recreational Land, Undeveloped Land

Latitude / Longitude

34.48329 / -90.156934

Taxes (Annually)

948

Acreage

240

Price

\$720,000

Property Website

<https://www.mossyoakproperties.com/property/240-acre-hunter-s-paradise-with-ponds-creeks-and-timber-investment-crenshaw-ms-panola-mississippi/79338/>



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PROPERTY DESCRIPTION

\$130,000 price reduction. Landowner is ready to sell!

+/- 240 Acres of Prime Hunting & Recreational Land in Panola County Mississippi

Experience the ultimate recreational retreat on this stunning +/-240-acre property in Crenshaw, Mississippi. Featuring four ponds, multiple food plots, over three miles of interior roads, and mature hardwood timber, this property is ideal for hunting enthusiasts and timber investment. Bay and Crawford Creek meander through the land, with the unique clay deposits of Bay Creek adding a distinctive touch. A recently reconstructed, all-season deeded easement access road and existing power connection provide convenient access and utility.

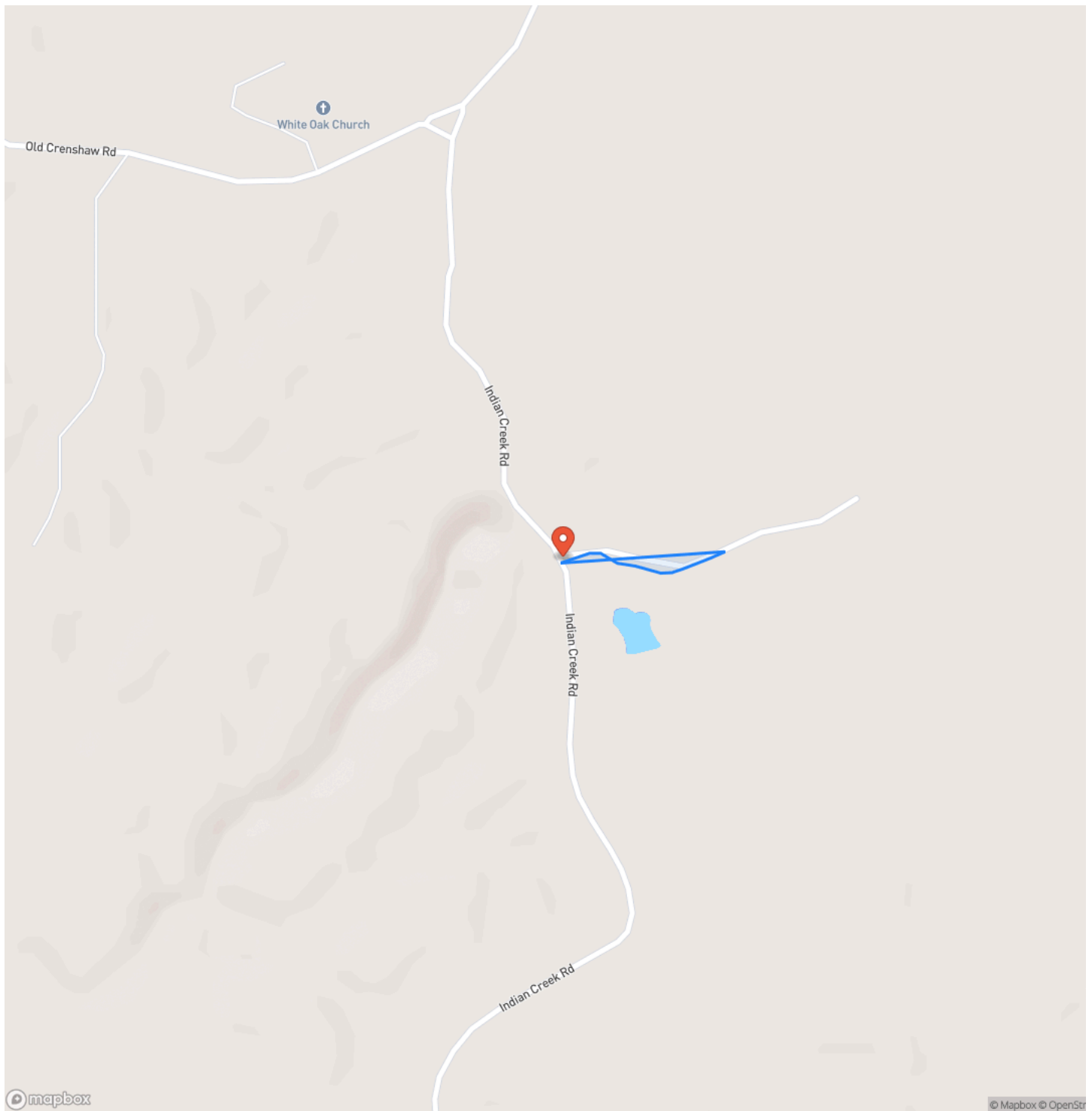
This gently rolling property boasts approximately 30 acres of non-timbered land, perfect for food plots or building your dream hunting lodge. This place is loaded with big whitetailed deer and healthy population of turkeys. The low annual taxes of approximately \$948.99 further enhance the appeal of this exceptional property. Located on the edge of the Mississippi Delta in Panola County, just off Indian Creek Road, you'll enjoy a secluded and tranquil setting while remaining within an hour of Oxford, MS, and Memphis, TN. Don't miss this rare opportunity to own a piece of Mississippi paradise.

Be sure to check out the video at the top to see all of the features this beautiful tract has to offer. For a private showing of this outstanding property, please reach out to Matt Thrasher at 662.603.4987 or via email at mthrasher@mossyoakproperties.com.

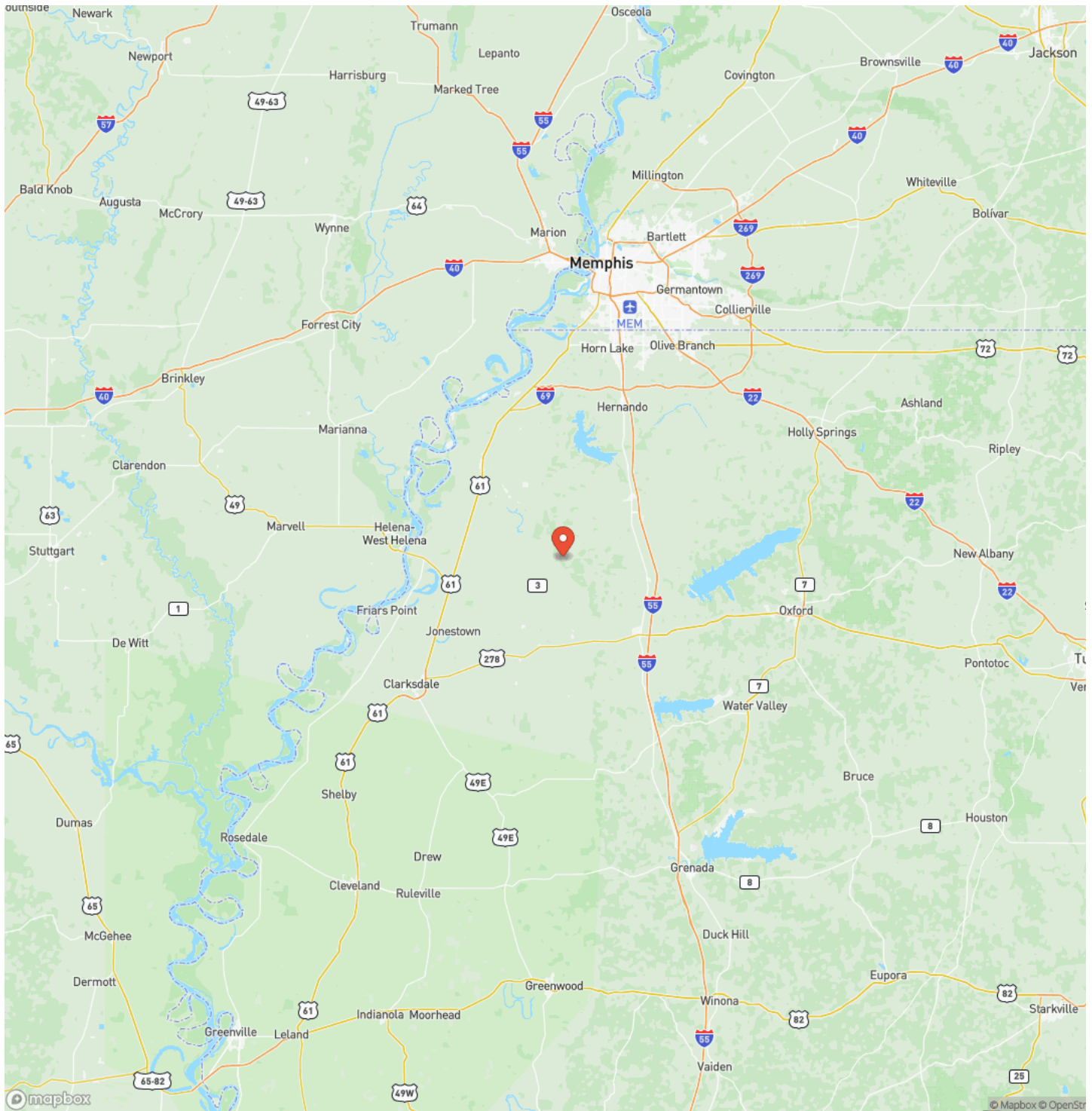
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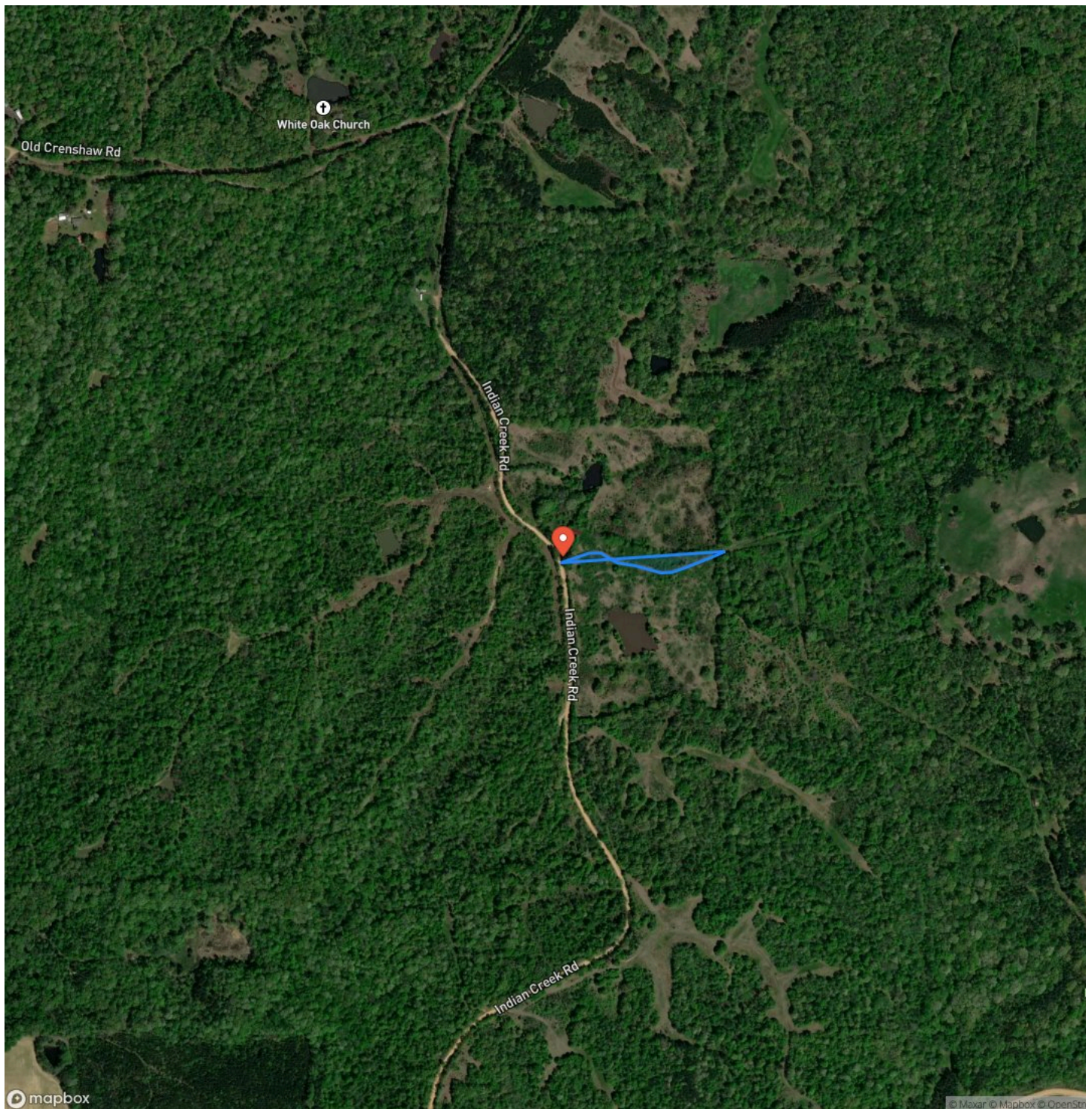
Locator Map



Locator Map



Satellite Map



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Crenshaw, MS / Panola County

LISTING REPRESENTATIVE

For more information contact:



Representative

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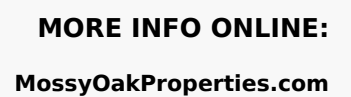
Address

1229 Highway 72

City / State / Zip

NOTES

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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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