

**69.3± ACRES**  
**PONTOTOC COUNTY, MS**  
**\$224,900**



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

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# THE PONTOTOC 69.3

## PROPERTY PROFILE

### LOCATION:

- MS-41 S  
Pontotoc, MS 38863
- Pontotoc County
- 7.5± Miles SE of Pontotoc

### COORDINATES:

- 34.1669, -88.9309

### PROPERTY USE:

- Recreational
- Investment
- Hunting
- Potential Home/Cabin Site

### PROPERTY INFORMATION:

- 69.3± Acres
- Mixed Timber
- Gated Access
- Road Frontage
- Internal Road System
- Established Food Plots
- Utilities Nearby
- Features a Ready-To-Build House Lot

### TAX INFORMATION:

- Parcel #1: 117-36-000-018
- \$216.69 (2025)



**MICHAEL OSWALT, ALC** | PRINCIPAL BROKER  
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**HARRISON EATON** | LAND SPECIALIST  
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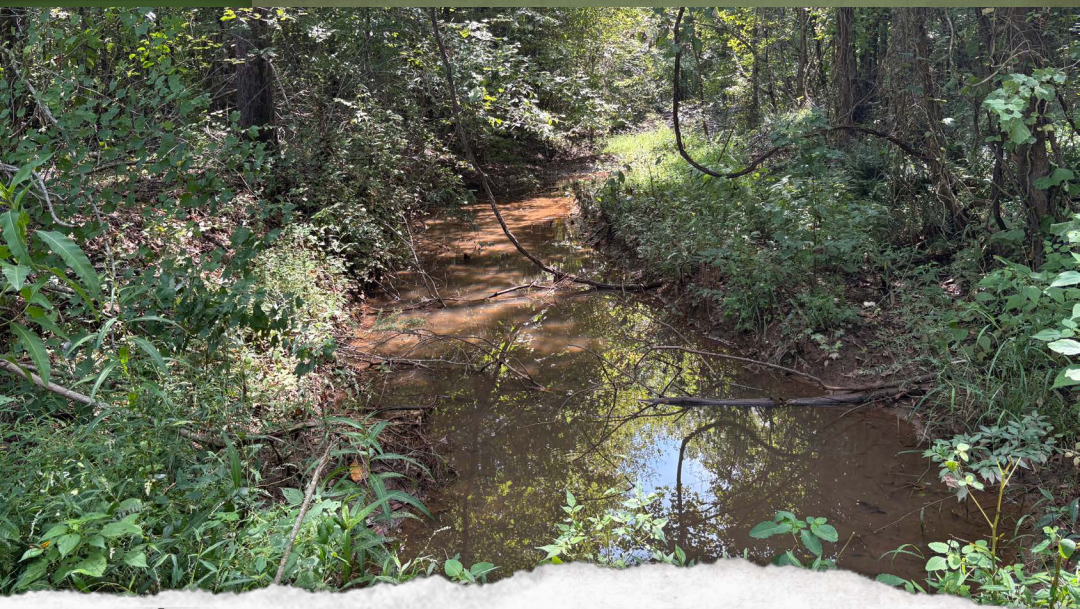
Information is believed to be accurate but not guaranteed.

# WELCOME TO THE PONTOTOC 69.3

**WELCOME TO THE PONTOTOC 69.3, LOCATED JUST 7.5± MILES FROM DOWNTOWN PONTOTOC.** This 69.3± acre tract in Pontotoc County, Mississippi, offers a well-balanced mix of hardwoods and pines, making it an excellent recreational and hunting property. The land features established food plots and a healthy turkey and deer population, providing great opportunities for outdoor enthusiasts.

With convenient frontage on Highway 41, along with an internal road system for easy access throughout the property, the Pontotoc 69.3 is both accessible and functional. Gated access adds an extra layer of privacy and security, making it a great option for a weekend getaway or long-term investment. The Pontotoc 69.3 offers homesite potential with power provided by Pontotoc Electric.

**If you are looking for a hunting or recreational tract with homesite potential, contact Michael Oswalt or Harrison Eaton for a private showing and experience #TheSmallTownWay.**



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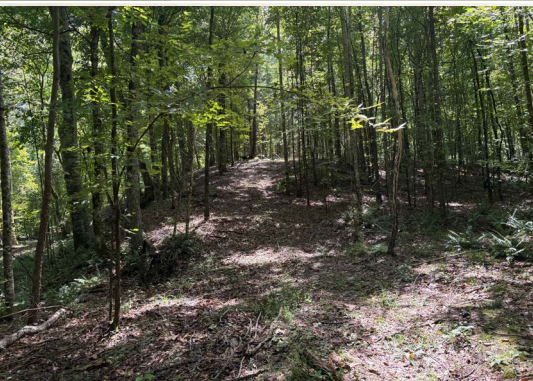
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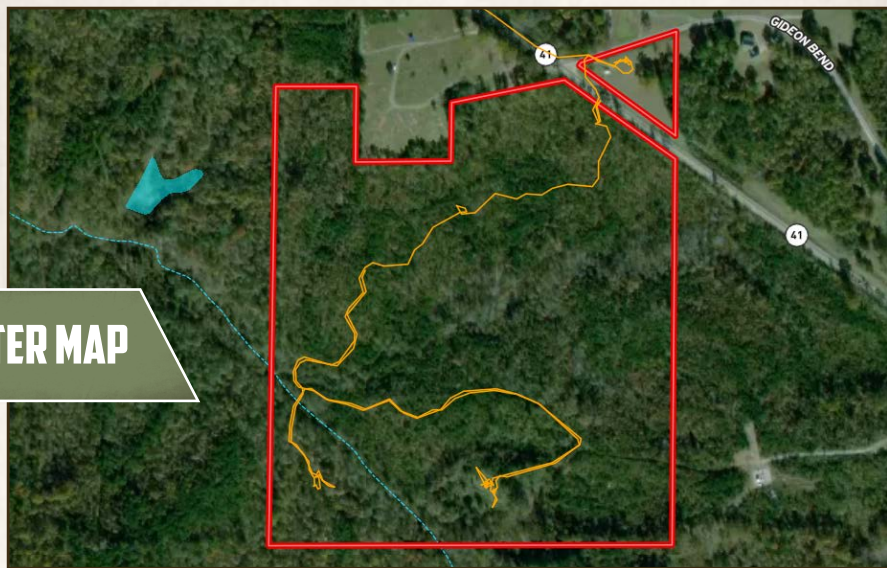
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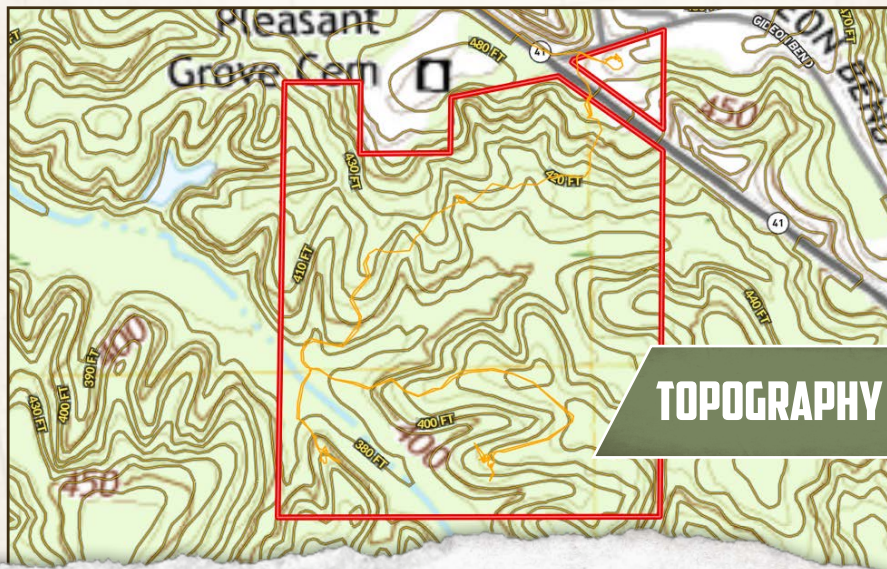
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## WATER MAP



## TOPOGRAPHY MAP



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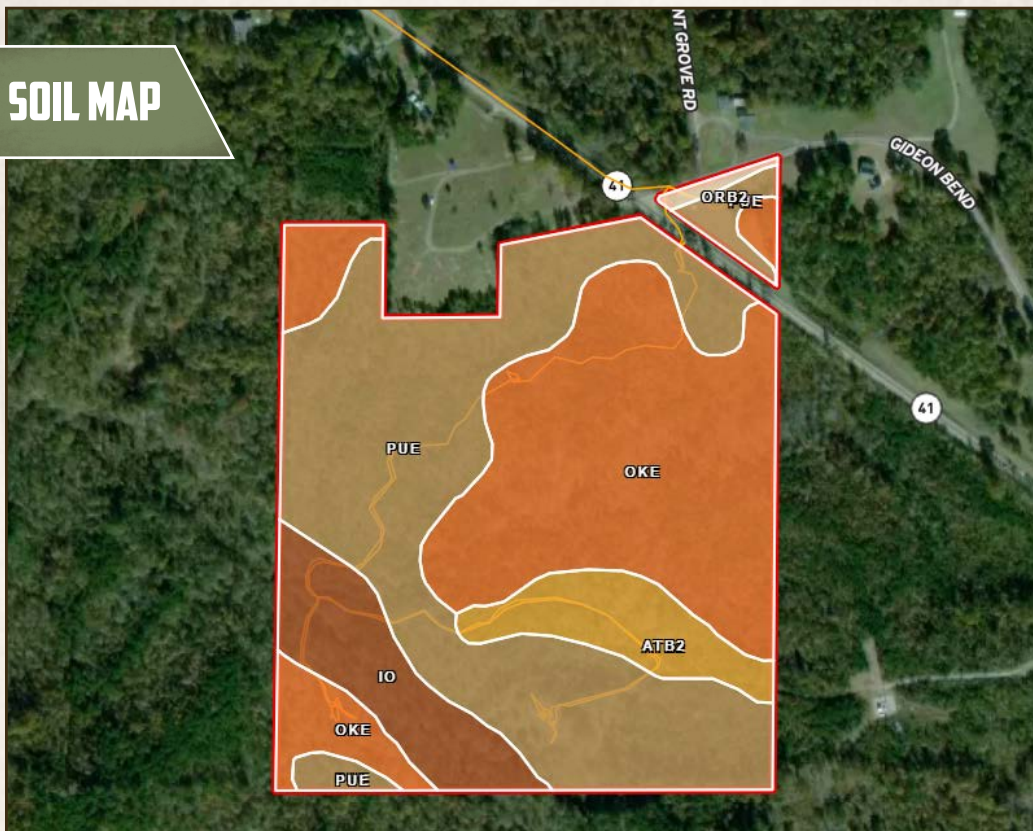
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## SOIL MAP



| SOIL CODE | SOIL DESCRIPTION                                           | ACRES | %     | CPI | NCCPI | CAP  |
|-----------|------------------------------------------------------------|-------|-------|-----|-------|------|
| PuE       | Providence-Gullied land complex, 17 to 30 percent slopes   | 31.37 | 43.75 | 0   | 7     | 7e   |
| OKE       | Oktibbeha-Ruston association, hilly (oktibbeha, smithdale) | 28.21 | 39.34 | 0   | 23    | 7e   |
| Io        | Iuka and Ochlockonee soils                                 | 6.73  | 9.39  | 0   | 81    | 2w   |
| AtB2      | Atwood silt loam, 2 to 5 percent slopes, moderately eroded | 5.02  | 7.0   | 0   | 54    | 2e   |
| OrB2      | Ora loam, 2 to 5 percent slopes, eroded                    | 0.38  | 0.53  | 0   | 58    | 2e   |
| TOTALS    |                                                            | 71.71 | 100%  | -   | 23.8  | 6.15 |



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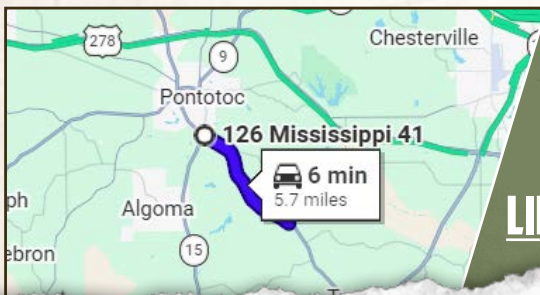
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land id. LINK



Directions from Pontotoc, MS: Travel on S Main Street for 1.7 miles. Turn left onto MS-41 S and the property will be on the right in 5.8 miles.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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