



15± ACRES WITH A HOME
PANOLA COUNTY, MS
\$429,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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THE PANOLA 15

PROPERTY PROFILE

LOCATION:

- 2865 Curtis-Locke Station Road
Batesville, MS 38606
- Panola County
- 10.9± Miles NE of Marks
- 14.9± Miles W of Batesville

TAX INFORMATION:

- Parcel ID#:
1202-0900000-0000302
- 2025: \$2,914

PROPERTY USE:

- Residential
- Recreational
- Investment

PROPERTY INFORMATION:

- 15± Total Acres
- 5.3± Acres of Tillable Land
- 2.75± Acre Stocked Pond
- 3,166± SqFt Home
 - 3 Bedrooms/3 Baths
 - Stainless Steel Appliances
 - W/D Hookup
 - 2-Car Garage
 - Generac Generator
- Fenced Backyard
- 100' x 100' Metal Shop
 - 3 Roll-Up Doors

COORDINATES:

- 34.32320, -90.14275



HUNTER ROBISON | LAND SPECIALIST
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CALEB WARREN | LAND SPECIALIST
C: 662-736-6764 | caleb@smalltownproperties.com

50 CR 401 - Oxford, MS 38655 | O: 662-238-4077 | smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE PANOLA 15

INTRODUCING THE PANOLA 15, LOCATED ON CURTIS-LOCKE STATION ROAD IN BATESVILLE, MISSISSIPPI. This 15± acre property in Panola County features a 3,166± square-foot ranch-style home that was built in 1953 and remodeled in 2004, offering three bedrooms, three baths, a formal dining room, a sunroom, stainless steel appliances, W/D hookups, a Generac generator, and an attached two-car garage. The home has an older interior and is in need of updating, giving the next owner a chance to make it their own.



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MORE ABOUT THE PANOLA 15

Stepping outside, you will find a beautiful 2.75± acre stocked lake with its own water well to feed it year-round. There is a fenced-in backyard for extra protection for pets and children. A huge 100' x 100' metal shop with an overhang, an extra room, and three roll-up doors has all the room you could need to store your stuff and then some! There is also a 1,000-gallon fuel tank located next to the shop to cover all of your refueling needs for equipment. Off the backside of the pond, there are just over 5± acres of tillable land. The ground could potentially be leased out to a farmer, or you could plant a family garden, or even have an annual dove field out your back door in a prime location!

The Panola 15 is approximately 16 minutes west of Batesville, offering peaceful country living while remaining close to town and its amenities. The property is in the South Panola School District.

If you've been searching for a nice house on acreage with tons of upside, contact Hunter Robison or Caleb Warren today to schedule a private showing and make 2865 Curtis-Locke Station Road your new address!



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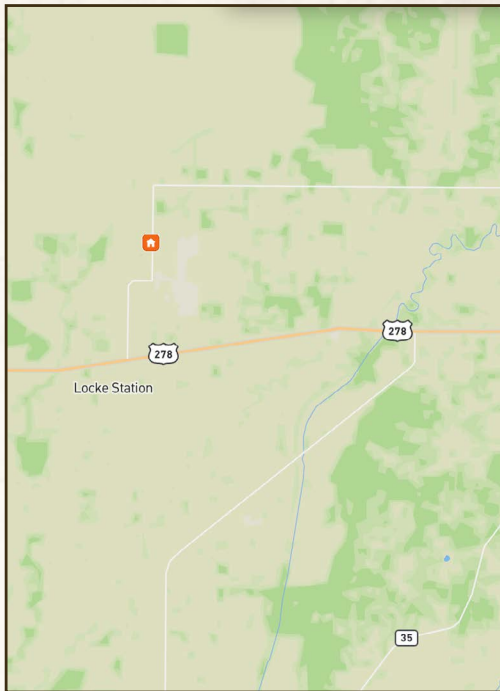
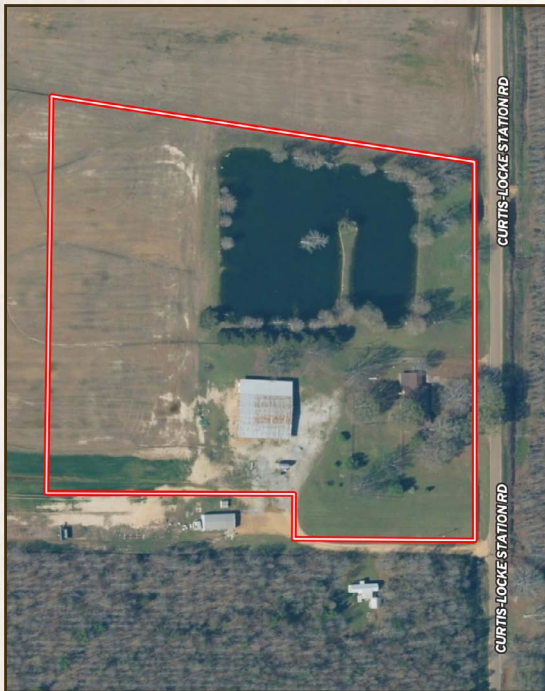
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land id. LINK



Directions From Batesville, MS: Travel west on Hwy 278 for 12 miles and then turn right onto Curtis-Locke Station Road. Travel north for 2.9 miles to the property on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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