



# SMALLTOWN

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

**28.48± ACRES**  
**PANOLA COUNTY, MS**  
**\$6,995/ACRE**

OFFICE (662) 238-4077 | [WWW.SMALLTOWNPROPERTIES.COM](http://WWW.SMALLTOWNPROPERTIES.COM)

# THE PANOLA 28.48

## PROPERTY PROFILE

### LOCATION:

- Sardis Lake Drive  
Batesville, MS 38655
- Panola County
- 3.2± Miles to the Boat Ramp  
at Sardis Lake
- 17.2± Miles NE of Batesville
- 18.2± Miles NW of  
the Oxford Square
- 54± Miles NE of Grenada

### COORDINATES:

- 34.4056, -89.7291

### TAX INFORMATION:

- Tax Year 2024: \$135.09

### PROPERTY USE:

- Potential Home Sites
- Hunting
- Recreational

### PROPERTY INFORMATION:

- 28.48± Acres
- Road Frontage
- Mixed Hardwoods and Pines
- Utilities Nearby
- Sardis Lake Community Water
- Quiet and Secluded
- Deer, Turkey & Small Game



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# WELCOME TO THE PANOLA 28.48

**YOUR PRIVATE RETREAT AWAITS HERE—28.48± ACRES OF PEACEFUL MISSISSIPPI WOODLAND.** If you are looking to build a home, set up a hunting camp, or invest in a recreational tract, this Panola County tract delivers. The paved road frontage on the west and northeast sides of the property allows for access points for the potential building sites at the crown and the northeast side of the tract. The pines and mixed hardwoods provide a habitat for deer, turkey, and small game. If fishing is more your thing, Sardis Lake is just a mere 3.2± miles away, full of crappie, catfish, and bass, to name a few. Because of its close proximity to Oxford, you could be at the Ole Miss campus in less than 20 minutes! If you are looking for a quick, peaceful getaway, this one is worth considering.

**Contact Rheagan Vaughn or Michael Oswalt  
today to schedule a personal tour!**



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28.48± ACRES

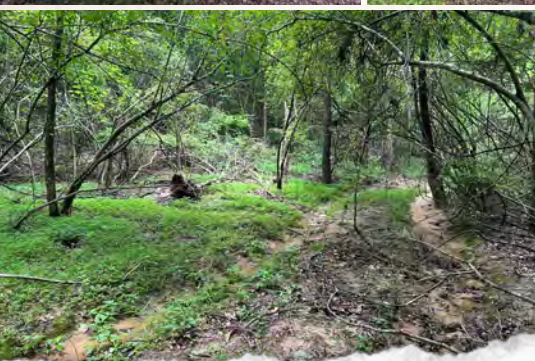
PANOLA COUNTY, MISSISSIPPI



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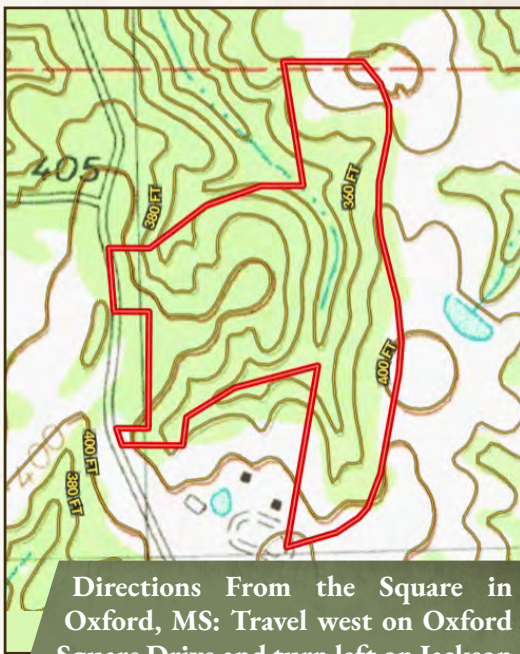
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28.48± ACRES

PANOLA COUNTY, MISSISSIPPI

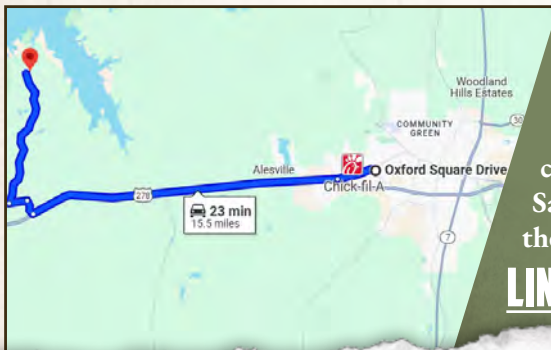
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## TOPOGRAPHY MAP



Directions From the Square in Oxford, MS: Travel west on Oxford Square Drive and turn left on Jackson Ave W. Continue for 1.1 miles and turn right onto US-278. In 9.1 miles, turn right onto Murphey Ridge Rd. In 0.5 miles, turn left onto File Rd and continue for 0.6 miles. Turn right on Sardis Lake Drive and travel 4.2 miles to the property on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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