



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

5.76± ACRES
PANOLA COUNTY, MS
\$39,000

OFFICE (662) 238-4077 | WWW.SMALLTOWNPROPERTIES.COM

THE PANOLA 5.76

PROPERTY PROFILE

LOCATION:

- Ballentine Road
Sardis, MS 38666
- Borders the Charles
Ray Nix WMA
- Panola County
- 8.5± Miles SW of Sardis
- 10.7± Miles NW of Batesville
- 13.7± Miles SW of Como
- 35± Miles W of Oxford
- 62.2± Miles S of Memphis, TN

PROPERTY USE:

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

PROPERTY INFORMATION:

- 5.76± Rural Acres
- Ample Road Frontage
- Utilities Available
- South Panola School District

COORDINATES:

- 34.39345, -90.0161

TAX INFORMATION:

- TBD



LUKE GOSSETT | LAND SPECIALIST
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HUNTER ROBISON | LAND SPECIALIST
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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 5.76

IF YOU'VE BEEN SEARCHING FOR A PLACE TO BUILD IN PANOLA COUNTY, MISSISSIPPI, THIS PROPERTY DESERVES A LOOK! This 5.76± acre tract on Ballentine Road in Sardis offers the ideal setting for a dream home, weekend getaway, or small country retreat. Featuring ample road frontage and a peaceful rural setting, this property provides plenty of space and flexibility for future improvements while still offering convenient access to nearby towns and amenities.

Utilities are already available, with power provided by the Tallahatchie Valley EPA and community water supplied by the Hebron Springs Water Association, making this tract ready for your future plans. Located within the South Panola School District, the Panola 5.67 combines country living with the convenience families are looking for.



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MORE ABOUT THE PANOLA 5.76

One of the standout features of this property is its direct border with the Charles Ray Nix Wildlife Management Area (WMA), giving outdoor enthusiasts immediate access to over 4,000± acres of public recreational land. The WMA offers excellent deer, turkey, and small game hunting opportunities along with hiking and outdoor exploration. In addition, the nearby McIvor Shooting Facility provides a convenient place for target practice and firearms training, making this property especially appealing for hunters and shooting sports enthusiasts.

Conveniently situated just 8.5± miles southwest of Sardis, 10.7± miles northwest of Batesville, and 13.7± miles southwest of Como, the Panola 5.67 also offers an easy drive to Oxford and Memphis. Whether you're looking for a quiet homesite, an investment property, or a peaceful place to escape the hustle and bustle, this Panola County tract offers a great opportunity in a desirable location.

Contact Hunter Robison or Luke Gossett today to schedule a private showing and experience #TheSmallTownWay.



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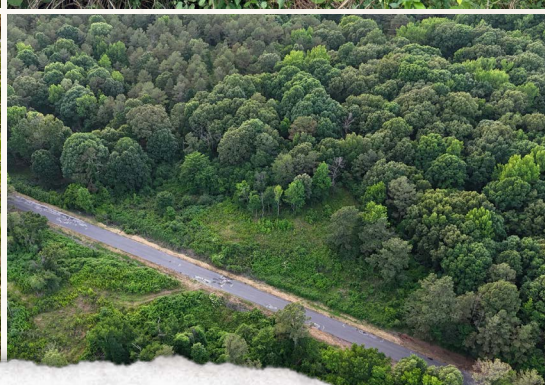
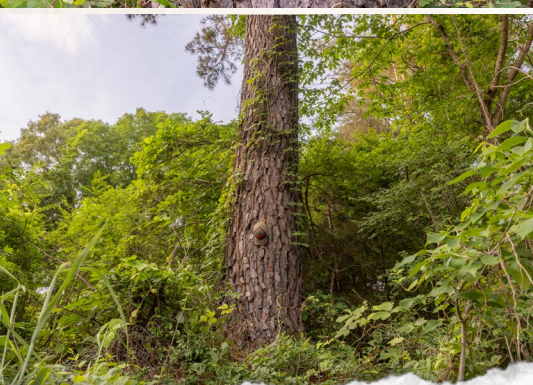
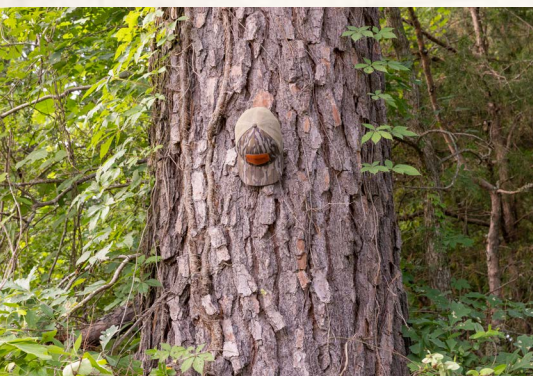
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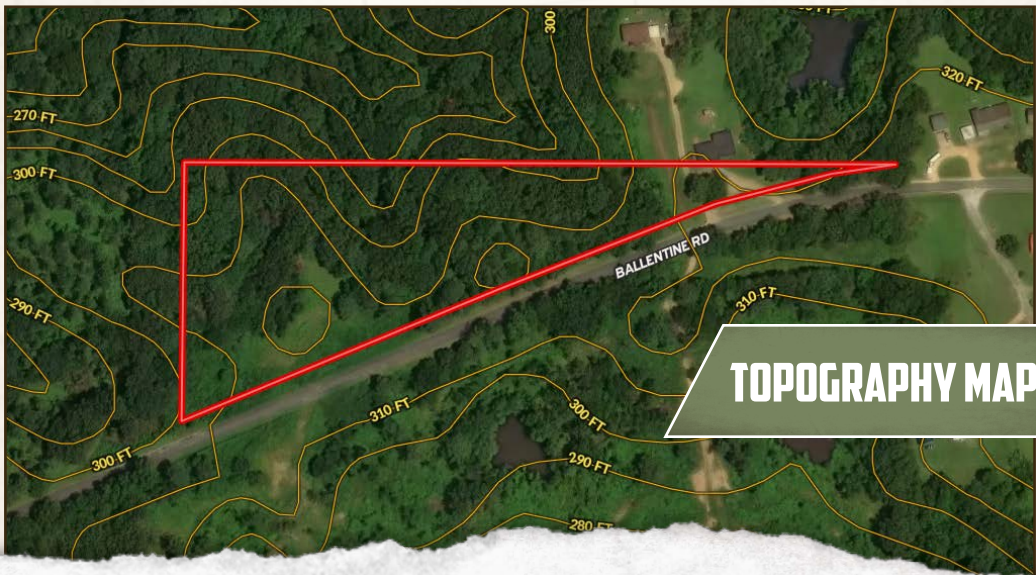
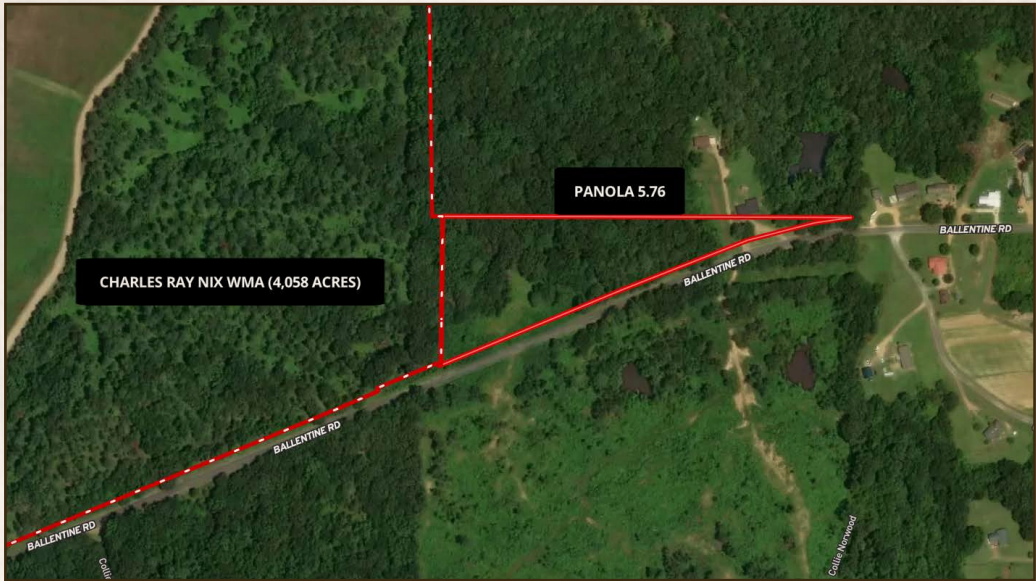
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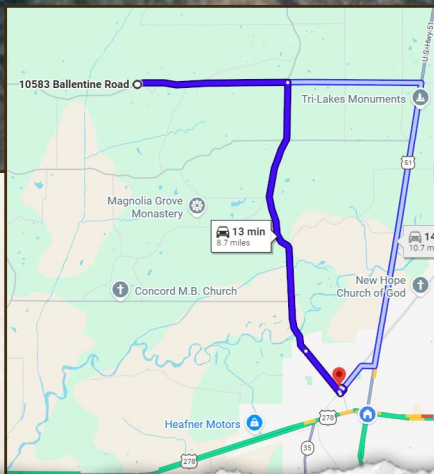
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land id. LINK



Directions From Batesville, MS: Travel north on US-51 for 5.8 miles. Turn left onto Ballentine Road and proceed 5 miles to the property on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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