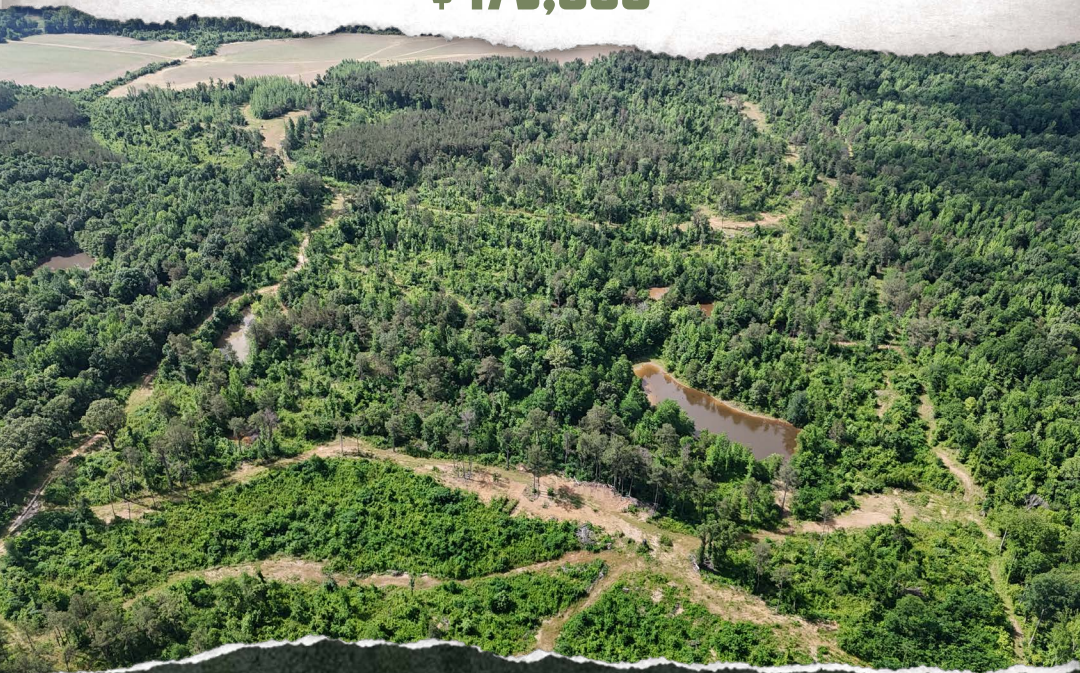




**SMALLTOWN**  
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**192.84± ACRES**  
**PANOLA COUNTY, MS**  
**\$475,000**



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# THE PANOLA 192.84

## PROPERTY PROFILE

### LOCATION:

- Ballentine Road  
Sardis, MS 38666
- Across from the  
Charles Ray Nix WMA
- Panola County
- 8.5± Miles SW of Sardis
- 10.7± Miles NW of Batesville
- 36.4± Miles W of Oxford
- 62± Miles S of Memphis, TN

### COORDINATES:

- 34.3936, -90.0143

### TAX INFORMATION:

- 2025 Taxes: \$736.93
- Parcel # 114621400000-0001200
- Parcel # 114621400000-0001500
- Parcel # 114621400000-0002101
- Parcel # 114621400000-0002100

### PROPERTY USE:

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

### PROPERTY INFORMATION:

- 192.84± Acres
- Internal Road System
- Mature Timber
- Live Water Creek
- 5 Ponds
- 2 Food Plots
- Deer & Turkey
- Dual Road Frontage
- Utilities Available at the Road



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# WELCOME TO THE PANOLA 192.84

**WELCOME TO THE PANOLA 192.84.** Located near Sardis, Mississippi, in Panola County, this 192.84± acre tract features an excellent internal road system that allows easy access throughout the property, with a large portion of the roads already built on a solid gravel foundation. Multiple established food plots are in place with plenty of room to expand and create additional hunting opportunities across the tract. Mature pine timber is scattered throughout in multiple pockets, providing both beauty and long-term value. In addition to the tract's five ponds, a live water creek runs through the property. The Panola 192.84 has a strong history of producing quality deer and turkey, and the diverse habitat makes it easy to see why.

The Panola 192.84 is located across the road from the Charles Ray Nix Wildlife Management Area (WMA), which consists of 4,058± acres of highly managed deer, turkey, and small game habitat. Also present at the Charles Ray Nix WMA is the McIvor Shooting Facility, a state-of-the-art public shooting range offering rifle ranges, handguns, shotguns, archery, and a pro shop. Recreation is limitless.



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# MORE ABOUT THE PANOLA 192.84

With road frontage on both Ballentine Road and Lemaster Road, access is convenient from multiple points. There is also a great cabin site near the entrance, making it easy to envision your future camp or homesite. Utilities are available with water and power present at Ballentine Road through the Hebron Water Association and the Tallahatchie Valley EPA.

Hard to find and even harder to replace, this is a turnkey recreational property with all the right ingredients for hunting, timber, and enjoying the outdoors for years to come.

**Contact Hunter Robison or Luke Gossett today to schedule a private showing of the Panola 192.84 and experience #TheSmallTownWay.**



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Information is believed to be accurate but not guaranteed.

192.84± ACRES

PANOLA COUNTY, MISSISSIPPI



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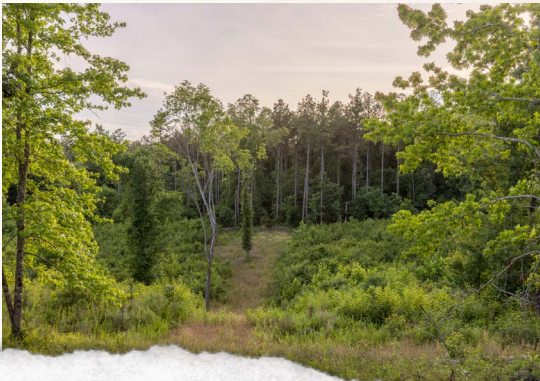


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192.84± ACRES

PANOLA COUNTY, MISSISSIPPI



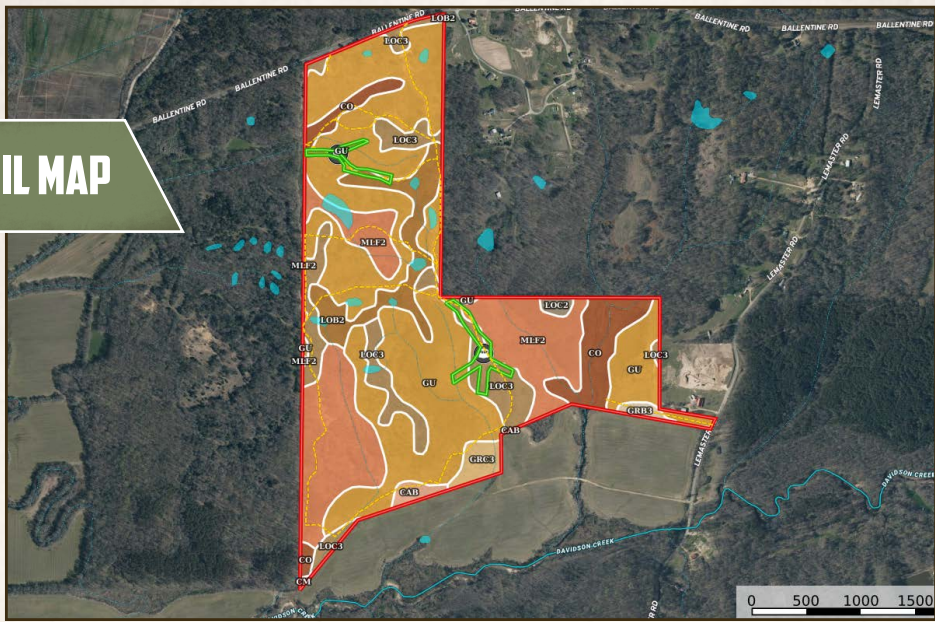
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**SOIL MAP**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Gu	Gullied land, silty	90.41	48.09	0	-	7e
MIF2	Memphis and Loring silt loams, 17 to 35 percent slopes, eroded	41.82	22.24	0	25	7e
LoC3	Loring silt loam, 5 to 8 percent slopes, severely eroded, central	22.69	12.07	0	46	4e
Co	Collins silt loam, local alluvium (occasionally flooded)	13.15	6.99	0	80	2w
LoB2	Loring silt loam, 2 to 5 percent slopes, moderately eroded, central	12.94	6.88	0	55	3e
GrC3	Grenada silt loam, 5 to 8 percent slopes, severely eroded	3.07	1.63	0	45	4e
CaB	Calloway silt loam, 2 to 5 percent slopes	1.65	0.88	0	50	3e
GrB3	Grenada silt loam, 2 to 5 percent slopes, severely eroded	1.14	0.61	0	46	3e
LoC2	Loring silt loam, 5 to 8 percent slopes, moderately eroded, central	1	0.53	0	48	4e
Cm	Collins silt loam (occasionally flooded)	0.14	0.07	0	56	2w
<b>TOTALS</b>		<b>188.0</b> 1(*)	<b>100%</b>	-	<b>22.24</b>	<b>5.88</b>

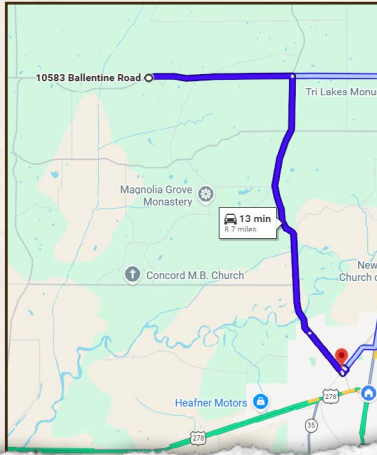
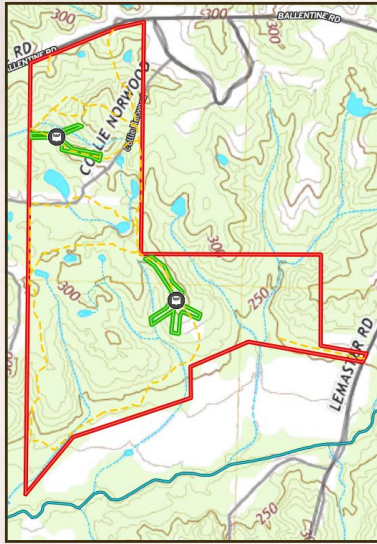


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Directions From Batesville, MS: Travel north on US-51 for 5.8 miles. Turn left onto Ballentine Road, and the property will be on the left in 4.9 miles.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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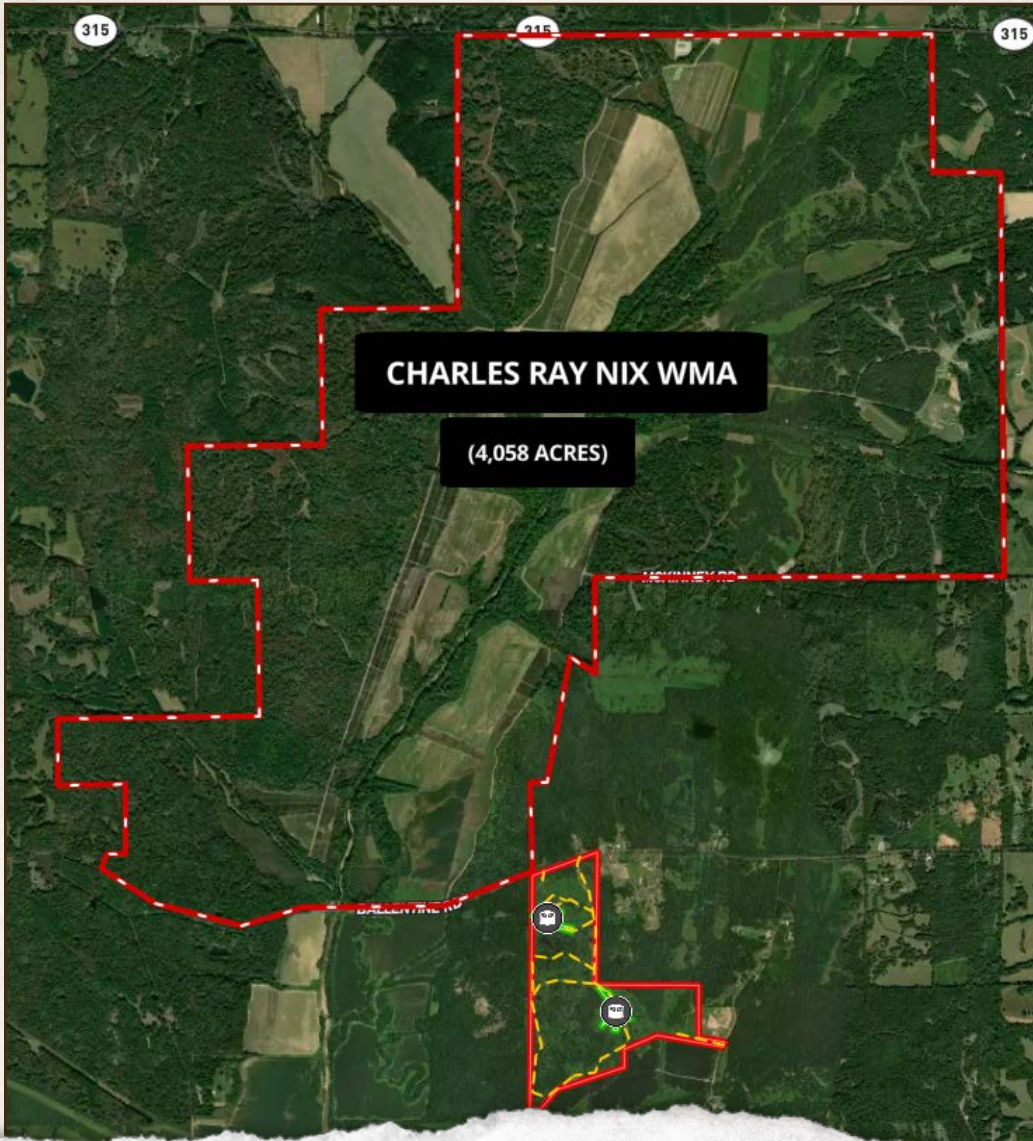
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192.84± ACRES

PANOLA COUNTY, MISSISSIPPI



**CHARLES RAY NIX WMA**

**(4,058 ACRES)**



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