



**516.15± ACRES**  
**PONTOTOC COUNTY, MS**  
**\$2,064,600**



**SMALLTOWN**  
HUNTING PROPERTIES  
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# THE PONTOTOC 516.15

## PROPERTY PROFILE

### LOCATION:

- Hurt-Wood Road  
Pontotoc, MS 38863
- Pontotoc County
- 4.3± Miles SW of Pontotoc
- 21.5± Miles S of New Albany
- 21.9± Miles W of Tupelo
- 35± Miles W of Oxford

### COORDINATES:

- 34.2113, -89.02165

### PROPERTY USE:

- Deer & Turkey Hunting
- Recreational
- Timberland
- Investment
- Development Potential
- Potential Home/Cabin Site

### PROPERTY INFORMATION:

- 516.15± Total Acres
- 300± Acres of 4-Year-Old Pines
- 180± Acres of Mature Timber
- 23.29± Acres in CRP
  - \$1,257.43/Annually
- 4± Acre Stocked Lake
- 3 Additional Ponds
- Excellent Internal Road System
- Multiple Wildlife Plots
- Box Stands
- Excellent Hunting History
- Frontage on the Tanglefoot Trail
- Utilities on Site
- Pontotoc School District

### TAX INFORMATION:

- 2025: \$1,721.96
- Parcel #1: 114-18-000-004
- Parcel #2: 114-17-000-004



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Information is believed to be accurate but not guaranteed.

# WELCOME TO THE PONTOTOC 516.15

**WELCOME TO THE PONTOTOC 516.15, AN EXCEPTIONAL RECREATIONAL AND TIMBER INVESTMENT PROPERTY OFFERING EVERYTHING AN OUTDOORSMAN OR INVESTOR COULD WANT.** The 516.15± acre diverse tract features outstanding deer and turkey hunting with an excellent hunting history, multiple established wildlife food plots, and box stands already in place.

The Pontotoc County land, located at the end of Hurt-Wood Road just 4.3± miles southwest of Pontotoc, Mississippi, consists of 300± acres of four-year-old planted pines complemented by 180± acres of mature pine and hardwood timber, creating ideal wildlife habitat while also providing significant long-term timber investment potential. An excellent internal road system allows easy access across the entire property. Utilities are available on-site, convenient for future improvements or a potential home site. The property is zoned for the Pontotoc School District.



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# MORE ABOUT THE PONTOTOC 516.15

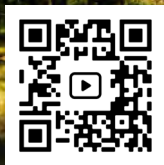
Water features are abundant, including a beautiful 4± acre stocked lake, along with three additional ponds that further enhance the property's recreational appeal and wildlife habitat.

Additionally, 23.29± acres are enrolled in CRP, generating approximately \$1,257.43 in annual income. Adding even more uniqueness to this incredible tract, the renowned Tanglefoot Trail dissects the property, offering added recreational opportunities and accessibility.

Whether you are searching for a premier hunting retreat, a recreational getaway, or a long-term land investment, the Pontotoc 516.15 delivers a rare combination of beauty, income potential, and year-round enjoyment.

**Contact Luke Gossett or Hunter Robison today to schedule a private tour and experience #TheSmallTownWay!**

[CLICK HERE OR SCAN THE CODE TO WATCH A VIDEO](#)



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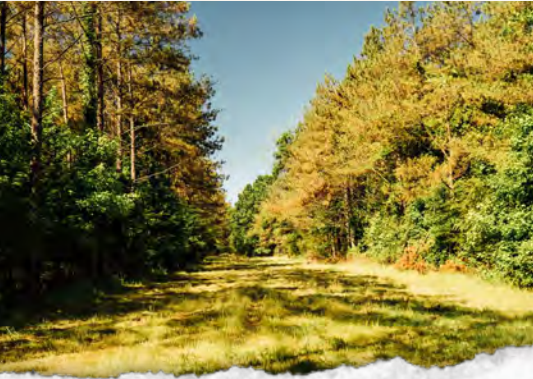
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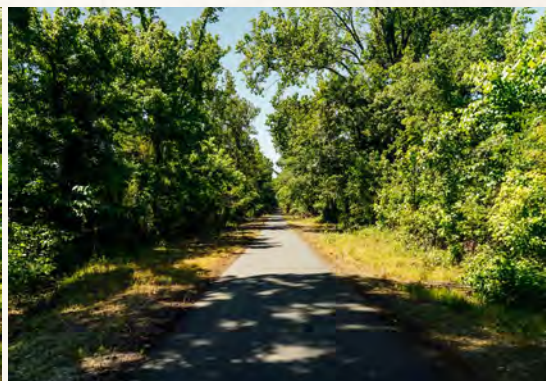
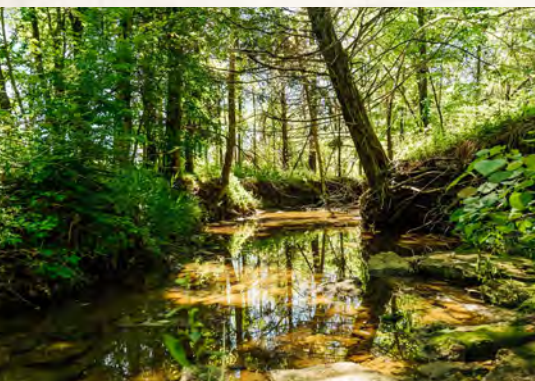


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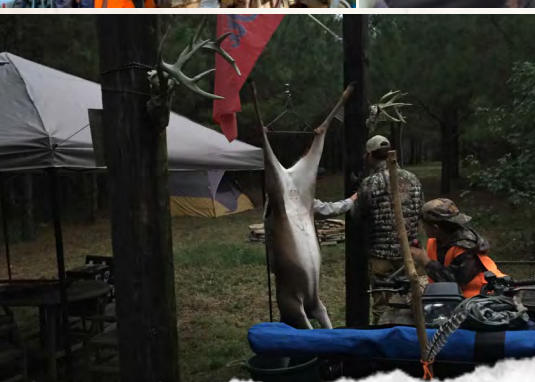
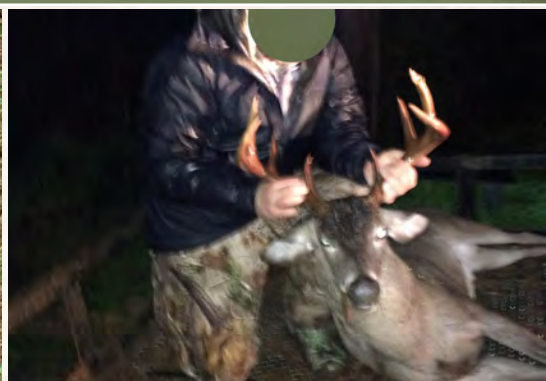
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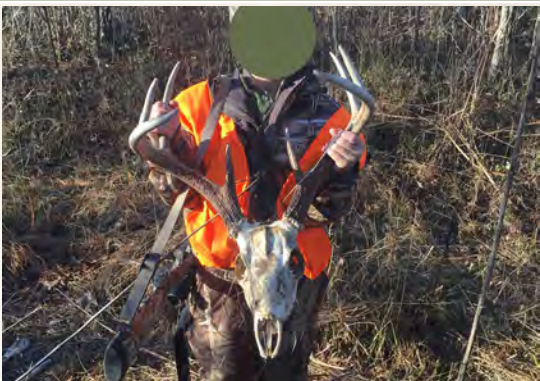
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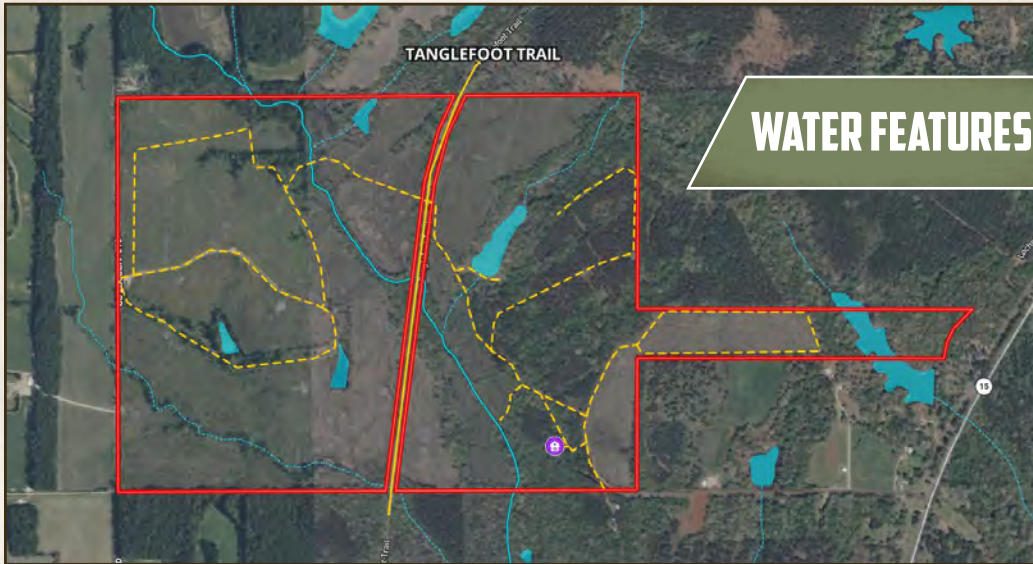


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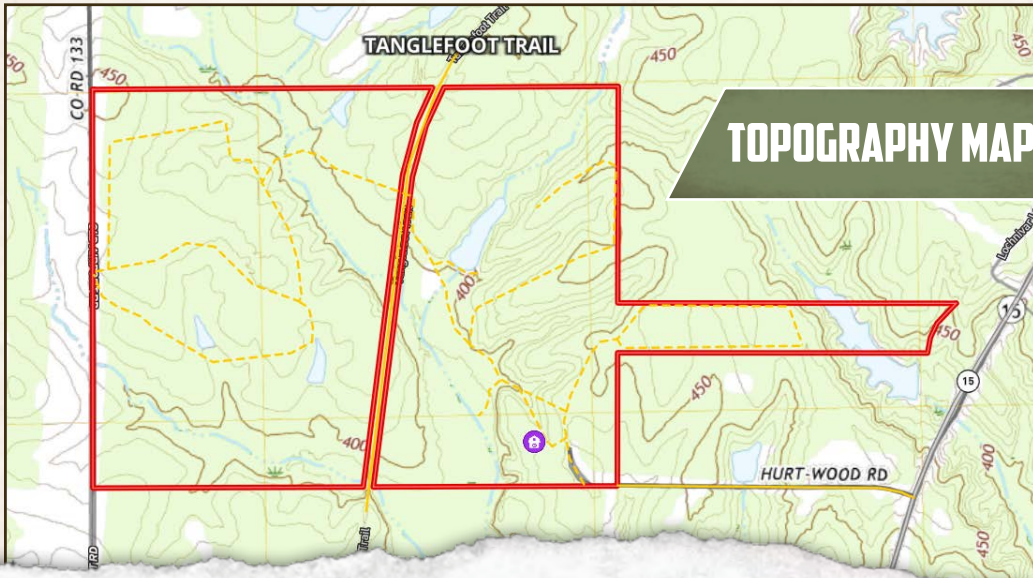


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# WATER FEATURES



# TOPOGRAPHY MAP

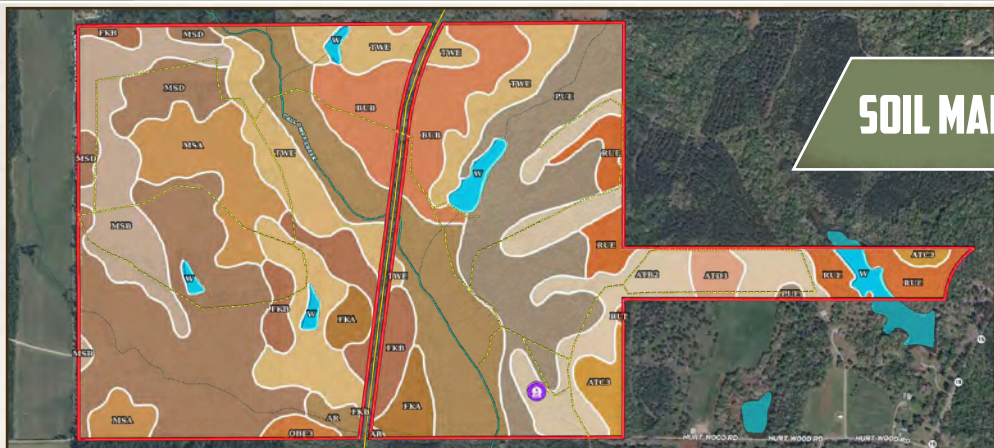


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**SOIL MAP**

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
MsD	Mayhew silty clay loam, 5 to 12 percent slopes	90.22	17.89	0	58	4e
TWE	Tippah-Providence-Wilcox association, hilly	64.2	12.73	0	66	4e
PuE	Providence-Gullied land complex, 17 to 30 percent slopes	62.75	12.44	0	7	7e
Ar	Arkabutla silt loam, 0 to 2 percent slopes, rarely flooded	59.92	11.88	0	75	2w
AtB2	Atwood silt loam, 2 to 5 percent slopes, moderately eroded	44.98	8.92	0	54	2e
BuB	Bude silt loam, 2 to 5 percent slopes	38.42	7.62	0	56	3e
MsB	Mayhew silty clay loam, 2 to 5 percent slopes	34.12	6.76	0	59	3e
MsA	Mayhew silty clay loam, 0 to 2 percent slopes	29.92	5.93	0	63	3w
FkB	Falkner silt loam, 2 to 5 percent slopes	22.38	4.44	0	60	3e
RuE	Smithdale fine sandy loam, 12 to 40 percent slopes	20.78	4.12	0	32	7e
FkA	Falkner silt loam, 0 to 2 percent slopes	11.45	2.27	0	61	2w
W	Water	9.01	1.79	0	-	-
AtC3	Atwood silt loam, 5 to 8 percent slopes, moderately eroded	8.19	1.62	0	54	3e
AtD3	Atwood silt loam, 8 to 12 percent slopes, severely eroded	5.21	1.03	0	49	6e
ObE3	Oktibbeha soils, 17 to 30 percent slopes, severely eroded	2.86	0.57	0	24	7e
TOTALS		504.4 1(1)	100%	-	52.25	3.81



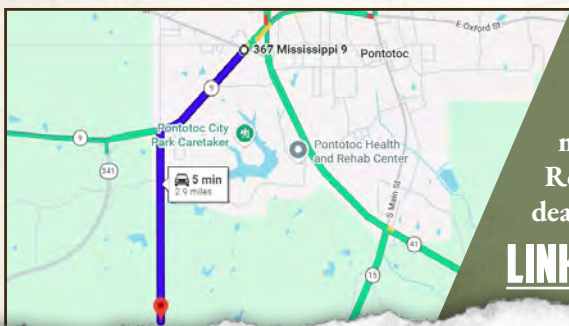
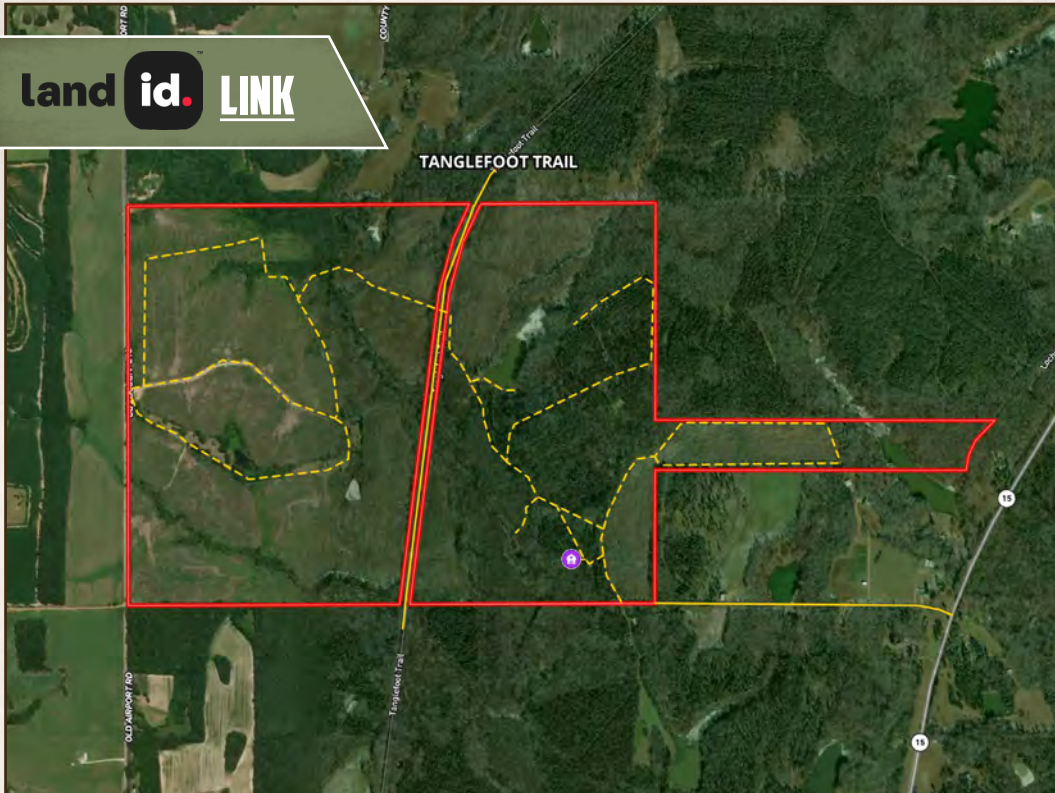
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land id. LINK



Directions From Pontotoc, MS:  
Travel 1.8 miles south on S Main Street. Continue on MS-15 S for 1.3 miles. Turn right onto Hurt Wood Road and proceed 0.6 miles. You will dead-end into the property.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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