SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

62.67± ACRES
PANOLA COUNTY, MS

$249,000

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

THE PANOLA 62.67

PROPERTY PROFILE

LOCATION:

- Franklin Road
  Batesville, MS 38606
- Panola County
- 11± Miles SE of Batesville
- 13.6± Miles NW of Water Valley
- 23± Miles SW of Oxford

COORDINATES:

- 34.2695, -89.7903

TAX INFORMATION:

- 2025 Taxes: $177
- Parcel #1:
  1177-2500000-0000912
- Parcel #2:
  1177-2500000-0000930

PROPERTY USE:

- Hunting
- Recreational
- Potential Home/Cabin Site

PROPERTY INFORMATION:

- 62.67± Secluded Acres
- 2 Established Food Plots
- Internal Road System
- Mixed Hardwoods
- Shooting Houses
- Seasonal Creek
- Utilities Nearby
- Small Pond

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HUNTER ROBISON
LAND SPECIALIST
C: 662-816-7987
O: 662-238-4077
hrobison@smalltownproperties.com
50 CR 401 - Oxford, MS 38655
smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE PANOLA 62.67

WELCOME TO THE PANOLA 62.67! Tucked away at the end of a quiet dead-end road in Panola County, Mississippi, this versatile 62.67± acre tract offers the ultimate North Mississippi escape. Located just 23± miles southwest of Oxford and 11± miles southeast of Batesville, the property strikes a perfect balance between privacy and convenient access to local amenities, game days, and town centers. Whether you are searching for a premier hunting retreat, a peaceful weekend getaway, or the ideal site to build a custom home or cabin, this land provides endless potential.

The property features a rich, diverse landscape marked by open front acreage that leads into a blend of mature hardwoods and thick cover, creating an ideal habitat for native wildlife. A small pond sits along the northern boundary to provide a consistent water source and potential fishing, while a seasonal creek traverses the tract from northeast to southwest.

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MORE ABOUT THE PANOLA 62.67

Outdoor enthusiasts will appreciate the turnkey hunting setup, which comes complete with two established wildlife plots, existing shooting houses, heavy deer sign, and active trail camera footage of local turkey populations.

Navigating the land is easy thanks to a well-planned internal road system that provides convenient access across most areas of the acreage. Essential utility connections are accessible nearby through the Tallahatchie Valley EPA and the Mount Olive Water Association, Inc. Conveniently situated four miles south of Highway 6 and just west of Highway 315, this secluded recreational tract is ready for its next owner.

Call Hunter Robison today to schedule a private showing and experience #TheSmallTownWay!

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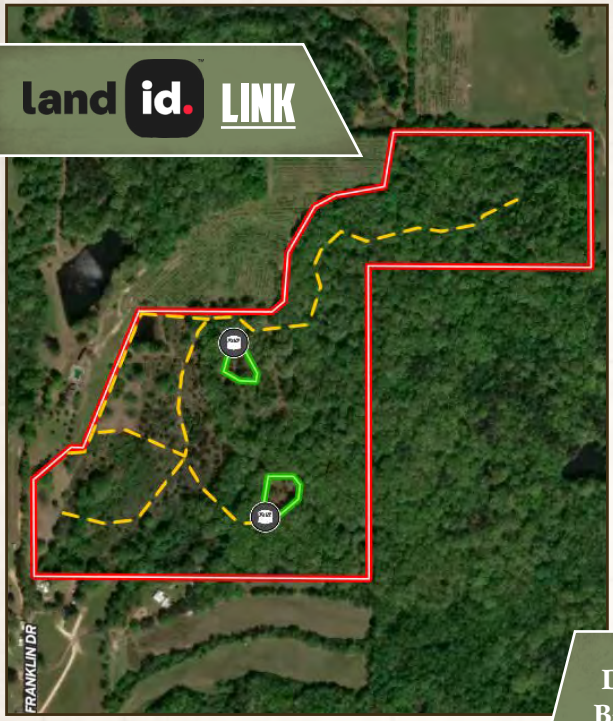
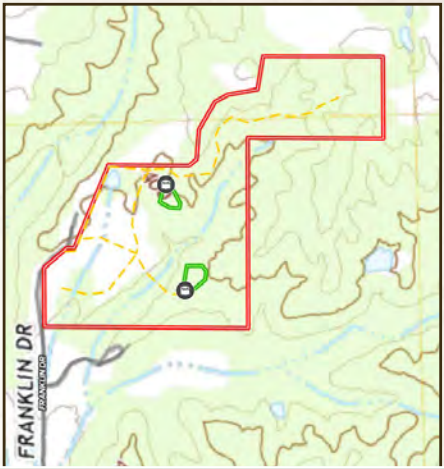
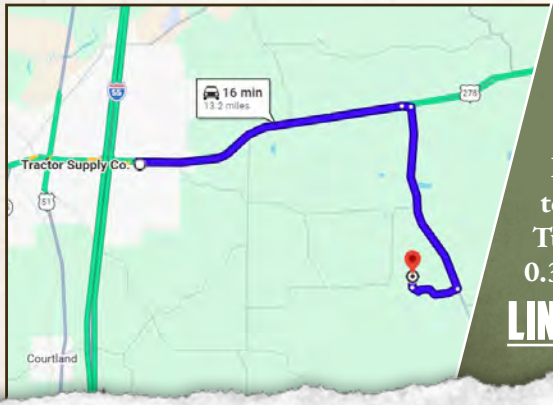


TOPOGRAPHY MAP





Directions from Tractor Supply in Batesville, MS: Exit the parking lot and turn right onto US-278 E. Travel east on US-278 for 1 mile. Turn right onto Mount Olivet Road and continue for 5.9 miles. Turn right onto Dees Road and proceed for 1.4 miles. Turn left to stay on Dees Road for 0.7 more miles. Turn left onto Franklin Road and travel 0.3 miles to the property on the right.

LINK TO GOOGLE MAP DIRECTIONS

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