



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

12.26± ACRES
PANOLA COUNTY, MS
\$97,500



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

THE PANOLA 12.26

PROPERTY PROFILE

LOCATION:

- 1600 Chapel Town Road
Courtland, MS 38620
- Panola County
- 8.4± Miles SW of Batesville
- 10.8± Miles NE of Crowder
- 34± Miles SW of Oxford

COORDINATES:

- 34.24800, -90.04105

TAX INFORMATION:

- Parcel#: 1242-0400000-0000200
- 2025 Taxes: \$300

PROPERTY USE:

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

PROPERTY INFORMATION:

- 12.26± Surveyed Acres
- 1,300'± Road Frontage
- Natural Regenerating Timber
- Large Bordering Landowners
- Deer, Turkey & Small Game
- Rolling Topography
- Gravel Entrance



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HUNTER ROBISON

LAND SPECIALIST

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hrobison@smalltownproperties.com

50 CR 401 - Oxford, MS 38655

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE PANOLA 12.26

WELCOME TO THE PANOLA 12.26! IF YOU'RE LOOKING FOR A SMALL ACREAGE PROPERTY WITH ROOM TO HUNT OR BUILD, THIS 12.26± ACRE TRACT NEAR BATESVILLE IS WORTH A LOOK! Situated at the corner of Whitten Road and Chapel Town Road, this Panola County property offers a convenient location with the privacy and seclusion that make owning land so appealing. Wildlife activity is evident throughout the property, with deer sign and rubs scattered across the tract. The turkey population in this area is thriving and has held steady while other pockets across the state have seen declines. While the Panola 12.26 has been previously timbered, a mix of remaining oaks, hickory, cedar, and other trees provides natural cover and character.



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MORE ABOUT THE PANOLA 12.26

Access is a major plus, with a gravel entrance already in place near the southern end of the Panola 12.26 as well as a trail extending into the tract. More than 1,300± feet of paved road frontage along Chapel Town Road provides excellent accessibility and opens up possibilities for future use. Utilities are available, offering added convenience for anyone considering a homesite or weekend cabin. The land features rolling terrain, so some grading and excavation will be necessary to create a suitable building area. With much of the larger timber already removed, site preparation may be less involved than on a densely wooded tract. The property has also been surveyed, and the corners are marked.

Located approximately 8.4 miles from Batesville and 9± miles from I-55, the Panola 12.26 offers a balance of rural privacy and convenient access to town. With larger landowners surrounding the tract, it has the makings of a private hunting retreat, recreational getaway, or future homesite.

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



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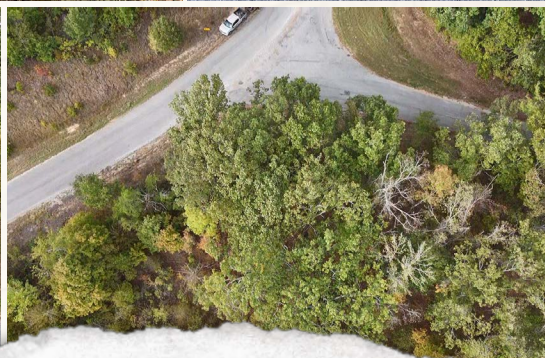
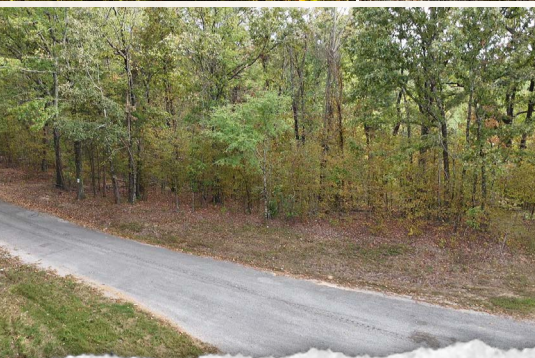
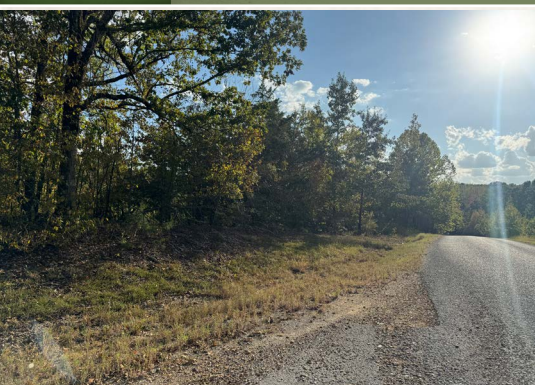
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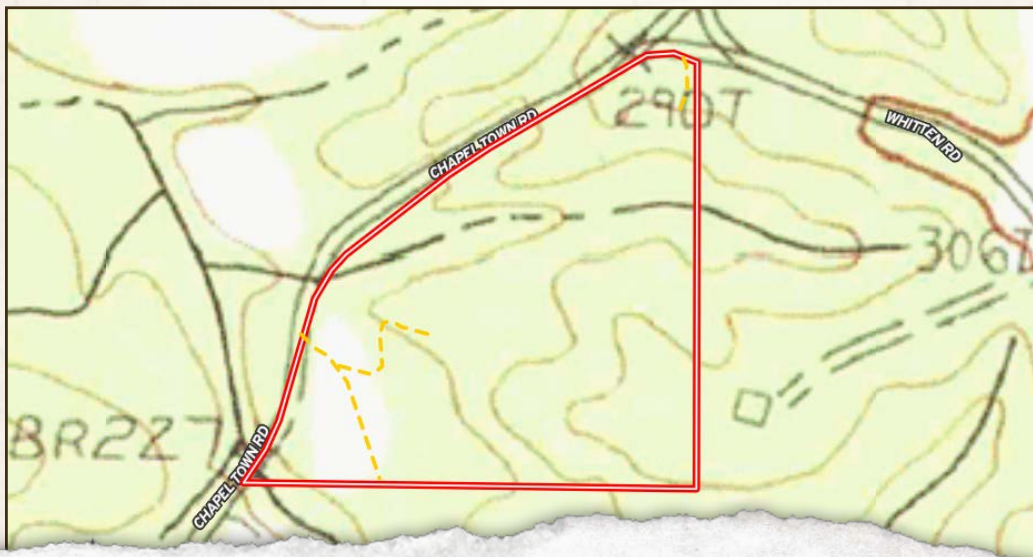
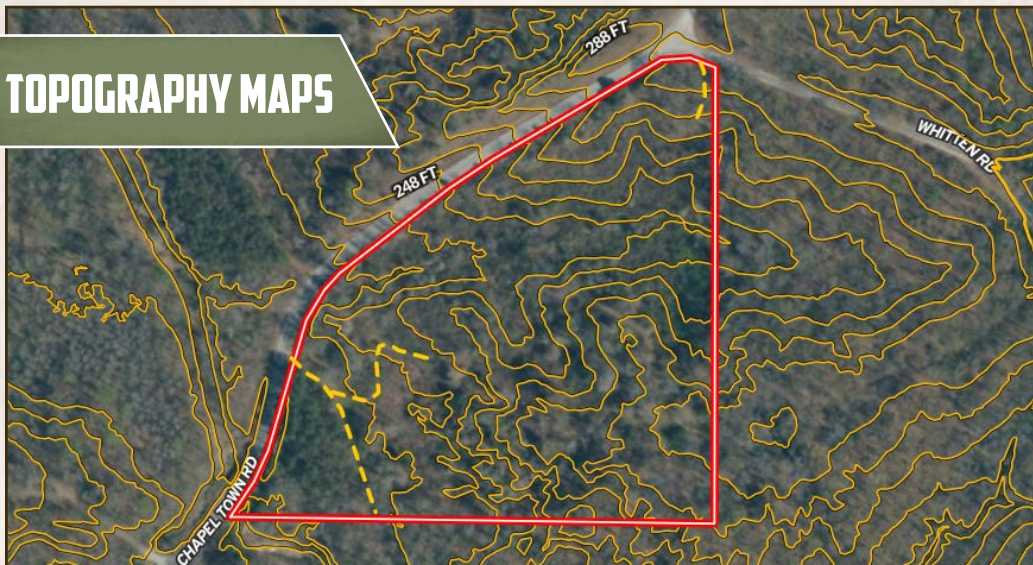
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TOPOGRAPHY MAPS



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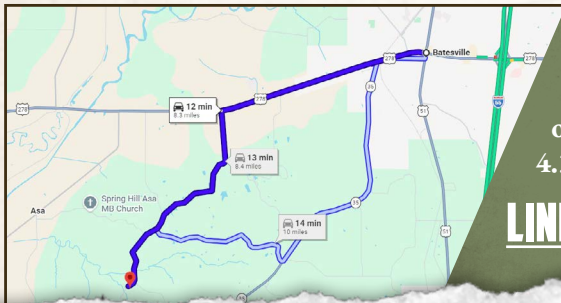
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land id. LINK



Directions From Batesville, MS: Travel west on US-278 for 4 miles. Turn left onto Chapel Town Road and continue 4.3 miles to the property on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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