

80± ACRES
PRENTISS COUNTY, MS
\$228,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE™

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

LOCATION:

- North Palestine Road (CR 5471)
- Baldwyn, MS 38824
- Prentiss County
- 9.8± Miles SE of Baldwyn
- 26.5± Miles NE of Tupelo
- 33.5± Miles E of New Albany

COORDINATES:

- 34.47088, -88.51974

PROPERTY USE:

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

PROPERTY INFORMATION:

- 80± Total Acres
- Diverse Terrain
- Mature Mixed Hardwoods & Pines
- Seasonal Creek
- Food Plot
- Natural Habitat
- Abundant Wildlife
- Road Frontage
- Utilities Nearby
- Prentiss County School District

TAX INFORMATION:

2024 - \$400.33

- Parcel: 080600-13-01200



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RHEAGAN VAUGHN
LAND & RESIDENTIAL SPECIALIST

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50 CR 401 - Oxford, MS 38655

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE PRENTISS 80

ARE YOU SEARCHING FOR LAND WITH ENDLESS POSSIBILITIES? Look no further than the Prentiss 80! This 80± acre property in Prentiss County, MS, offers a great blend of mature, mixed hardwoods and pines. Whether you're a seasoned hunter, investor, outdoor enthusiast, or looking for a site to build your forever home, this tract checks all the boxes. Tucked away in a private setting, this property features a food plot and shooting house as well as a seasonal creek offering a watering source for wildlife. With gently rolling hills, a mix of timber, and opportunities for ATV trails or a home/cabin site, this property provides all the opportunities to make it your own! Utilities, water, and fiber optics are accessible nearby, making it easy for future improvements. Located less than 10 miles from Baldwyn, MS, this property provides seclusion with convenience.

If you have been looking for a beautiful blank canvas to make your dreams come true, contact Rheagan Vaughn today to schedule a private tour.



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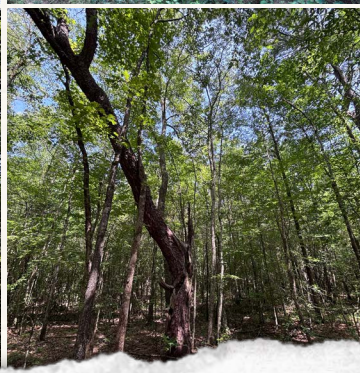
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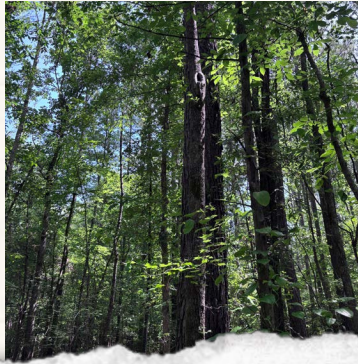
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INFRARED MAP



TOPOGRAPHY MAP



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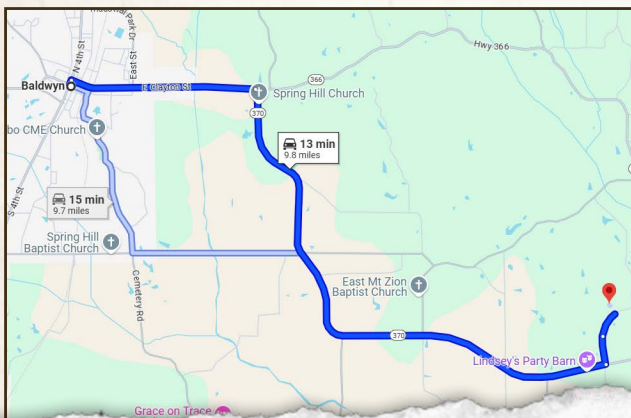
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Directions From the Intersection of N 4th Street and Clayton Street in Baldwin, MS: Travel 2.3 miles on MS-370 E/Clayton Street. Turn right to stay on MS-370 E and continue 6.8 miles. Turn left onto N Palestine Road and proceed 0.3 miles. N Palestine Road turns slightly right and becomes Co Rd 5471. Continue 0.3 miles to the property on the left.

**LINK TO GOOGLE
MAP DIRECTIONS**



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