

45± ACRES
PANOLA COUNTY, MS
\$180,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE™

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

THE PANOLA 45

PROPERTY PROFILE

LOCATION:

- Henderson Road
Batesville, MS 38606
- Panola County
- 9.2± Miles SE of Batesville
- 15.4± Miles NW of Water Valley
- 22.6± Miles W of Oxford

COORDINATES:

- 34.26889, -89.82071

PROPERTY USE:

- Recreation
- Hunting/Fishing
- Multiple Potential Home Sites
- Livestock Operation
- Hay Production

PROPERTY INFORMATION:

- 45± Total Acres
- Mostly Pasture Ground
- Fenced/Cross-Fenced
- 2 Ponds
- Road Frontage
- Utilities Nearby

TAX INFORMATION:

- TBD at Closing



HUNTER ROBISON | LAND SPECIALIST
C: 662-816-7987 | hrobison@smalltownproperties.com

CALEB WARREN | LAND SPECIALIST
C: 662-736-6764 | caleb@smalltownproperties.com

50 CR 401 - Oxford, MS 38655 | O: 662-238-4077 | smalltownproperties.com

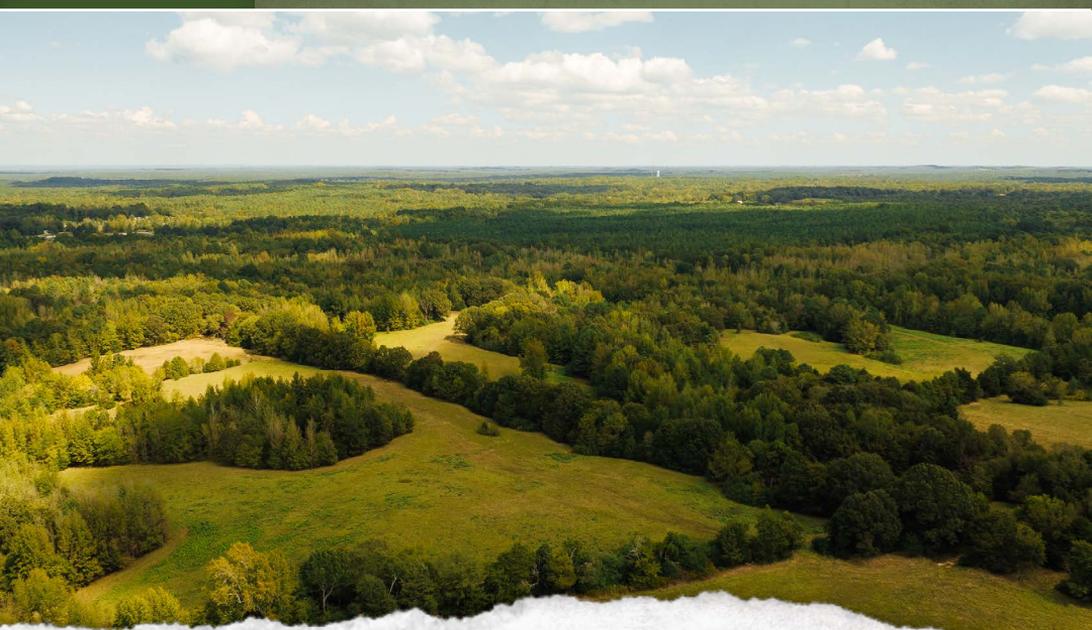
Information is believed to be accurate but not guaranteed.

WELCOME TO THE PANOLA 45

TAKE ADVANTAGE OF PRIME PASTURE GROUND IN PANOLA COUNTY, MISSISSIPPI. Located along Henderson Road in Batesville, this 45± acre property offers an ideal combination of productive pasture and outdoor recreation. The fully fenced and cross-fenced land is ready for hay production or a working cattle operation. Additionally, the acreage features a large pond that offers fishing opportunities and a smaller pond for livestock and wildlife water supply. Consider building your dream home here—the views are stunning!

Whether you're looking to build your forever home, start or expand a cattle operation, or create a premier recreational getaway, the Panola 45 is a true blank slate loaded with potential. Additional acreage is available.

Contact Hunter Robison or Caleb Warren today to schedule a private showing and experience #TheSmallTownWay!



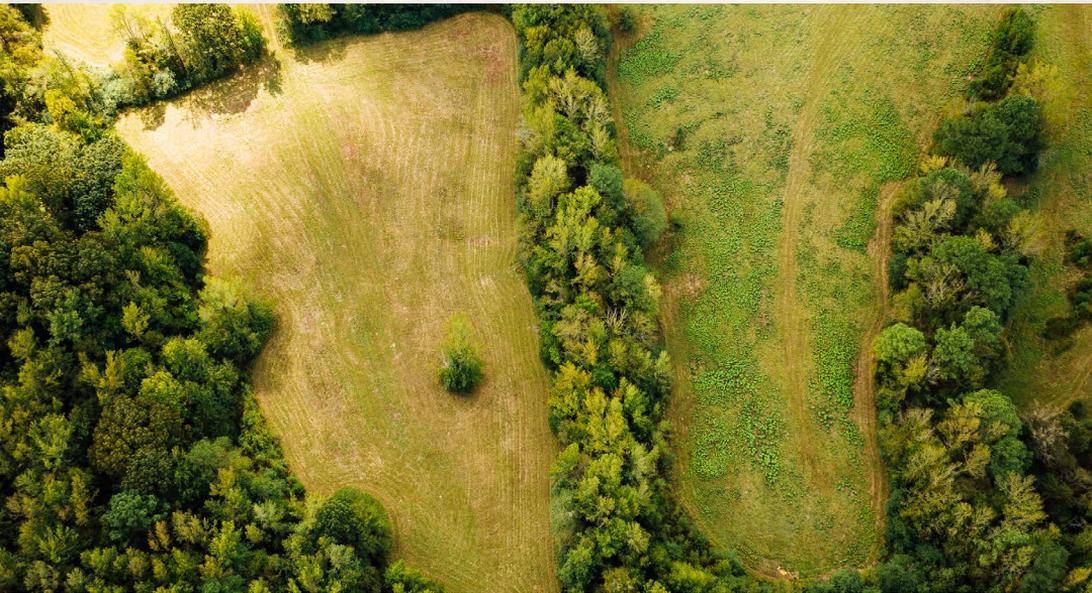
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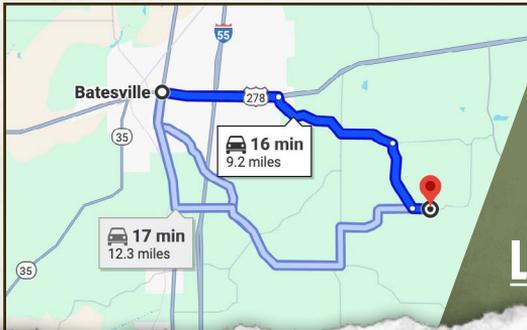
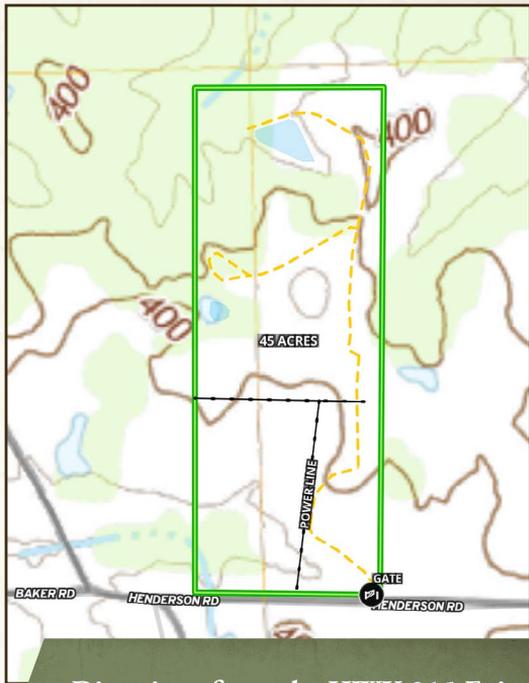
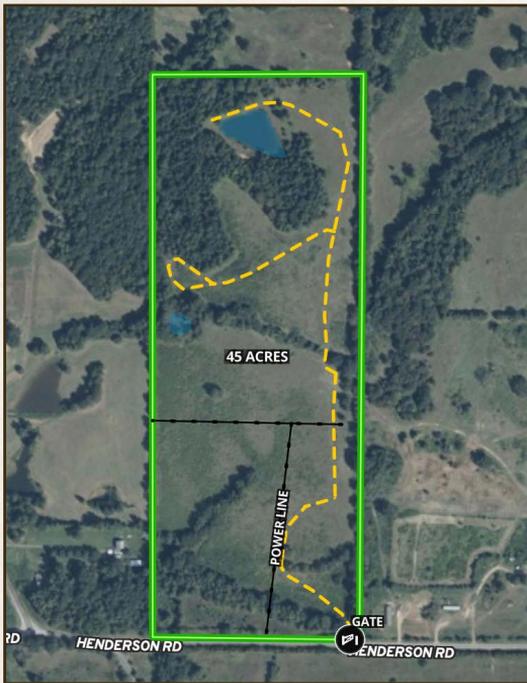
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TOPOGRAPHY MAP



Directions from the HWY 315 Exit off HWY 6: Travel 2.4 miles south on HWY 315. Turn right on Mt. Olive Road and continue 0.7 miles. Turn left onto Dees Road and proceed 1.4 miles. Continue on Henderson Road for 1.3 miles, and the gate will be on your right.

LINK TO GOOGLE MAP DIRECTIONS

