

20± ACRES
PONTOTOC COUNTY, MS
\$110,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE™

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

THE PONTOTOC 20

PROPERTY PROFILE

LOCATION:

- Hobby Coop Road
Thaxton, MS 38871
- Pontotoc County
- 5.6± Miles NW of Thaxton
- 17± Miles NW of Pontotoc
- 20.7± Miles E of Oxford

COORDINATES:

- 34.3399, -89.2264

PROPERTY USE:

- Potential Home/Cabin Site
- Recreational

PROPERTY INFORMATION:

- 20± Acres
- Mixed Timber
- Food Plot
- Small Creek
- Hobby Coop Road Frontage
- Utilities Available at the Road

TAX INFORMATION:

- Parcel ID: Part of #019-32-000-006
- Taxes: TBD at Closing



BARRY HOLT | LAND SPECIALIST
C: 601-613-2288 | barry@smalltownproperties.com

LUKE GOSSETT | LAND SPECIALIST
C: 662-832-8822 | lgossett@smalltownproperties.com

Information is believed to be accurate but not guaranteed.

4848 Main St. - Flora, MS 39071 | O: 769-888-2522

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

WELCOME TO THE PONTOTOC 20

THIS NICE 20± ACRE TRACT IN PONTOTOC COUNTY, MISSISSIPPI IS A GOOD ONE YOU DON'T WANT TO MISS. It's right off Hobby Coop Road in Thaxton, sitting in a great spot between Pontotoc and Oxford, and just a short drive to Highway 6—so you get that quiet country feel without being too far from town.

The land lies real well with some gentle rolling ground, covered in a good mix of mature hardwoods and pine timber. There's also a small creek bottom running through the Pontotoc 20 that adds a lot of character and helps hold wildlife.



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MORE ABOUT THE PONTOTOC 20

If you like to hunt, the Pontotoc 20 has a solid history of deer, and there's even a little spot where the previous owner had a food plot planted. It wouldn't take much to get that going again.

You've got utilities right at the road, and there are a few really pretty wooded spots that'd make great homesites if you're thinking about building out in the country. Whether you're looking for a hunting place, somewhere to get away, or a spot to build, the Pontotoc 20 checks a lot of boxes.

Call Luke Gossett or Barry Holt today to schedule a private showing and experience #TheSmallTownWay.



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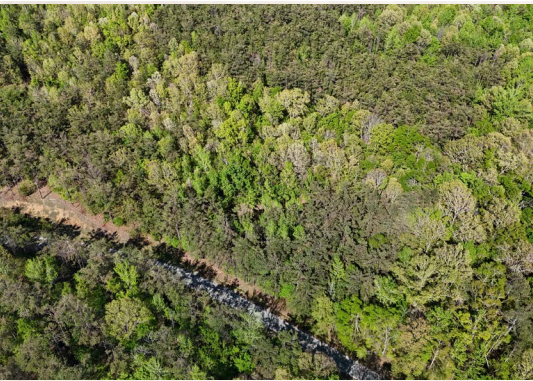
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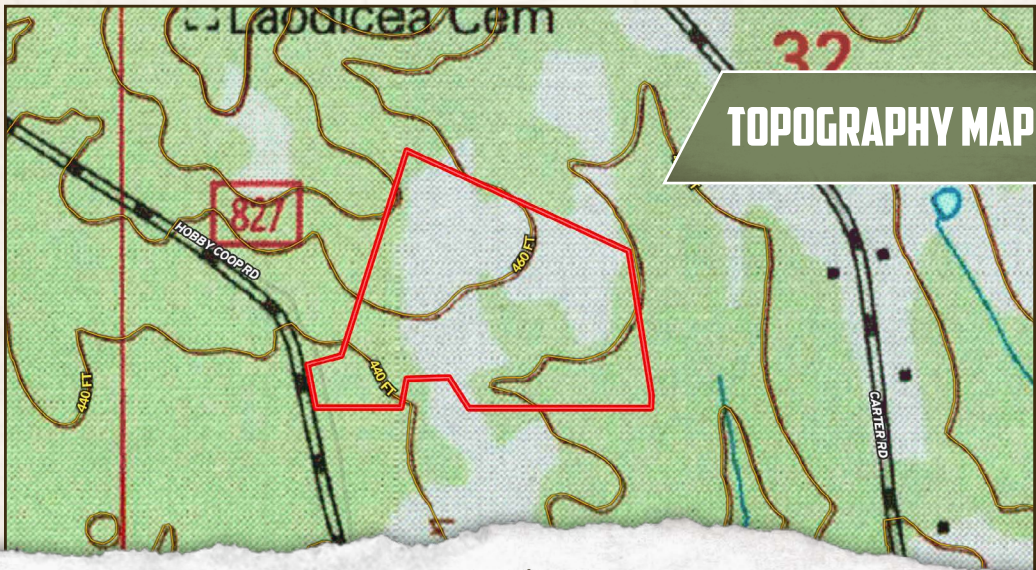
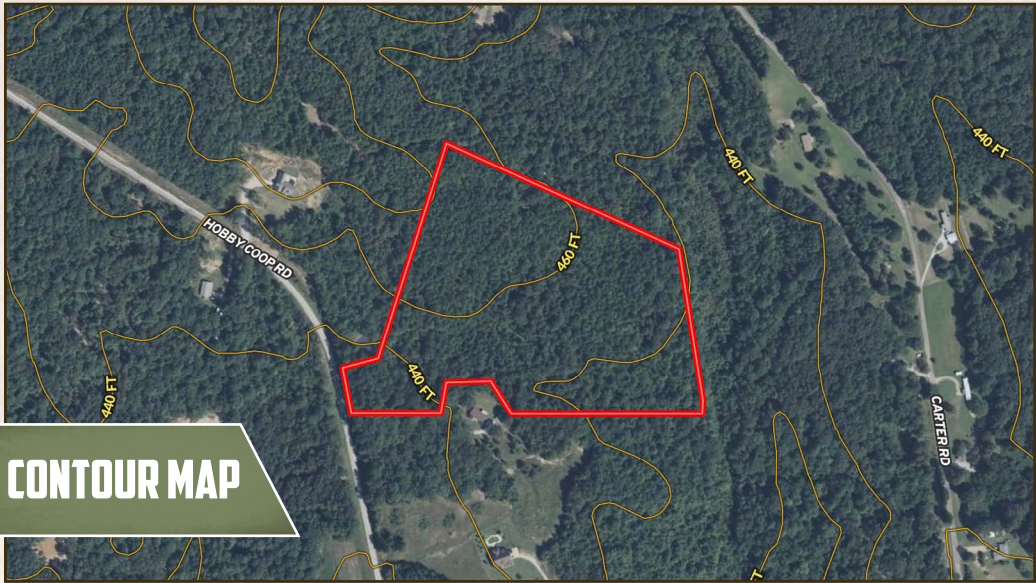
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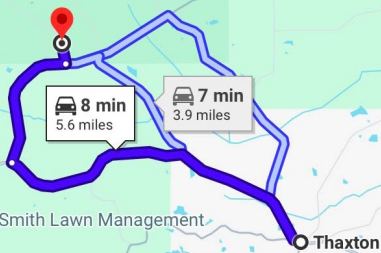
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land id. LINK

HOBBY COOP RD



Directions From Thaxton, MS:
 Travel west on MS-336 for 3.9 miles.
 Turn right onto MS-346 and continue
 for 1.5 miles. Turn left onto Hobby Coop
 Road, and in 0.2 miles, the property will
 be on your right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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