

**2.1± ACRE LOT**  
**PONTOTOC COUNTY, MS**  
**\$25,000**



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

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# THE PONTOTOC 2.1

## PROPERTY PROFILE

### LOCATION:

- County Road 297  
Tupelo, MS 38801
- Country Oaks Circle Subdivision
- Pontotoc County
- 5± Miles SW of Tupelo
- 10.8±Miles E of Pontotoc

### COORDINATES:

- 34.23835, -88.8337

### PROPERTY INFORMATION:

- 2.1± Acres
- Wooded Lot
- Utilities Available

### PROPERTY USE:

- Potential Home/Cabin Site
- Investment

### TAX INFORMATION:

- \$249.02 (2025)



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**HUNTER PRIDGEN**

LAND SPECIALIST

C: 662-699-0208

O: 662-238-4077

[hpridgen@smalltownproperties.com](mailto:hpridgen@smalltownproperties.com)

50 CR 401 - Oxford, MS 38655

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Information is believed to be accurate but not guaranteed.

# WELCOME TO THE PONTOTOC 2.1

**WELCOME TO COUNTRY OAKS CIRCLE—A NICE, CLEAN SUBDIVISION ON THE PONTOTOC AND LEE COUNTY LINES IN TUPELO, MISSISSIPPI.** This neighborhood lies conveniently off of State Highway 6 East, just minutes from downtown Tupelo and Pontotoc.

What truly sets Country Oaks Circle apart is its combination of peaceful, rural character with the benefits of being close to town. Here, you can enjoy quiet mornings, on a 2.1± acre wooded lot, all while remaining just minutes from Tupelo & Pontotoc amenities. Utilities are available throughout the subdivision.

Whether you're looking to build, invest, or settle into a place that offers space and convenience, Country Oaks Circle delivers a hard-to-find opportunity in the Tupelo & Pontotoc area. If you've been searching for that quiet, secluded feel without leaving town, this property is a great choice.

**Call Hunter Pridgen today to learn more  
and experience #TheSmallTownWay!**



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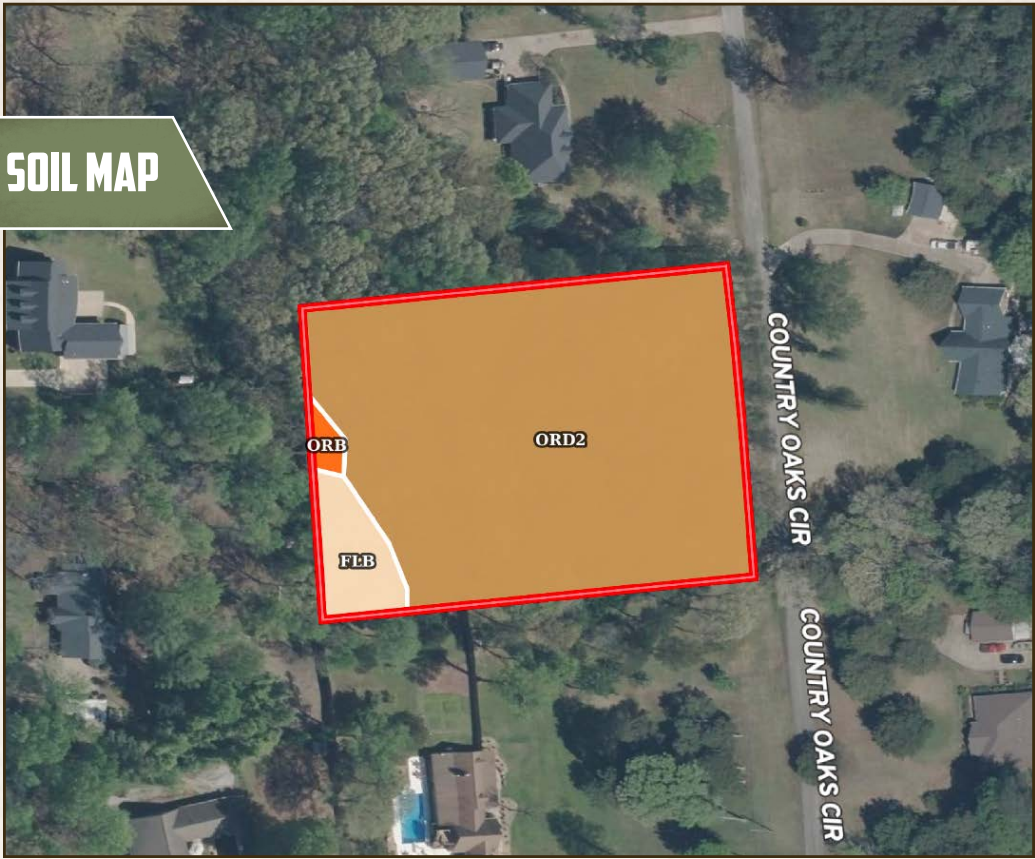
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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
OrD2	Ora loam, 8 to 12 percent slopes, eroded	1.86	91.63	0	56	4e
FIB	Frizzell silt loam, 2 to 5 percent slopes	0.14	6.9	0	74	2e
OrB	Ora loam, 2 to 5 percent slopes	0.03	1.48	0	67	2e
TOTALS		2.03(*)	100%	-	57.4	3.83



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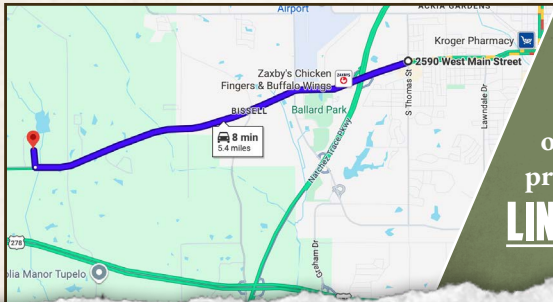
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land id. LINK



Directions from the Intersection of West Main Street and South Thomas Street in Tupelo, MS: Travel on West Main Street for 5.2 miles. Turn right onto Country Oaks Circle, and the property will be on the left in 0.2 miles.  
**LINK TO GOOGLE MAP DIRECTIONS**



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