

**27.5± ACRES**  
**PONTOTOC COUNTY, MS**  
**\$165,000**



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

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# THE PONTOTOC 27.5

## PROPERTY PROFILE

### LOCATION:

- HWY 336  
Thaxton, MS 38871
- Pontotoc County
- 1.1± Miles NW of Thaxton
- 13.3± Miles NW of Pontotoc
- 21.7± Miles E of Oxford
- 35.5± Miles W of Tupelo

### COORDINATES:

- 34.31925, -89.19245

### PROPERTY INFORMATION:

- 27.5± Total Acres
- HWY 336 Frontage
- Mature Timber
- New Road & Homesite

### PROPERTY USE:

- Potential Homesite
- Hunting
- Recreational
- Investment

### TAX INFORMATION:

- Parcel ID #: 022-09-000-001.04
- Parcel ID #: 022D-10-000-012.02
- Taxes TBD at closing



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Information is believed to be accurate but not guaranteed.



# WELCOME TO THE PONTOTOC 27.5

**WELCOME TO THE PONTOTOC 27.5, WHERE YOU COULD BUILD YOUR DREAM HOME ON ACREAGE OR INVEST IN A SMALL HUNTING TRACT.** Located in Pontotoc County, Mississippi, just outside of Thaxton, this 27.5± acre property features gently rolling terrain and a nice mixture of mature pines and hardwoods in the front and a beautiful hardwood bottom in the back, great for timber operations or hunting.

A newly bulldozed road leading into a freshly cleared area provides an excellent opportunity for building your dream home. With HWY 336 frontage and only a short drive from Oxford or Pontotoc, the Pontotoc 27.5 offers the perfect blend of peaceful country living while still being close to town.



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# MORE ABOUT THE PONTOTOC 27.5

The Pontotoc 27.5 is located in the North Pontotoc School District. Utility are available at the road, provided by the North East Mississippi EPA and the Toccopola Water Assn. Inc. With the readily accessible utilities and the newly cleared road and homesite, the chance to build your dream home here is very obtainable. Whether you are looking for a small hunting tract or a place to build your next home, the Pontotoc 27.5 is worth taking a look at!

**Contact Caleb Warren or Luke Gossett to schedule  
a tour and make the Pontotoc 27.5 yours!**



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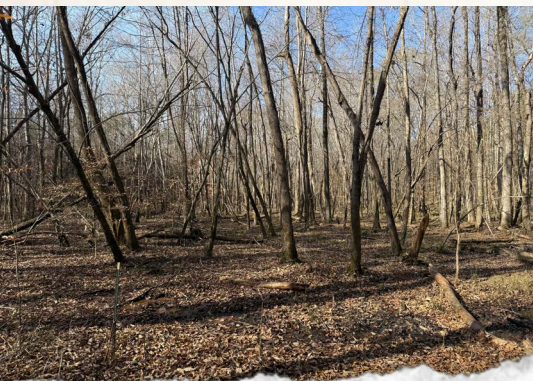


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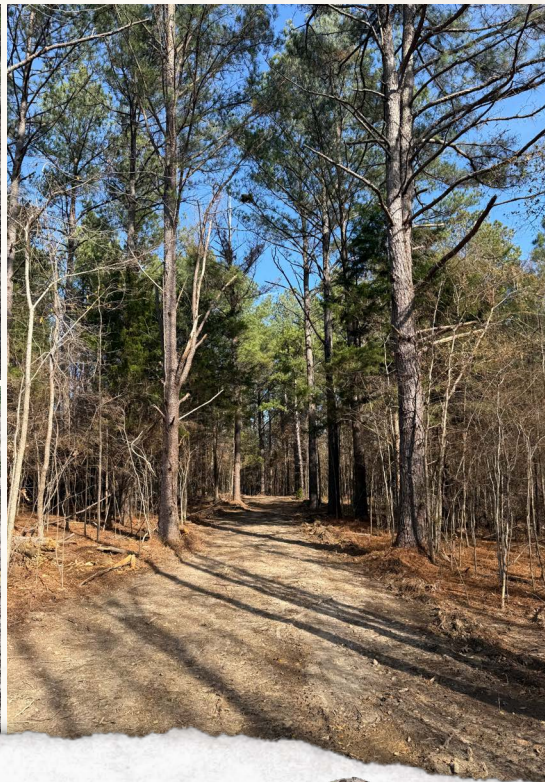
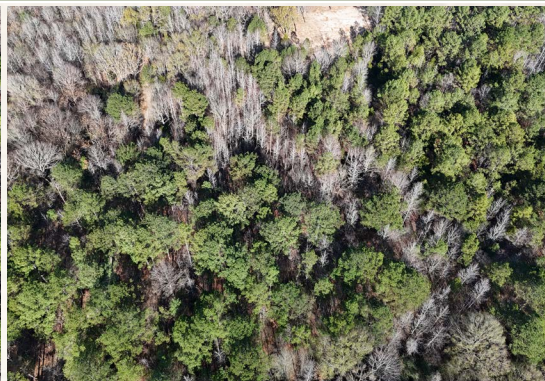
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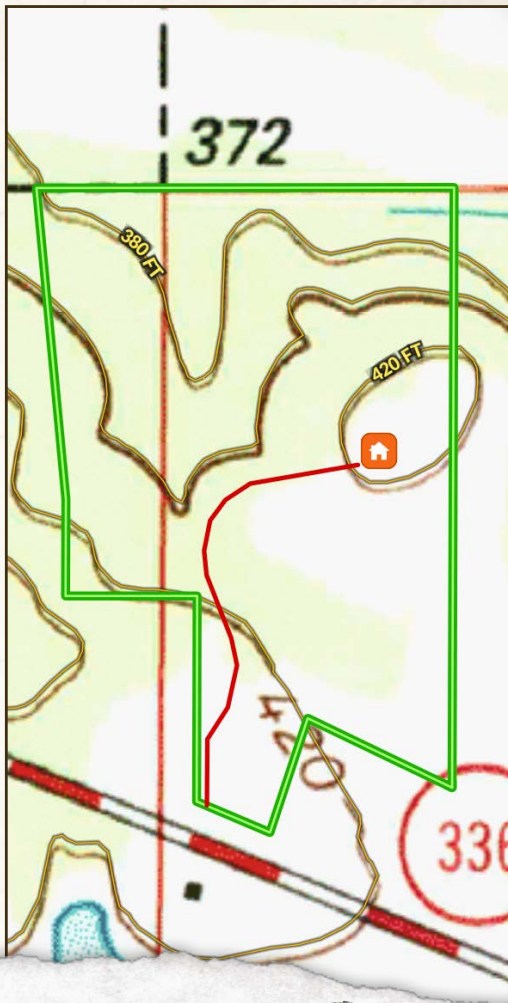
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## INFRARED MAP



## TOPOGRAPHY MAP



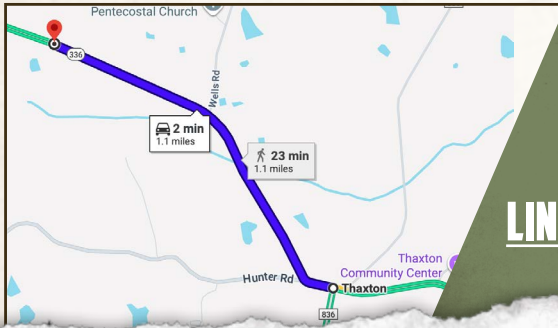
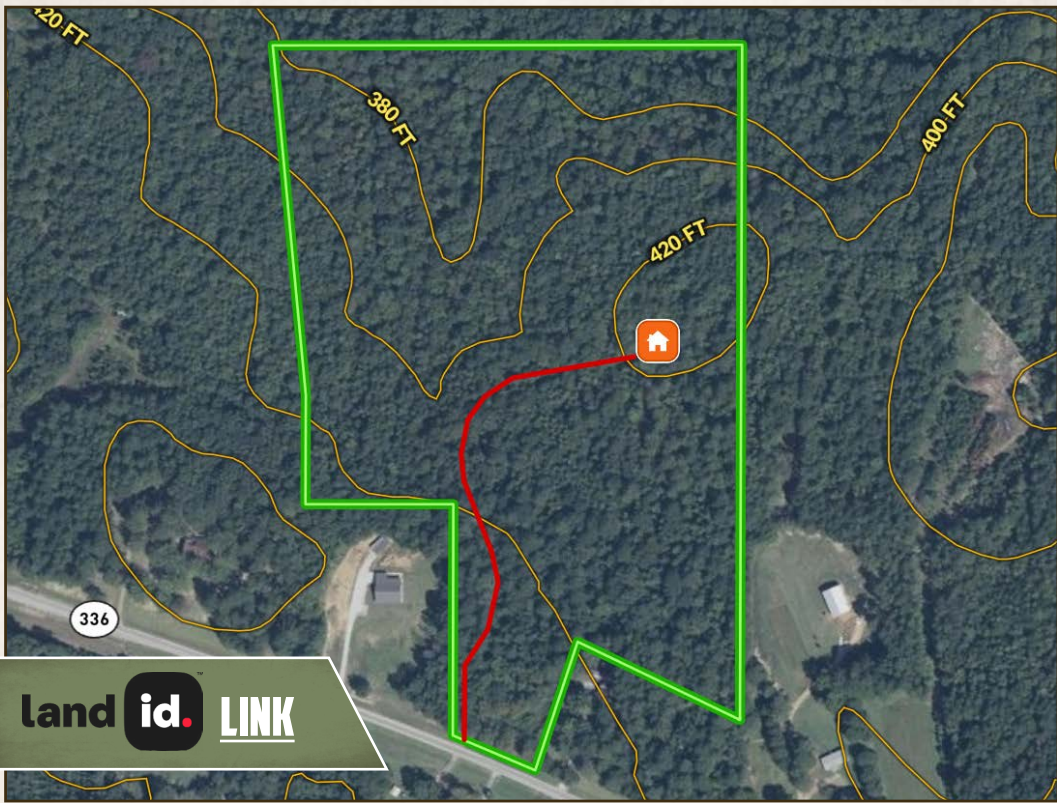
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Directions from Thaxton, MS:  
Travel west on HWY 336 for 1.1  
miles to the property on your right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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