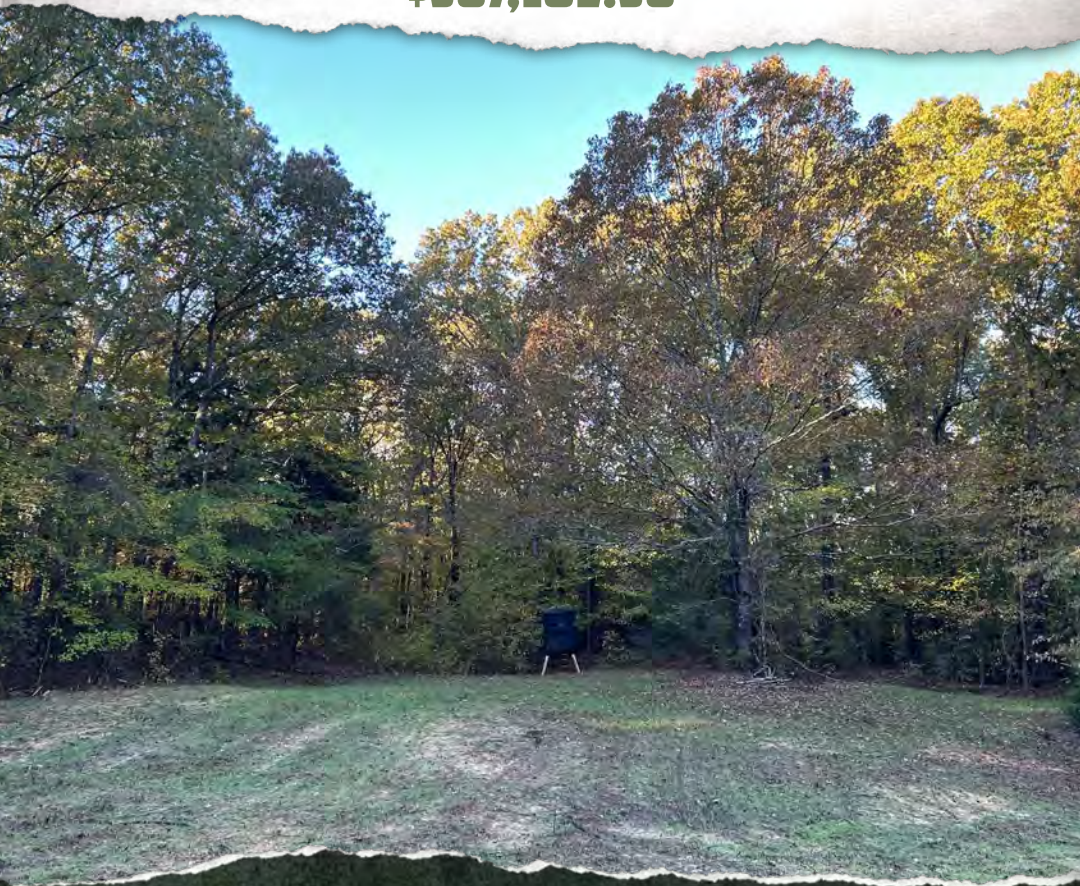




SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

64.67± ACRES
PANOLA COUNTY, MS
\$307,182.50



OFFICE (769) 888-2522 | WWW.SMALLTOWNPROPERTIES.COM

THE PANOLA 64.67

PROPERTY PROFILE

LOCATION:

- Franklin Drive
Batesville, MS 38606
- Panola County
- 9± Miles SE of Batesville
- 13.6± Miles NW of Water Valley
- 15± Miles SE of Oxford
- 58± Miles S of Southaven

COORDINATES:

- 34.2695, -89.7903

PROPERTY USE:

- Recreational
- Hunting
- Potential Home/Cabin Site

PROPERTY INFORMATION:

- 64.67± Acres
- Hardwood Mix
- 2 Established Wildlife Plots
- Shooting Houses
- Pond
- Seasonal Creek
- Internal Road System
- Utilities Nearby

TAX INFORMATION:

- 2024 Taxes: \$183.09
- Parcel #1: 1177-2500000-0000912
- Parcel #2: 1177-2500000-0000930



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MICHAEL OSWALT, ALC

PRINCIPAL BROKER, MS

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4848 Main St. - Flora, MS 39071

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WELCOME TO THE PANOLA 64.67

WELCOME TO 64.67± ACRES LOCATED JUST 15 MILES SOUTHWEST OF OXFORD IN PANOLA COUNTY, MISSISSIPPI. This easy-to-reach property sits at the end of a dead-end road, offering seclusion that makes for the perfect north Mississippi getaway. Whether you're looking for a place to hunt, relax, or build a cabin or home in the country, this tract offers a bit of it all.

As you arrive, you'll find open areas up front leading into a well-laid-out property with two established wildlife plots and shooting houses already in place. The land showed good deer sign from the initial inspection, and trail cameras have captured plenty of turkey activity as well. The mix of big hardwoods and thicker cover provides the ideal habitat for wildlife, offering both beauty and diversity. A small pond is located along the northern boundary offering water for the wildlife and fishing opportunities with a little work. Additionally, a small seasonal creek traverses the property from northeast to southwest.



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MORE ABOUT THE PANOLA 64.67

An internal road system provides convenient access throughout the property, making it easy to enjoy most areas of your new recreational retreat. Utility providers in the area include Tallahatchie Valley EPA and Mount Olive Water Association, Inc. Located about four miles south of Highway 6, just west of Highway 315, and only nine miles southeast of Batesville, this property is perfectly situated for both convenience and seclusion.

If you've been searching for a north Mississippi recreational tract to call your own, don't miss your chance to see this one in person.

**Give Michael Oswalt a call today to schedule
your private showing of the Panola 64.67.**



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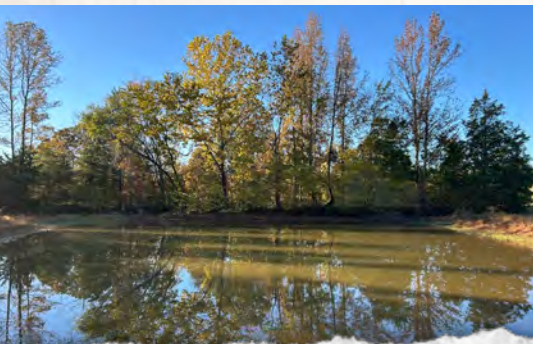
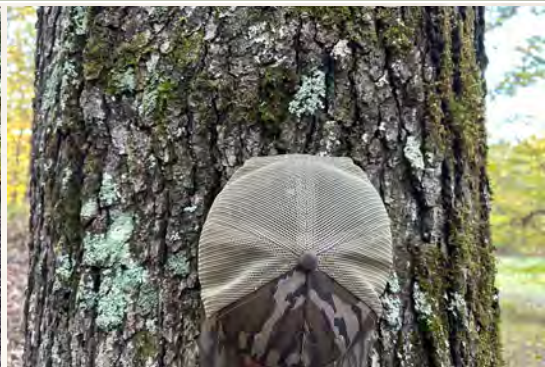
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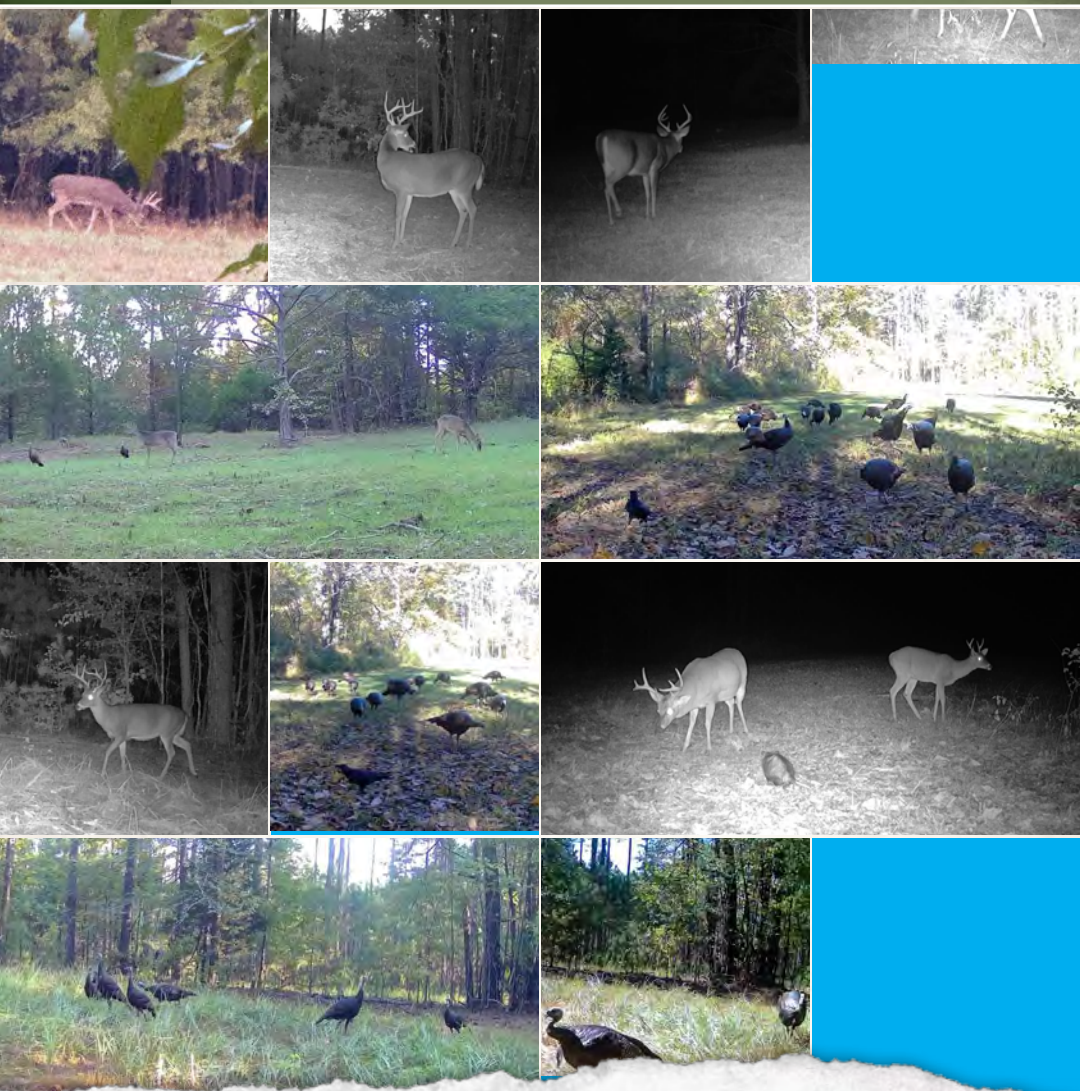
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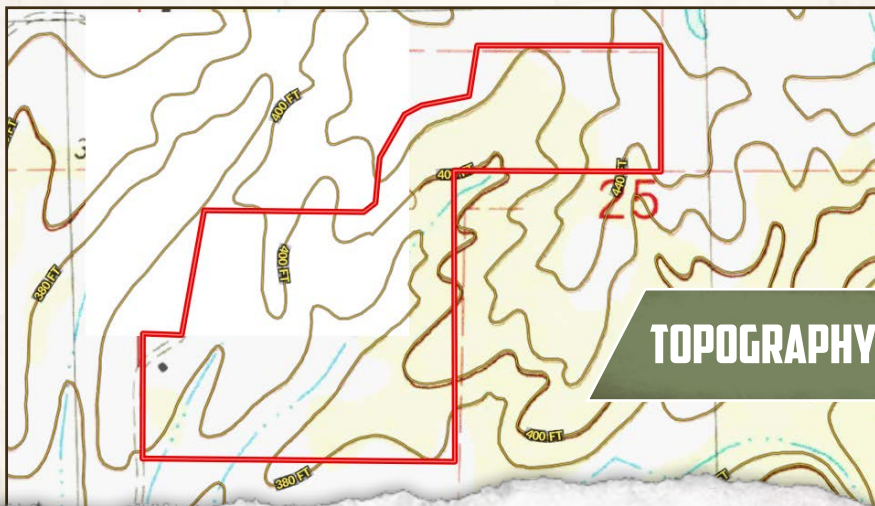
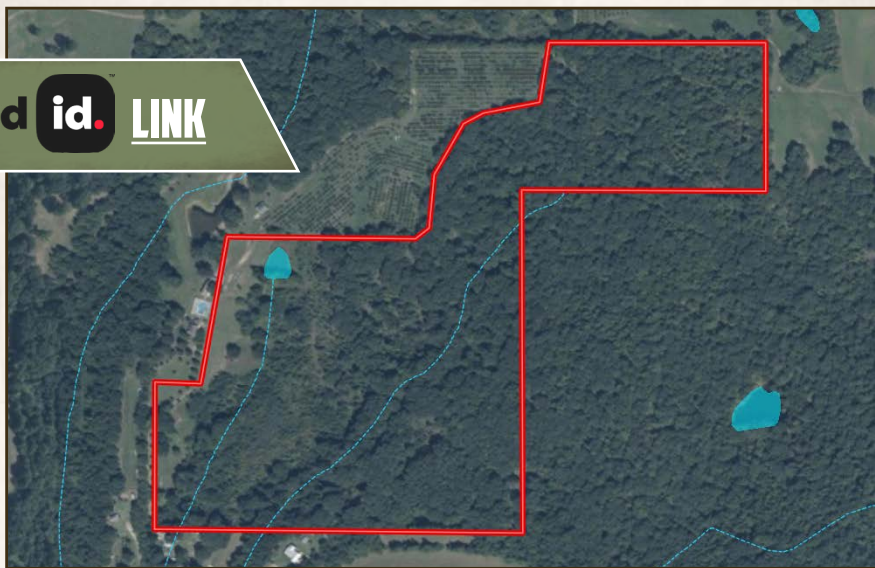
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land id. LINK



TOPOGRAPHY MAP



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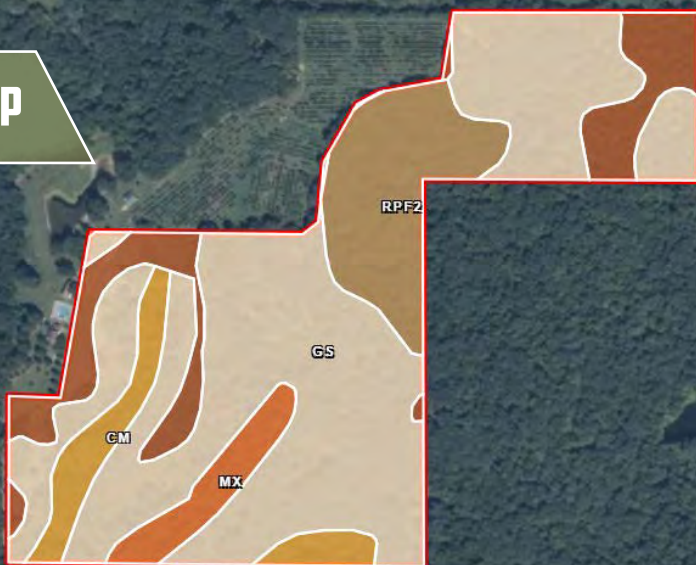
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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Gs	Gullied land, sandy	37.95	60.94	0	-	7e
RpF2	Ruston, Providence, and Eustis soils, 17 to 35 percent slopes, eroded (smithdale, providence and eustis)	8.94	14.36	0	23	7e
CM	Loring silt loam, 5 to 8 percent slopes, severely eroded, central	8.08	12.98	0	46	4e
CM	Collins silt loam (occasionally flooded)	4.36	7.0	0	56	2w
MX	Mixed alluvial land (bruno and Collins soils, frequently flooded)	2.94	4.72	0	60	5w
TOTALS		62.27	100%	-	16.02	6.17



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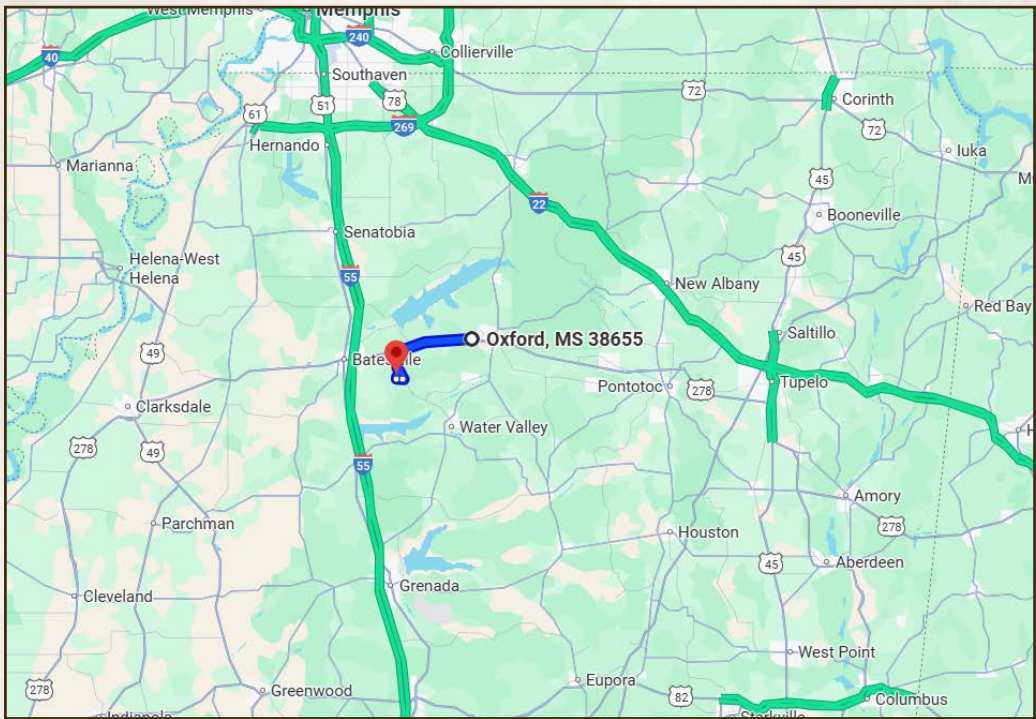
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Directions From the Intersection of HWY 6 and Jackson Avenue in Oxford, MS: Travel 0.2 miles southwest toward US-278 and merge onto US-278 W. Continue for 12.5 miles. Take the MS-315 exit toward Water Valley and proceed for 0.2 miles. Turn left onto MS-315 S and travel for 4.8 miles. Turn right onto Dees Road and continue for 1.2 miles. Turn right onto Franklin Road and proceed for 0.3 miles until you reach the property on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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