

80± ACRES
PONTOTOC COUNTY, MS
\$264,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE™

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

THE PONTOTOC 80

PROPERTY PROFILE

LOCATION:

- Perkins Street
Pontotoc, MS 38863
- Accessed via Deeded Easement
- Pontotoc County
- 0.9± Miles S of Toccopola
- 15.1± Miles W of Pontotoc
- 21.7± Miles E of Oxford
- 30.4± Miles SW of New Albany

COORDINATES:

- 34.24595, -89.22635

PROPERTY USE:

- Recreational
- Hunting
- Timber Investment
- Potential Home/Cabin Sites

PROPERTY INFORMATION:

- 80± Acres
- Recently Thinned Pines
- Mature Hardwoods
- Gas Line
- Areas for Potential Foodplots
- Deer and Turkey
- Utilities Available
 - Pontotoc EPA
 - Toccopola Water Assn. Inc.

TAX INFORMATION:

- Parcel # 033-05-000-005
2024 - \$128.45
- Parcel # 033-05-000-005.01
2024 - \$146.80



LUKE GOSSETT | LAND SPECIALIST
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CALEB WARREN | LAND SPECIALIST
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WELCOME TO THE PONTOTOC 80

WELCOME TO THE PONTOTOC 80, LOCATED LESS THAN ONE MILE FROM TOCCOPOLA, BETWEEN OXFORD AND PONTOTOC, MISSISSIPPI. This Pontotoc County property is great for hunting and as a timber investment.

The land is predominately made up of recently thinned pines that are ready for a strategic management practice and prescribed fire rotation. A gas line separates the back corner of the property, where you will find big mature hardwoods. Combined, these features give a nice blend of bedding cover, natural food sources, and potential wildlife food plots, optimizing the hunting opportunities.

The Pontotoc 80 is accessed by a deeded easement off Perkins Street, which dead-ends into the property, giving you plenty of privacy and the ability to 'get away' in the peaceful countryside. Some row crop fields around the property provide additional food opportunities for wildlife.



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MORE ABOUT THE PONTOTOC 80

The property is located less than a 30-minute drive from Oxford and Pontotoc, allowing you the chance to own a hunting property without having to build a camp. However, if you want to build, there are multiple potential sites with utilities nearby provided by Pontotoc EPA and Toccopola Water Assn. Inc.

If you have been looking for a nice hunting tract that also offers a great timber investment, the Pontotoc 80 is worth considering!

Contact Luke Gossett or Caleb Warren today to schedule a private showing and experience #TheSmallTownWay!



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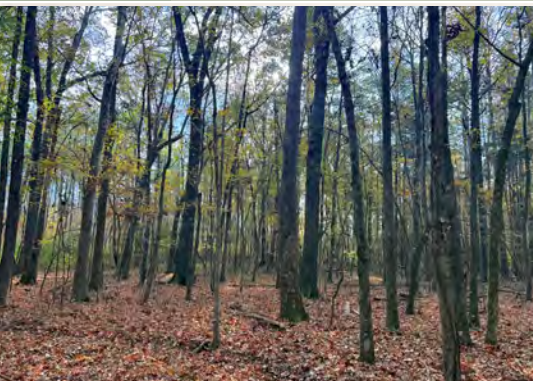
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Information is believed to be accurate but not guaranteed.

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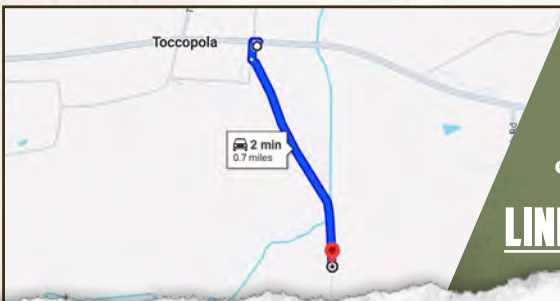
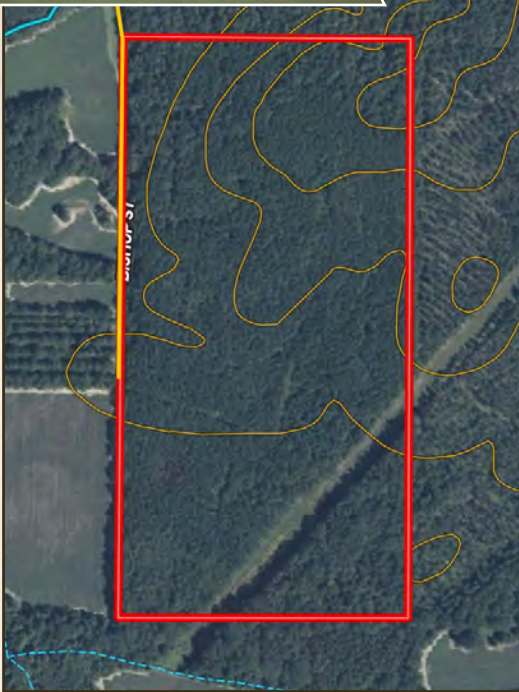
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PONTOTOC COUNTY, MISSISSIPPI

land **id.** LINK

INFRARED MAP



Directions from the Toccopola Post Office: Travel 0.6 miles south on Perkins Street/Bishop Street to the destination on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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