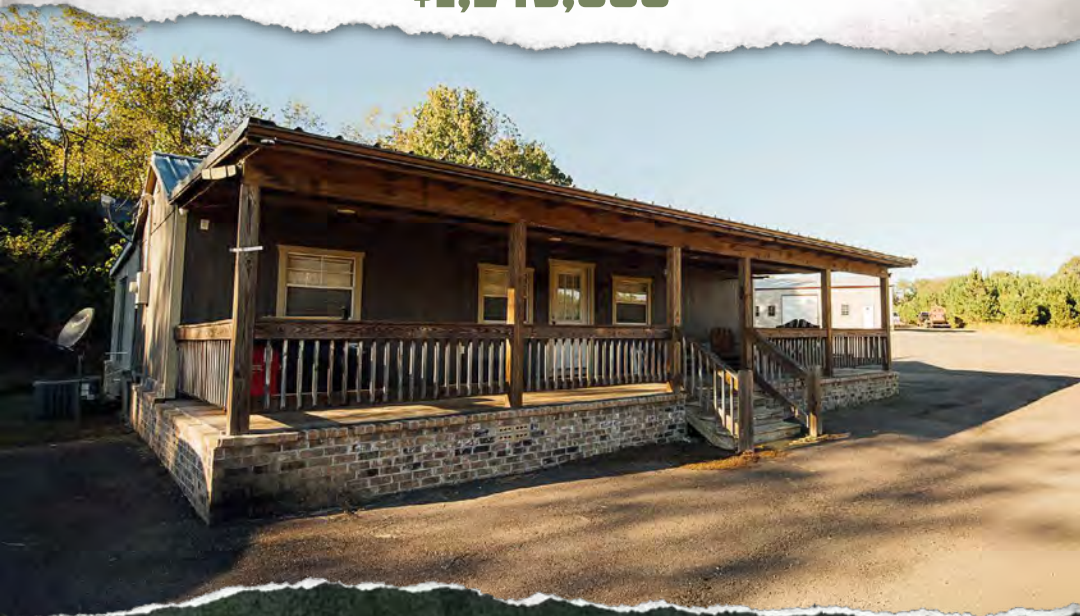




SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

251± ACRES WITH A CABIN
PANOLA COUNTY, MS
\$1,249,000



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

THE PANOLA 251

PROPERTY PROFILE

LOCATION:

- 1275 Edwards Road
Sardis, MS 38666
- Panola County
- 3.1± Miles SE of Sardis
- 6.8± Miles W of
Mallard Pointe Golf Course
- 7± Miles N of the
Panola County Airport
- 8.3± Miles W of Engineers Point
Boat Ramp on Sardis Lake
- 9.8± Miles NE of Batesville
- 29.4± Miles NW of Oxford
- 55.7± Miles S of Memphis

PROPERTY USE:

- Camp
- Recreation
- Hunting & Fishing
- Investment

TAX INFORMATION:

- 2024 Taxes: \$2,920.94
- Parcels:
 - #1131-0100000-0000100
 - #1123-0600000-0000200

COORDINATES:

- 34.4157, -89.9789

PROPERTY INFORMATION:

- 251± Total Acres
- 13.89± Acres of Potential
Wildlife Plots
- 1,400± SqFt Cabin
 - Built in 2022
 - 2 Bedrooms/2 Bathrooms
 - Fully Furnished
- 24x36 Pole Barn
- 50x30 Shop
- 40' Shipping Container
- Two Ponds
- Seven Shooting Houses
- Mature Hardwoods
- Planted Pines
- Four Pipelines
- Miles of Established
Internal Road Systems
- Tremendous Deer and Turkey History
- Frontage on Edwards Road



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WELCOME TO THE PANOLA 251

WELCOME TO A PREMIER HUNTING AND RECREATIONAL PROPERTY IN THE HEART OF PANOLA COUNTY, MISSISSIPPI, THE PANOLA 251. Featuring a beautifully furnished cabin, exceptional wildlife habitat, miles of developed roads, and all the amenities you need to enjoy the outdoors from day one, this 251± acre property has it all! Located less than 10 miles from Batesville, the Panola County Airport, Sardis Lake, and Mallard Pointe Golf Course, you have seclusion with convenient access to local amenities.

As you arrive, an electric keypad gate opens to a paved asphalt drive leading to the stunning 1,400± square-foot cabin built in 2022. The cabin features two bedrooms and two full bathrooms and comes fully furnished, making it completely turnkey for a family getaway or weekend hunting retreat. Just beyond the cabin sits a 30x50 enclosed shop with three roll-up doors for equipment storage, along with a four-bay tractor shed and a 40-foot storage container that will remain with the property.



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Information is believed to be accurate but not guaranteed.

MORE ABOUT THE PANOLA 251

The land itself is truly impressive, hosting miles of developed and well-maintained internal roads that provide easy access throughout the entire tract. Four large, established food plots are already planted and strategically placed in prime areas. Seven hard-sided blinds overlook the plots and travel corridors, all positioned to offer excellent visibility and access no matter the wind direction.

The Panola 251 is covered in mature hardwood timber, providing both natural beauty and outstanding wildlife habitat. Two ponds are on the property, one near the entrance that's been cleared for easy fishing access and stocked with crappie, perfect for family outings. In the northwest corner, four gas lines cross the landscape, creating ideal food plots and blind locations that consistently attract deer and turkey as they travel.



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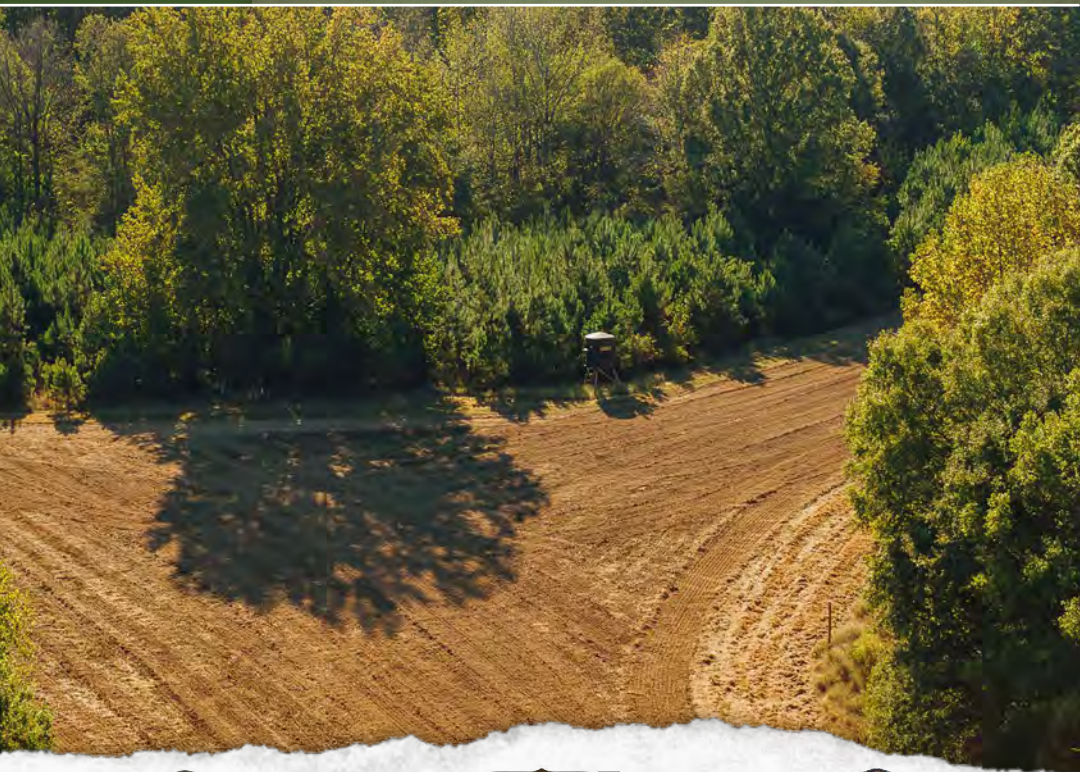
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MORE ABOUT THE PANOLA 251

This area of North Mississippi is well known for its exceptional deer and turkey numbers, and this tract is no exception. The extensive trail camera history and harvest records prove that the Panola 251 is a top-tier hunting property in the hills of Panola County.

If you've been searching for a truly turnkey recreational property where all the work is done and you can simply show up and hunt, the Panola 251 deserves your attention.

Contact Luke Gossett or Hunter Robison today to schedule a private tour and experience #TheSmallTownWay!



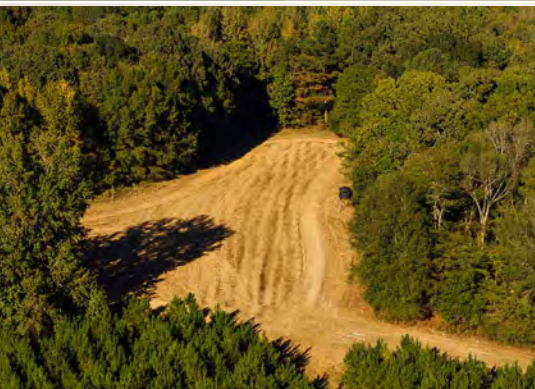
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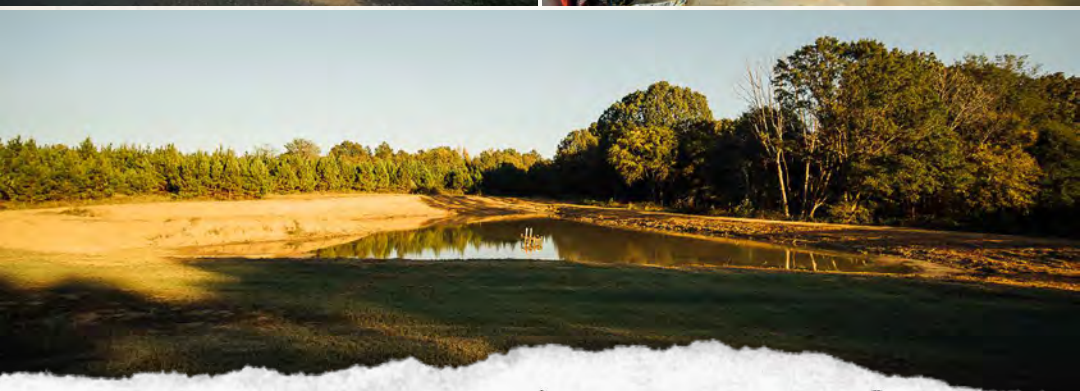
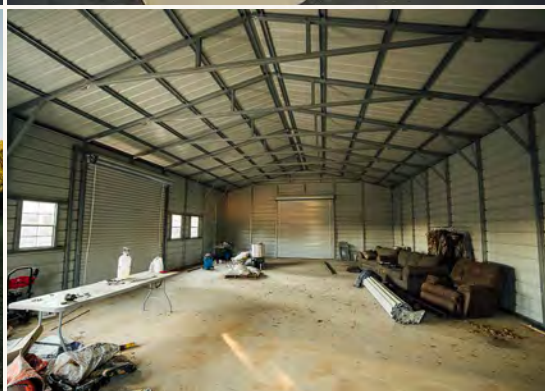


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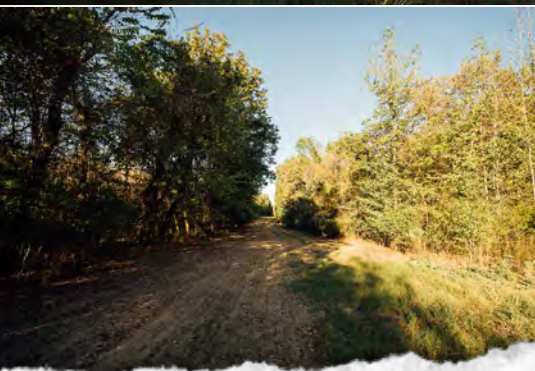


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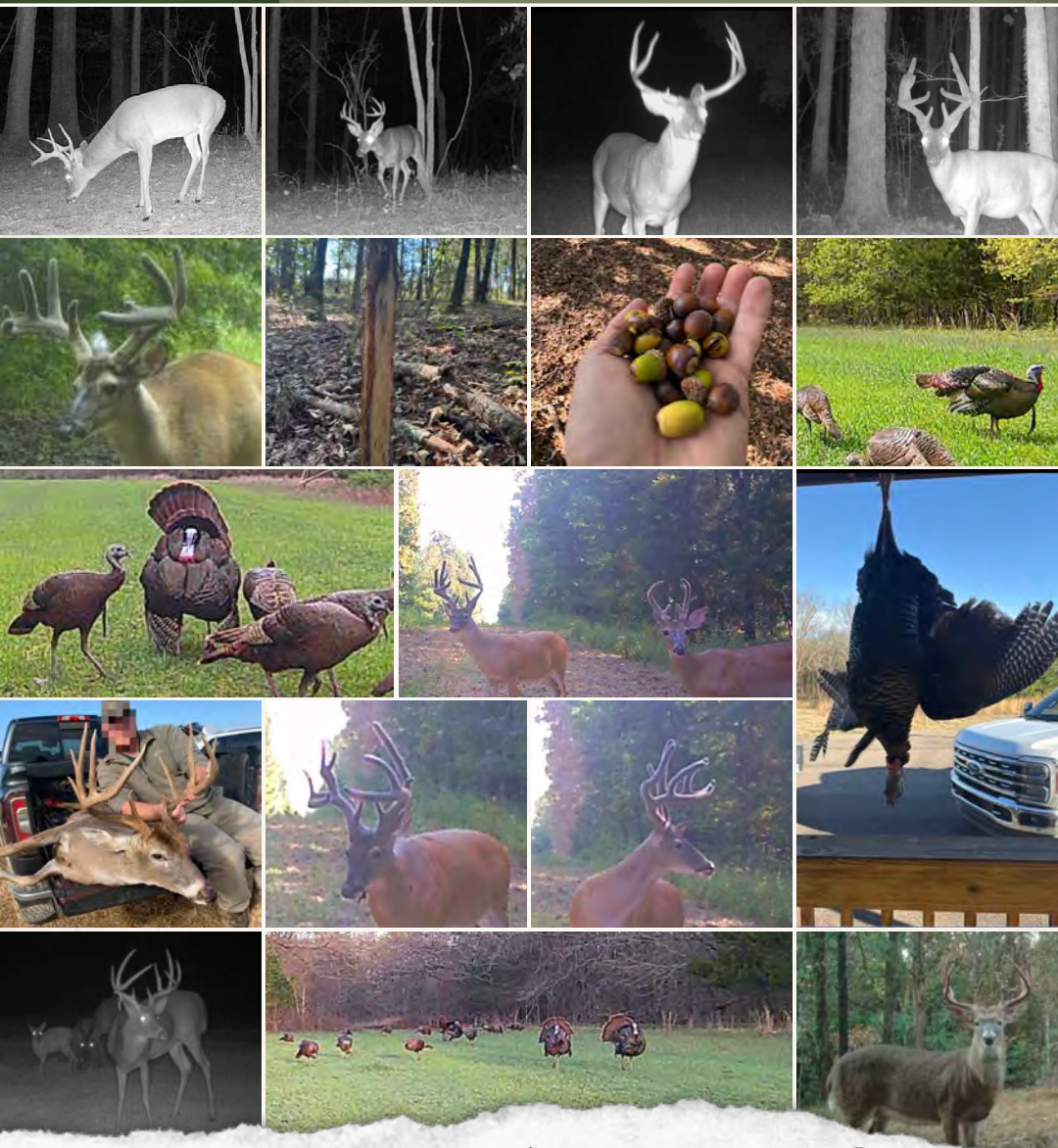
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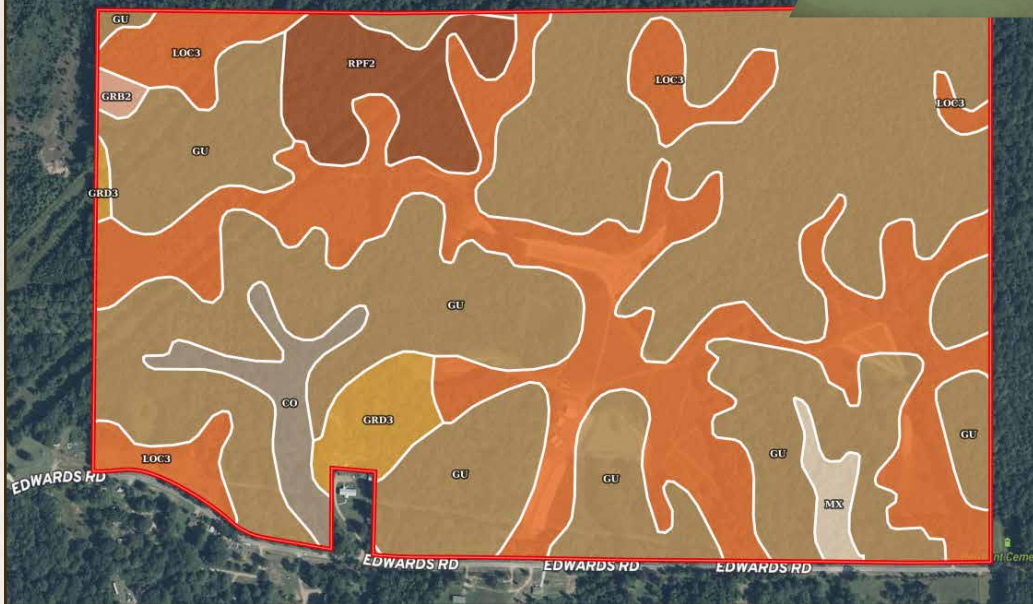


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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Gu	Gullied land, silty	141.35	59.02	0	-	7e
LoC3	Loring silt loam, 5 to 8 percent slopes, severely eroded, central	69.92	29.19	0	46	4e
RpF2	Ruston, Providence, and Eustis soils, 17 to 35 percent slopes, eroded (smithdale, providence and eustis)	12.48	5.21	0	23	7e
Co	Collins silt loam, local alluvium (occasionally flooded)	6.28	2.62	0	80	2w
GrD3	Grenada silt loam, 8 to 12 percent slopes, severely eroded (loring)	6.1	2.55	0	41	6e
Mx	Mixed alluvial land (bruno and Collins soils, frequently flooded)	2.5	1.04	0	60	5w
GrB2	Grenada silt loam, 2 to 5 percent slopes, eroded	0.87	0.36	0	48	2e
TOTALS		239.5(±)	100%	-	18.57	5.93



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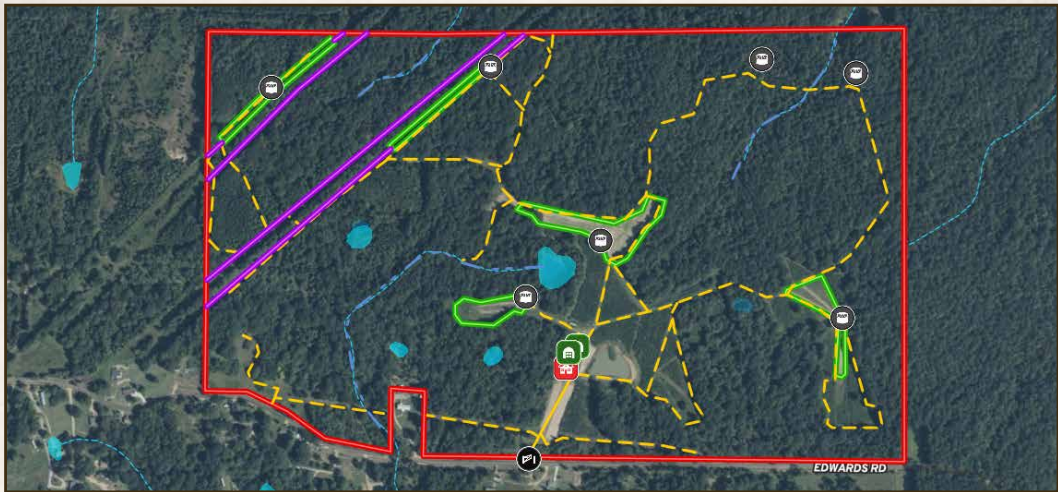
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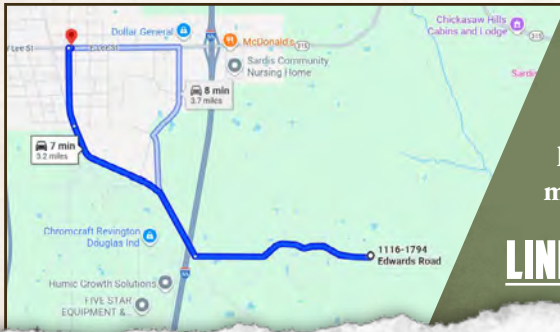
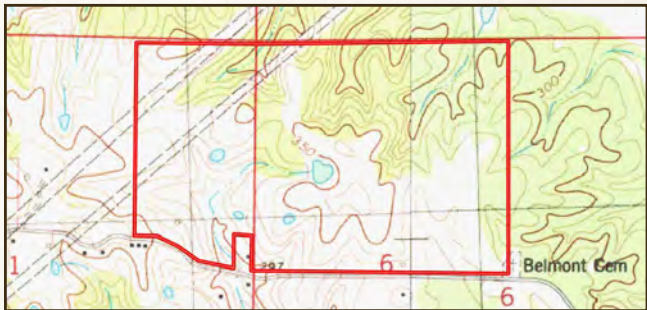
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land id.
LINK



Directions From Sardis, MS: Travel 0.6 miles on S Main Street. Continue on Belmont Road for 1.3 miles. Turn left on Edwards Road and proceed 1.3 miles to the destination on the left.

LINK TO GOOGLE MAP DIRECTIONS



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